

SEPTEMBER 21, 1970

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 21, 1970 at 7:00 P.M.

PRESENT: His Worship, Mayor Prittie, in the Chair;
Aldermen Blair (7:55 p.m.); Clark; Dally
(7:05 p.m.); Drummond; Herd; Ladner;
Mercier and McLean;

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That the Minutes of the meetings held on September 8th, 10th and 14, 1970 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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DELEGATION

Secretary, Riverside District Civic Committee, wrote to request permission to address Council on the question of walking facilities being provided in the Riverside Area.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That a spokesman for the Riverside District Civic Committee be heard."

CARRIED UNANIMOUSLY

No one was present from the Committee so Council deferred the question of hearing a spokesman from the Committee until later in the evening.

(See Page (5) of these Minutes for the minute dealing with the request of the Riverside District Civic Committee)

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Guardian Secretary, Bethel No. 15, International Order of Job's Daughters, wrote to request permission to hold a Peanut Brittle Drive on the evenings of September 29th and October 1, 1970.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Order to conduct its campaign at the times mentioned."

CARRIED UNANIMOUSLY

Mrs. W. E. Reid submitted a letter expressing appreciation for the:

- (a) information forwarded her in a letter dated August 27, 1970 concerning the control of slugs;
- (b) job done by the municipality in cleaning the ditch in the boulevard in front of her property at 5575 Oakglen Drive;

Mrs. T. S. Watson wrote to urge that storm sewers be installed on Joffre Avenue in order to eliminate the open ditches there and thus improve the appearance of the street.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the request of Mrs. Watson be referred to the Municipal Engineer for consideration and report."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY ARRIVED AT THE MEETING.

City Clerk, the Corporation of the City of Port Coquitlam, submitted a letter requesting that Council support the Council of Port Coquitlam in endeavoring to minimize a nuisance caused by noise, such as the blowing of whistles, from trains travelling near the Royal Columbian Hospital in New Westminster.

It was mentioned in Council that the nuisance described in the letter from Port Coquitlam was the subject of a resolution that was dealt with by the U.B.C.M. at its Convention in Penticton last week.

The opinion was also expressed that it appears the proper course of action in connection with the matter is the one taken by Port Coquitlam in writing to the Railway Transport Committee of the Canadian Transport Commission to ask that it attempt to remedy the problem.

It was tacitly agreed by Council to await the outcome of the overtures made by Port Coquitlam to the Railway Transport Committee of the Canadian Transport Commission.

Sept/21/1970

Chairman, Vancouver Heights Home Owners Association, submitted a letter urging that Council contact the contractor demolishing and removing the old C.N.R. Crossing at Second Narrows (Dillingham Corporation Canada Limited - Vancouver Pile Division) to determine the method intended to be used in executing detonations necessary to complete the demolition of the Crossing.

Municipal Engineer stated that he intended to meet with representatives of Dillingham Corporation Canada Ltd. (Vancouver Pile Division) to ask that they attend a meeting of the Vancouver Heights Home Owners Association for the purpose of discussing the matter concerning the residents in the Vancouver Heights Area.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the Municipal Engineer proceed in the manner described by him and report the results of his efforts in that regard to Council on September 28, 1970."

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the previous motion be amended by adding after the word "him"; "and he contact the Legal Department to determine what the people in the Vancouver Heights Area can do about the situation at hand in the event damages may be caused their premises by the demolition work planned to be undertaken by Dillingham Corporation Canada Limited (Vancouver Pile Division)."

CARRIED

AGAINST -- ALDERMAN LADNER

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

Henriquez & Todd, Architects, wrote to offer their services in the provision of planning and architectural services relating to possible improvements in the Municipal Hall complex.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the letter from Henriquez & Todd be referred to the Special Committee which is to be established to consider the question of making improvements to the Municipal Hall Complex."

CARRIED UNANIMOUSLY

President, Burnaby Tenants' Association, submitted a letter requesting that Council appoint 50 additional Deputy Municipal Clerks for the purpose of enumerating apartment dwellers as voters.

Alderman Dailly pointed out that there was insufficient time this year to implement the proposal advanced by the Burnaby Tenants' Association inasmuch as the deadline for voter registration is September 30, 1970.

Alderman Dailly proposed a motion "That, if no action is taken by the Provincial Government regarding the introduction of legislation allowing municipalities to enumerate voters, the suggestion of the Burnaby Tenants' Association be considered for next year", but received no support for his motion.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That, because there is little time left to register people as Resident-Electors or Tenant-Electors, consideration of the proposal from the Burnaby Tenants' Association be deferred until the third meeting of Council in January, 1971."

CARRIED

AGAINST -- ALDERMAN DAILLY

Flack Investments Limited submitted a letter outlining a problem that has developed in its endeavors to sell Lots 21 and 22, Block 5, D.L.'s 151/3, Plan 8362, caused by the Planning Department indicating that a portion of one of two lots may be required by the municipality for the future extension of Silver Avenue.

Municipal Engineer stated that provision has been made in the year 1973 in the Six-Year Capital Improvement Programme for the acquisition of the Lot mentioned by Flack Investments Limited (Lot 21) for the extension of Silver Avenue and, in the year 1974, for the construction of the facility.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the situation described by Flack Investments Ltd. be referred to the Municipal Manager for a report."

CARRIED UNANIMOUSLY

Secretary, South Burnaby Men's Club, submitted a letter and two attachments relating to a problem which is confronting the Club as a result of a ruling by the Office of the Attorney General that 35% of the total intake of funds from each bingo operation is to be paid to a charitable or religious cause.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That Council resolve to support the South Burnaby Men's Club in its effort to have the regulations pertaining to lotteries, such as bingo, not administered in the manner recently indicated by the Office of the Attorney General."

CARRIED UNANIMOUSLY

Assistant Secretary Manager, Canadian Plumbing and Mechanical Contractors Association (B. C. Branch), submitted a letter extending an invitation to Council to send a representative to a final Seminar that is being held on September 24th in connection with the proposed uniform Provincial Plumbing Code.

Municipal Engineer mentioned that the Municipal Manager had authorized one of the Plumbing Inspectors for the Corporation, Mr. G. Taylor, to attend the Seminar mentioned in the letter from the Association.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Chief Building Inspector arrange for a report to Council on what is planned in the proposed uniform Provincial Plumbing Code."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER
PERIOD

ALDERMAN LADNER enquired as to the progress which was being made in proceeding with the programme to acquire land for the Easterly extension of Hastings Street.

Municipal Engineer stated that negotiations for the acquisitions required have not yet reached the intensive stage, but there likely would be some action in that regard shortly.

It was understood by Council that the Municipal Manager would provide Council with a report indicating the current position in connection with the subject broached by Alderman Ladner.

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ALDERMAN DRUMMOND enquired as to when it was proposed that Council meet to discuss the Manager system of government.

He pointed out that there had been no liaison between Management and the Parks and Recreation Commission since the Assistant Municipal Manager retired last April.

HIS WORSHIP, MAYOR PRITTIE, replied that he intended asking Council later this evening to fix a date for a meeting to discuss the Manager's future retirement plans.

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D E L E G A T I O N

Mr. W. Marchand, Chairman of the Riverside District Civic Committee, spoke and made the following comments:

- (a) It was 35 years ago that people in the Riverside Area first asked Council for sidewalks, and yet, to date, none have been provided. The excuse has always been that funds were not available for such work.
- (b) There is a considerable amount of industrial development in the area, which generates high volumes of truck and other traffic, plus approximately 450 children who must use the streets when travelling about in the area.

The absence of adequate walking facilities makes it hazardous for these children.

- (c) A recent enquiry of both the Municipal Engineer and the Traffic Safety Committee produced answers that the municipality was not embarking on a very extensive sidewalk construction programme because of the "tight money" situation.
- (d) Last June the Committee was informed that, if a walking facility was to be provided on streets in the subject area, it would likely need to be a cinder type of construction because ground conditions are not conducive to the construction of the normal concrete sidewalk.
- (e) Fog will soon be prevalent in the area, thus reducing visibility for everyone there.
- (f) Trapp Road has a narrow shoulder and deep ditches on both sides, so there is inadequate space for pedestrians to safely walk.
- (g) Marshland Avenue should be added to the list of streets which appeared in the letter from the Secretary of the Committee. These streets were:
 - (i) Willard Street from 14th Avenue to Trapp Avenue.
 - (ii) 12th Avenue from Marine Drive to Willard Street.
 - (iii) Trapp Avenue from Marine Drive to Willard Street.
- (h) There is raw sewage in front of the school in the area, a situation that should be remedied.
- (i) Virtually nothing has been done by the municipality during the past five years in the way of improvements, such as ditch cleaning and the cutting of grass from boulevards, in the area.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN HERD:
"That the Municipal Engineer meet with the Riverside District Civic Committee for the purpose of determining precisely what can be done by the municipality to remedy the problems of concern to the Committee, including the one involving the sewage in front of the school."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

R E P O R T S

DEPUTY MUNICIPAL CLERK submitted Certificates of Sufficiency covering the following Local Improvement Projects:

(a) The paving of the 12th Avenue - 11th Avenue Lane between Fenwick Street and Gossen Street.

(b) The installation of Ornamental Street Lights on:

Halifax Street from Duthie Avenue to Phillips Avenue

Montecito Drive between Duthie Avenue and Phillips Avenue,

the first by the Petition Method and the second by the Initiative Method.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Certificates be received and Local Improvement Construction By-laws be prepared to authorize the works which are the subject of the Certificates."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That, in the future, the Municipal Clerk provide Council with a report indicating the number of objections received against Local Improvement Projects proposed to be undertaken under the Initiative Method."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 53, 1970 on the matters listed below as Items (1) to (25) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Swangard Stadium

The Parks and Recreation Commission has received a letter from the Secretary of the Central Park Committee, together with the rental structure for the use of Swangard Stadium, concerning the booking procedures used at the Stadium.

The following is the substance of that which has been submitted to the Commission:

(a) The booking of events at Swangard Stadium is handled in accordance with the schedule of priorities established by the Central Park Committee.

- (b) Events involving high school athletes are given top priority, followed by those involving athletes of junior - amateur status.
- (c) No instances have been recorded where either of these classifications have been denied a requested booking.
- (d) The rental for the use of the football track and field is \$200.00 minimum, or 20% of the gross, whichever is greater, for the following classification of renters:

Schools in Greater Vancouver

Junior Amateur Athletes
(Under 21 Years of Age)

Track and Field Organizations

Amateur (usually 21 years and over, Universities, Colleges, Semi-professionals)

- (e) Other sport organizations and everyone else rents the football track and field for a rate which is negotiated.
- (f) Schools in Greater Vancouver, Junior-Amateur Athletes, and track and field organizations pay \$150.00 minimum, or 20% of the gross, for the soccer, rugby, and field hockey facilities, while amateur, universities, colleges, and semi-professional groups pay \$200.00 minimum, or 20% of the gross.
- (g) Other sports organizations and everyone else uses the soccer, rugby and field hockey facilities at a rate that is negotiated.
- (h) A special rate was approved on September 4, 1969 whereby a \$ 175.00 minimum, or 20% of gross, whichever is greater, is paid for soccer events in which a team of junior-amateur status is playing a team of a higher category, and only if requested by the team of Junior-Amateur status.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That the report of the Municipal Manager, including the accompanying information, be tabled until the September 28th meeting in order to allow the members of Council an opportunity to thoroughly digest the information."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.

(2) Phase 1 of Stage 3 of the Buckingham Heights Development

It is now proposed to proceed with Phase 1 of Stage 3 of the above development. Only municipal land is involved in this Stage, and it is in accordance with the Municipal Land Development Programme 1970 - 1979.

The report Council adopted in principle on June 22, 1970 "Municipal Land - Acquisition, Development and Sales" envisaged complementary programs of land sales and acquisition. It is expected a program will shortly be placed before Council for the assembly and development of the first stage proposed for the "Cariboo" Area. This would succeed the Monroe, Sapperton, and Wilberforce Projects, which are already partially sold.

The subject Phase I would create twenty lots.

Servicing costs are estimated to be \$5,430.00 per lot, with a total cost of \$108,600.00.

It was being recommended that Council grant authority to proceed with the implementation of Phase I of Stage 3 of the Buckingham Heights Development, as outlined above.

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

CARRIED

AGAINST -- ALDERMAN DAILLY

(3) Reservoir and Watermains - Tenth Avenue

The Municipal Engineer has discussed with Manson Bros. Ltd., the Company to which Council awarded a contract for the construction of a reservoir on 10th Avenue for \$107,132.00, the problems which would be created by deleting certain items from the bid the Company submitted for the project mentioned plus a miscellany of other works.

The result of these discussions is that the Municipal Engineer is now recommending that the following be performed by the Company, in addition to the reservoir construction:

- (a) The construction of two valve chambers, including all the miscellaneous metal work, but excluding all the electrical installations, valves, pipes and controls - for \$7,428.00.
- (b) The construction of a fence, backfilling and miscellaneous work and incidentals - for \$9,169.00.
- (c) The permit and bonding cost - \$1,083.75.

The Municipal Manager concurs with the Municipal Engineer.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
"That the recommendation contained in the report of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(4) Storm Drainage - Halifax Street, Cameron Street, and Bainbridge Avenue Areas

It was being recommended that Council accept the following tenders in the amounts indicated for the installation of storm drainage facilities in the areas shown:

- (a) Halifax Street Area -- H. J. Rai Limited - - \$44,407.00
- (b) Cameron Street Area -- H. J. Rai Limited - - \$38,583.00

(c) Bainbridge Avenue Area -- Construction Cartage Ltd. -
\$45,996.80

with the actual payments to be based on the unit prices quoted.

An error was discovered in the quantity estimated in the tender call for manholes. As payments are based on unit prices/quantities, the tender values have been adjusted accordingly, and a revised tabulation was being submitted with respect to the Bainbridge Avenue Area as a result.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager respecting the Halifax Street and Cameron Street Areas be adopted."

CARRIED UNANIMOUSLY

It was particularly noted by Council that, in the original tabulation of tenders for the installation of storm drainage facilities in the Bainbridge Avenue Area, Lang Log Ltd. was the low bidder by approximately \$18.00, and in the revised tabulation that Company was approximately \$1,100.00 more than Construction Cartage Ltd.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Engineer negotiate with Lang Log Ltd. to determine whether a figure can be arrived at for the installation of storm drainage facilities in the Bainbridge Avenue Area that would be mutually satisfactory to both the Corporation and the Company and, if he is not successful in reaching a settlement of this kind, he negotiate on a similar basis with Construction Cartage Ltd., and report the results of his efforts accordingly."

CARRIED

AGAINST -- ALDERMEN CLARK,
BLAIR AND LADNER:

(8) Sanitary Sewers (Stride Avenue - 20 th Street Area)

It does not seem possible now to resolve a misinterpretation that occurred in connection with the tenders for the above project.

It was therefore being recommended that all bids for the work be rejected and the Project recalled in conjunction with two additional ones now at the tender call stage.

His Worship, Mayor Prittie, mentioned that Mr. James Insley, Barrister and Solicitor, was present and desired an audience with Council on the subject of the Manager's Report.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That Mr. Insley be heard."

CARRIED UNANIMOUSLY

Sept/21/1970

Mr. Insley then spoke and made the following comments:

- (a) He was appearing on behalf of A. R. Grimwood Ltd., the low bidder for the project that is the subject of the Manager's Report.
- (b) The Company's tender was not only the low one but it conformed in all respects to the tender call.
- (c) No one from the municipality contacted the Company in regard to the alleged misinterpretation of the tender call so the Company is unaware of any problem in that regard.
- (d) It would appear that any misinterpretation was on the part of municipal officials, and not any of those who tendered.
- (e) All those who bid on the Project were relatively close in their offers.
- (f) His client, A. R. Grimwood Ltd., felt there was no ambiguity in the tender call.
- (g) Council should not re-tender when one bidder only misunderstands the invitation to tender because this is contrary to business ethics pertaining to the construction industry.
- (h) It is a bad policy, and does establish a serious precedent, to re-tender, unless there are cogent reasons for such action.
- (i) All tenderers spent a good deal of time preparing their bids, which would be to no avail if Council re-tendered.
- (j) The contract in question does not involve much money (only \$29,000.00) but there is a matter of principle to be considered.

In response to a question, the Municipal Engineer stated that the item concerning the railroad crossing referred to in the tender call was the one which caused the misinterpretation.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the tender of A. R. Grimwood Ltd. to install sanitary sewers in the Stride Avenue - 20th Street Area for the sum of \$29,362.45 be accepted, with the actual payments to be based on the unit prices quoted in the bid of the Company, inasmuch as A. R. Grimwood Ltd. was the lowest of all those who tendered for the project."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, DECLARED A RECESS AT 8:55 P.M.

THE COMMITTEE RECONVENED AT 9:10 P.M.

ALDERMAN BLAIR WAS ABSENT.

(5) Lot Sizes in R4 Districts

The Planning Department has reported as follows on the above matter:

- (a) A proposal was submitted to Council on June 1st that consideration be given to amending the Zoning By-law to permit two-family development on lots with a minimum frontage of 60 feet and an area of not less than 7,200 square feet.
- (b) In a report that was submitted to Council on July 13th, the Planning Department recommended against any reduction in standards governing two-family development in R4 zones.
- (c) The Advisory Planning Commission later recommended concurrence with the conclusions of the Planning Department, and provided the following comments in connection with the matter:
 - (1) Implementation of the proposal could conceivably double the population in existing R4 Districts, with the attendant effects on municipal services and utilities, school populations, traffic patterns, etc.
 - (2) High quality residential areas which are presently zoned R4 would be adversely affected by reducing the standards in the manner proposed at the aforementioned June 1st meeting.
 - (3) The actual rezoning of sites would provide a better solution to the problem than changing the lot sizes in R4 zones.
 - (4) Sufficient potential exists for two-family development in R5 districts as a result of a 1968 Amendment to the Zoning By-law.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That Council resolve to not make a change in the regulations pertaining to two-family development in R4 zones, as was proposed at the Council meeting on June 1st, for the reasons which have been provided by both the Planning Department and the Advisory Planning Commission in reports that have been submitted to Council at various meetings since July 13, 1970."

CARRIED

AGAINST -- ALDERMAN DAILLY

- (6)(a) North Road - Cameron Street Area (Community Plan No. 5)
 - (b) Lougheed Highway - Government Street Area (Community Plan No. 10)
 - (c) Bell Park
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The Planning Department has reported as follows in connection with the above subjects:

- (a) The Advisory Planning Commission recommended the adoption of the above Community Plans in a report to Council on September 14, 1970, and made the following suggestions in respect of the plans:
 - (1) That consideration be given the relocation of the proposed library, as shown on one of the plans, to a more centrally-located site in the vicinity of Noel Drive and Cameron Street.

(2) That the 1.5 acre site on the South side of Lougheed Highway, designated (9) on the map hereto, of the Community Plans, be considered for a form of low-density development in view of its dimensions and shape.

(3) That consideration be given the integration of low-cost housing throughout the areas designated:

(.) "Low Density Multiple Family Development"

(4) That consideration be given to increase the land density for the areas mentioned under (3) above from 10/12 units per acre to 18 units per acre.

(b) The general location of the library was initially proposed by the Library Board. The Planning Department has incorporated a specific library site into the Community Plan for the North Road - Cameron Area. This proposed site, with a catchment area that will include the entire North-Eastern section of the municipality, has been selected with a view to its acceptability to the greatest number of people to be served. For this reason, it has been located adjacent to the major shopping and community facilities at the Lougheed Mall, which will daily attract the residents of the surrounding area.

A site in the vicinity of Noel Drive and Cameron Street, as proposed by the Advisory Planning Commission, would seriously limit accessibility to the residents living outside the immediate neighbourhood and bring increased traffic into the middle of a developing high density residential district.

(c) The apartment site referred to under (2) above should not be considered in isolation but as part of the overall development scheme for the surrounding area. The site represents a later stage in the development which has already been undertaken in the area.

(d) While the Planning Department agrees with the suggestion that consideration be given to the low cost housing proposals advocated by the Advisory Planning Commission under (3) above, the Department was recommended against the increasing of the proposed development densities suggested by the Commission. Densities of 10-12 units per acre have been included in the plan for "multi-oriented" townhousing in order to ensure the provision of the necessary open space and amenities which should be associated with this type of accommodation.

(e) The recommendations contained in the Community Plans that have been prepared for Areas 5 and 10, plus those in the Special Report dealing with Bell Park, are being reaffirmed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAVIS.
That Council accept Community Plan Nos. 5 and 10 as regards the future development of land in the areas, and concur with the conclusions of the Planning Department that Bell Park should be retained in its present location and eventually expanded to the manner indicated in the Community Plan for Area No. 5."

CARRIED UNANIMOUSLY.

(7) Edmonds - Kingsway Area (Community Plan No. 6)

The Planning Department has reported as follows in connection with the above matter:

- (a) The Advisory Planning Commission recommended the adoption of the subject Community Plan, and made the following suggestions:
 - (1) That consideration be given to cul-de-sacing Acorn Avenue and Salisbury Avenue South of Kingsway so that access and egress would then be from Griffiths Avenue where a properly controlled intersection could be provided.
 - (2) That care be exercised to ensure that future development does not frustrate any possible development of a rapid transit system in the area.
- (b) While the cul-de-sacing proposal suggested by the Commission would have the advantage of removing access to Kingsway by directing all traffic from the area to Griffiths Avenue, this would likely result in frequent traffic congestion on the proposed East-West access route for the area.

The generally accepted maximum length for a cul-de-sac in residential areas is 500 to 600 feet. The Commission proposal would provide cul-de-sacs of approximately 1,200 feet (Griffiths - Salisbury) and 1,600 feet (Griffiths-Acorn) in length.

In addition to the likelihood of frequent traffic congestion and delays for vehicles entering Griffiths Avenue, the excessive length of the cul-de-sacs could create problems for the efficient movement of fire trucks and other emergency vehicles within the area.

The road network proposed in the Community Plan would provide a better traffic flow pattern for the area.

- (c) It is considered unlikely that the section of the B. C. Hydro and Power Authority rail right-of-way between Griffiths Avenue and Edmonds Street will be required for rapid transit purposes. However, this matter has yet to be definitely resolved and it would therefore be advisable to keep this possibility in mind in implementing the proposed plans for the area.
- (d) It was being recommended that Council approve the subject Community Plan as a guide for future development in the area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(8) Sanitary Sewers (Stride Avenue - 20th Street Area)

(This Item was dealt with previously in the meeting)

(9) Westerly portion of a part of an acre shown on Sketch 8331, Lot 2, D.L. 85, Plan 3484 (5175 Sperling Avenue - Craven)

The rear portion of the above described property was obtained by the Corporation for park purposes.

There is a dwelling on this rear portion and it has now been vacated by the former owner, Mr. Craven.

As this rear parcel has no access to a public road, except through the remainder of the Craven property, the dwelling cannot be reoccupied.

Mr. Craven has given permission up to October 30, 1970 to traverse his property for the purpose of demolishing the dwelling.

It was being recommended that Council authorize the Parks and Recreation Commission to demolish the dwelling in question.

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

CARRIED UNANIMOUSLY

(10) 12th Avenue - 15th Street Watercourse

On July 27th, the Council authorized an extension of the completion date for the above project to September 15, 1970 without the application of the \$100.00 per day liquidated damages clause in the Contract because of strikes in the construction industry.

Because of a delay in the supply of 30 inch diameter concrete pipe subsequent to the settlement of the strikes in the construction industry, the Contractor (Miller Cartage and Contracting Ltd.) was subjected to further delays.

The Company has written, under date of September 15, 1970, requesting a further extension of time to October 15, 1970, without the application of the aforementioned \$100.00 per day liquidated damages.

It was being recommended that the request of the Company be granted because the circumstances outlined above have been verified.

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

CARRIED UNANIMOUSLY

(11) North 165.5 feet of Lot 2 Except the Northly 123 feet , Block 5, D.L. 32, Plan 6123
REFERENCE REZONING #24/70

The Council, on August 10th, instructed the Planning Department to continue discussions with the applicant for the above rezoning proposal for the purpose of exploring the possibility of developing the site for high-density residential purposes without a further land assembly and to arrive at a mutually acceptable development scheme which would reflect the objectives of the "McMurray" Community Plan.

Discussions were held with the architect for the applicant and a preliminary sketch was submitted. This showed a ten-storey building in the North-West corner of the site, and provided ample setbacks from Nelson Avenue and the future Hazel Street extension to the South. This location would provide a possibility to physically integrate the proposal in the "McMurray" Community Plan and would also provide a proper relationship between this proposal and the future high-rise buildings envisaged by the Community Plan. It should be realized, however, that the location of the proposed building on the site will dictate to some degree the siting of the future high-rises on adjacent properties to the West.

The setback from the North and West property lines would not comply with By-law regulations and this, coupled with the desire for maximum flexibility in design, led the Planning Department to conclude that CD zoning is necessary.

It appears the Preliminary Proposal has merit and could form a basis for a development plan which would reflect the objectives of the "McMurray" Community Plan.

It was therefore being recommended that Council endorse the proposal. This would enable the applicant to prepare detailed drawings suitable for CD zoning and presentation to a Public Hearing. Once these drawings have been submitted, a further report will be presented to Council together with the prerequisites which should be established.

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

CARRIED UNANIMOUSLY

(12) 6642 Strathmore Avenue

The Licence Department investigated a complaint regarding too many persons occupying the home at the above address.

The house is located in an R5 zone and is kept in an untidy state with rags hanging in the windows in lieu of drapes.

It is rented to two persons who, in turn, sublet permanent accommodation to three more. On the day of investigation, there were three others staying at the house who were indicated to be visitors.

Letters are being sent to the owner and the tenants warning them that the number of persons living in the house must be reduced to five within thirty days, or legal action will be instituted.

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

CARRIED UNANIMOUSLY

(13) 12th Avenue - 11th Avenue Lane between Fenwick and Gossen Streets

The Municipal Treasurer is providing the following cost information, pursuant to Section 601 of the Municipal Act, relating to the Local Improvement paving of the above lane:

Length of work	620'
Estimated cost of work	\$1,240.00
Actual frontage	1,232.00'
Taxable frontage	1,177.00'
Owners' share of cost of work	\$1,177.00
Estimated lifetime of the work	10 years
Frontage tax levies	5 annual instalments of \$.257 per taxable front foot

The total length of construction is actually 770 feet, which includes 150 feet on Fenwick Street. This cannot be included in the Local Improvement Programme and therefore a further cost of \$300.00 will be incurred for the work on Fenwick Street bringing the total cost of the project to \$1,540.00.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the information contained in the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

(14) Sanitary Sewers - Copley Pump Area and Claude-Rayside Area

Immediately prior to the closing of the time for the receipt of tenders for the installation of sanitary sewers in the above areas, Associated Engineering Services Ltd. revised its original estimate of \$334,600.00 to \$408,000.00. This re-estimate was necessitated by additional requirements resulting from recent contract settlements and unit prices for the laying of sewers on piles.

The low bid received was from H. B. Contracting Ltd., and it was in the amount of \$426,465.43.

A review was made of this bid to determine its acceptability. Consideration was also given the possible cost advantage which might be gained by postponing the work until spring.

Inasmuch as it was considered the low bid is within reason and there is little or no possibility of improving the price by delaying the work, it was being recommended that the tender of H. B. Contracting Ltd. to install sewers in the areas in question for \$426,465.43 be accepted.

Municipal Engineer stated that the words "with final payment to be based on the unit prices tendered" should be added to the recommendation of the Manager.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager, including the addendum mentioned by the Municipal Engineer, be adopted."

CARRIED UNANIMOUSLY

(15) Easements - Subdivision Reference No. 56/70

It was being recommended that Council authorize the acceptance of easements over property involved in the above subdivision, for drainage purposes, in order that the subdivision may be finalized.

There is no consideration payable by the Corporation for the easements.

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

CARRIED UNANIMOUSLY

(16) Estimates

It was being recommended that the report of the Municipal Engineer covering Special Estimates of Work in the total amount of \$80,930.00 be approved.

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

CARRIED UNANIMOUSLY

(17) Revenue and Expenditures

It was being recommended that the expenditures itemized in the report of the Municipal Treasurer for the period between January 1st and August 31, 1970 be approved.

(18) Allowances

It was being recommended that the allowances itemized in the report of the Municipal Treasurer covering applications under Section 411 of the Municipal Act, totalling \$136.96, be approved.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the recommendations of the Manager covering Items (17) and (18) be adopted."

CARRIED UNANIMOUSLY

(19) Street Lights

It was being recommended that Council approve requests for 300 Watt Mercury Vapour Street Lights:

at the dead-end of Dominion Street East of Smith Avenue

at Yeovil Avenue and Woodvale Crescent

at Kitchener Street and Blaine Avenue

on the North side of Halifax Street 65 feet East of Tallin Avenue.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Sept/21/1970

(20) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between August 17th and September 11, 1970 was being submitted.

(21) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department for the month of August, 1970 was being submitted.

(22) Report of Personnel Department

A report of the Personnel Director covering the activities of his Department for the period between August 3rd and August 30, 1970 was being submitted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the above three reports be received."

CARRIED UNANIMOUSLY

(23) Miscellaneous Rezoning Applications

The Planning Department has reported on a number of rezoning applications.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the reports of the Planning Department be received and considered later in the evening."

CARRIED UNANIMOUSLY

(24) Lots 7 and 8, S.D. 1, Part Blocks 12, 13 and 14, D.L. 79N,
Plan 11962
REFERENCE REZONING #6/70

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

- (a) On June 1, 1970, the Council gave an amendment to the Zoning By-law covering the above application two readings.
- (b) The applicant, up to that time, wished to construct an office building to accommodate the Regional Office of an Insurance Company.
- (c) While the building planned is still for the same firm, the nature of the scheme has changed to the point where the original approval under the Comprehensive Development section of the Zoning By-law is no longer valid.

- (d) The original proposal showed a floor area of approximately 17,000 square feet and the Zoning By-law required the provision of 35 car spaces.
- (e) The Department of Highways required that 75 car spaces be provided. It was apparent that the number of parking spaces required would exceed the potential of the site and would reduce the environmental quality of the proposed scheme. This, combined with a new development change in required floor area, prompted the submission of a scheme with a reduced floor area.
- (f) An amended plan has been filed which shows a two-storey building, with similar floor plans and in the same location on the site as the original proposal. 47 parking spaces are provided, which is acceptable to the Department of Highways because of the reduced floor area.
- (g) The floor area ratio of the latest building is 0.2, which is below the 0.3 that applied to the original building. It is not considered desirable to lower the density of development in this area since this would be contrary to the guide plan adopted by Council. However, because of the location of the site and its relative distance from the focal point of the general area; i.e., the Municipal Hall grounds, a somewhat lower density of development would be justified.
- (h) It is felt that the deletion of one floor and the proposed changes to elevations, use of materials and finishes, are outside the terms of the original development plan.
- (i) It was therefore being recommended that Council approve the proposed change in the development plan for the site and that this new proposal be advanced to a Public Hearing, providing a detailed and suitable plan of development is submitted (as is required under the Comprehensive Development District (CD) Section of the Zoning By-law), with final readings of the Amendment to the Zoning By-law being subject to the prerequisites previously established for the rezoning proposal at hand.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (25) South-Westerly 10.92 acre portion of Lot 67, D.L.'s 6/10/56/148, Plan 31569
North-Westerly portions of Lot 69, D.L.'s 4/6, Plan 31569
and Parcel 1, Ref. Plan 22345, S.D. Parcel "A", Block 17,
D.L. 6, Plan 748 having a combined area of 10.57 acres
REFERENCE REZONING #37/70

One of the prerequisites established in connection with the above rezoning proposal was that assurance be received regarding the availability of an elementary school building.

As of this date, the School Board is not in a position to supply advice which would satisfy this prerequisite so the Planning Department is unable to return the Amendment to the Zoning By-law for final adoption.

Sept/21/1970

The foregoing is being conveyed in view of the fact a public announcement had been made that Federal Funds will be available for the proposed project.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(23) Miscellaneous Rezoning Applications

The Planning Department has reported on the following applications to rezone the properties shown to the categories indicated:

(1) Reference Rezoning #38/70

Lot 16, Block 77, D.L. 127, Plan 4953

(Located on the West side of Holdom Avenue, approximately 264 feet North of its intersection with Hastings Street)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

It was being recommended that this application be approved for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The subject Lot 16 be consolidated with the two properties to the South (Lots 14 and 15, Block 77, D.L. 127, Plan 4953) into one site.
- (b) Monies be deposited to cover the cost of providing storm sewers to the total site. (Lots 14, 15 and 16)
- (c) An undertaking be provided that all existing structures on the property will be removed within six months of the rezoning being effected.
- (d) That a suitable plan of development for the site be submitted.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of the report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(2) Reference Rezoning #39/70

Parcel "A", Expl. Plan 12790, Lot 3, Block 17, D.L. 29, Plan 9850

(Located on the South side of 13th Avenue, approximately 313 feet East of its intersection with Kingsway)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (R2)

It was being recommended that the application not be approved for the reasons set out in the report but that rezoning of the site to the RMI category be favourably entertained, with the following prerequisites to be established in connection with that proposal:

- (a) That the Easterly ten feet of the property be dedicated for lane purposes and a sufficient sum of money deposited for the construction of this lane.
- (b) That an easement of the Greater Vancouver Sewerage and Drainage District, which is twenty feet wide and crosses the property diagonally, be retained.
- (c) That sufficient monies be deposited to cover the cost of providing storm sewer service to the site.
- (d) That a suitable plan of development for the property be submitted.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That the application to rezone the property which is the subject of the report of the Planning Department to the RM2 category not be approved but the applicant be informed that Council would be prepared to consider the rezoning of the property to Multiple Family Residential District One (RMI) for the reasons set out in the report."

CARRIED UNANIMOUSLY

(3) Reference RZ # 40/70

- (a) Lot 15, Blocks 12 and 13, N, D.L. 79S, Plan 2298
- (b) Lot 16, Block 12, D.L. 79, Plan 2298

(Located on the East side of Norland Avenue, approximately 229 feet North of its intersection with Canada Way)

FROM RESIDENTIAL DISTRICT FOUR (R4) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

It was being recommended that the application be approved for further consideration, inasmuch as this is consistent with plans and policies for the Central Area of the municipality, and that the following prerequisites to the rezoning being effected be established:

- (a) That a suitable plan of development for the site be submitted.
- (b) That an undertaking be provided that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (c) That storm sewer facilities be provided to serve the site.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Planning Department be adopted and the rezoning proposal in question be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(4) Reference RZ #41/70

- (a) Lot 12 Except Sk. 8848, Pcl. "A", Exp. Plan 8848, Blk. 35, D.L. 34, Plan 1355
- (b) Lots 14, 15 and 16, D.L. 34, Plan 1355

(Located on the North-East corner of Sardis Street and Barker Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT FOUR (RM4)

It was being recommended that this application not be approved, although the Planning Department is prepared to work with the applicant toward the location of a site that would be suitable for self-owned apartments for older citizens.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Planning Department be adopted and the Department be authorized to work with the applicant for the purpose indicated in the report."

CARRIED UNANIMOUSLY

(5) Reference RZ #42/70

- (a) Parcel "A", Ref. Pl. 4157, part South on pl. 4829 except Pcl. 1, Expl. Pl. 12354, Blks. 6 and 7, D.L. 4, Plan 845
- (b) Lot 3, Pcl. 1, Sk. 11653, Blk. 6, D.L. 4, Pl. 845

(Located at the South-West corner of Keswick Avenue and Loughheed Highway)

FROM RESIDENTIAL DISTRICT ONE (R1) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT ONE (RMI)

It was being recommended that the application be approved for further consideration and that the following prerequisites be established in connection with the rezoning proposal:

- (a) The completion of the land exchange proposals outlined on Page Two of the report.
- (b) A suitable plan of development for the site be submitted.
- (c) An undertaking be provided that all existing structures on the property will be removed within six months of the rezoning being effected.
- (d) The provision of adequate municipal water, storm and sanitary sewer facilities.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(6) Reference RZ #43/70

Lot 26, D.L. 79, Plan 31328

(Located North of and adjacent to the Burnaby Winter Club between Highway 401 and Canada Way)

FROM SMALL HOLDINGS DISTRICT (A2) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

It was being recommended that this application be approved for further consideration and that the following prerequisites be established in connection with the rezoning proposal:

- (a) That a suitable plan of development for the site be submitted.
- (b) That sufficient property be dedicated for a 45 foot cul-de-sac at the intersection of Roberts Street and Grace Avenue in order to permit the future closure of Roberts Street East of Grace Avenue.
- (c) That a ten foot easement across the subject property be granted to allow for the installation of a sanitary sewer to serve the adjacent Lot 27.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(7) Reference RZ #44/70

Lots 48B, 49B, 50B, 51B, 52B, S.D. 19, Blk. 6, D.L. 74S $\frac{1}{2}$, Plan 1852

(Located on the West side of Banff Avenue North of Canada Way)

FROM RESIDENTIAL DISTRICT THREE (R3) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

It was being recommended that this application be approved for further consideration and that the following points be considered in developing the site:

- (a) The initiation, by Council, of a By-law to close the lane mentioned in the report.
- (b) Agreement by the applicant to the ultimate closure of Banff Avenue, as indicated in the report.
- (c) The preparation, by the applicant, of a suitable plan which relates to the high standard of site development of the adjacent Donald Patterson School.
establishment of the
- (d) The following servicing prerequisites:
 - (i) Storm sewers
 - (ii) A ten-foot wide easement to protect the sanitary sewer line, after the lane mentioned above is closed.

(iii) A ten foot wide easement to contain the new water line along Banff Avenue, as detailed in the report.

(e) The question of the Corporation transferring title to the property versus the long-term leasing of the site.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the recommendation of the Planning Department be adopted, with the Department to submit a report on Item (e) above containing some indication as to the course that should be pursued."

CARRIED UNANIMOUSLY

(8) Reference RZ #45/70

Lot 2, Block 1, D.L. 30, Plan 3036

(Located on the North side of Edmonds Street 57 feet West of its intersection with Linden Avenue)

FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) to GENERAL COMMERCIAL DISTRICT (C3)

It was being recommended that this application not be approved because of the situation portrayed in the report concerning the possible need of a portion of the property in question for future road purposes.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the applicant for the rezoning covered by Reference RZ # 45/70 be refunded the fee he paid with his application because the reason for Council rejecting the application is considered to be a technicality not truly associated with a change in land use."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

(9) Reference RZ #46/70

Lots 14 to 16 Inclusive, Block 22, D.L.'s 151/3, Plan 3741

(Located on Bonsor Avenue between Beresford and Brief Street, fronting on Bonsor Park and backing onto Simpsons Sears property)

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was being recommended that the Department be authorized to work with the project architects, who should develop a proposal that will reflect the criteria outlined in the report and prepare plans suitable for presentation to a Public Hearing for the proposed CD rezoning.

Sept/21/1970

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the rezoning proposal which is the subject of the report of the Planning Department be advanced to a Public Hearing, at a date to be fixed later, and the applicant be asked to indicate when he is in a position to present his plans of development for consideration at the Hearing."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN HERD:
"That the meeting extend beyond the hour of 10:00 p.m."

CARRIED

AGAINST -- HIS WORSHIP, MAYOR
PRITTIE, ALDERMEN DRUMMOND
AND CLARK

(10) Reference RZ #47/70

Lot 20, D.L. 119, Plan 26773

(Located on the South-East corner of Douglas Road and
Hatifax Street)

FROM MANUFACTURING DISTRICT (M1) TO SERVICE COMMERCIAL
DISTRICT (C4)

It was being recommended that this application not be approved for the reasons cited in the report.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(11) Reference RZ #48/70

- (a) Lots 1 and 2, S.D. 4, Blk. 3, D.L. 59, Plan 9334
- (b) Lot 3, S.D. 4, Block 3, D.L.'s 59/136/137, Plan 14985
- (c) Lot 45, Sk. 8125, Ex. Pt. on Pl. 21109, Blk. 3, D.L.'s 59/136/137, Plan 3050
- (d) Lot 1, Exc. Expl. Pl. 12809 and 14855 that part North of Highway, Blk. 4, D.L. 59, Plan 3050

(Located on the North-East corner of Loughheed Highway and
Bainbridge Avenue)

FROM SMALL HOLDINGS DISTRICT (A2) AND NEIGHBOURHOOD
COMMERCIAL DISTRICT (C1) TO MULTIPLE FAMILY RESIDENTIAL
DISTRICT ONE (RMI)

It was being recommended that this application not be approved because development of the site in the fashion desired by the applicant would be premature, particularly when the absence of adequate park and school facilities in the area is taken into account.

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

CARRIED UNANIMOUSLY

(12) Reference RZ #49/70

Lots 9 and 10, Block 19, D.L. 69, Plan 1321

(Located on the North side of Grandview Highway 132 feet West of
Gilmore Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL INDUSTRIAL
DISTRICT (M2)

It was being recommended that this application not be approved
because rezoning of the site to the category desired by the applicant
would be premature for the reasons cited in the report.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That leave be given to introduce:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 29, 1970" #5774

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 30, 1970" #5775

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 31, 1970" #5776

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 22, 1970" #5753

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 1, 1970" #5740

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 2, 1970" #5773

"BURNABY MOBILE BUILDINGS OCCUPANCY FEE BY-LAW 1970, AMENDMENT #5764
BY-LAW NO. 1, 1970"

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 29, 1970"
 - "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 30, 1970"
 - "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 31, 1970"
 - "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 22, 1970"
 - "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 1, 1970"
 - "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 2, 1970"
 - "BURNABY MOBILE BUILDINGS OCCUPANCY FEE BY-LAW 1970, AMENDMENT
BY-LAW NO. 1, 1970"
- be now read a Third Time."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

* * * *

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:
"That leave be given to introduce "BURNABY FIRE PREVENTION BY-LAW
1968, AMENDMENT BY-LAW NO. 3, 1970" #5770 and that it now be
read a First Time."

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

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

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

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

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

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

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CLARK:
"That "BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW NO. 3,
1970" be now read a Third Time."

CARRIED

AGAINST -- ALDERMEN LADNER,
MERCIER AND McLEAN

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"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. 28, 1970" #5724."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #22/70

Portion of Lot 32, D.L. 40, Plan 28710

(8418 Government Street)

FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Municipal Clerk drew attention to the report the Manager submitted to Council on September 14th pertaining to the development plan for the property covered by this By-law.

In that regard, he indicated that the plan in question was acceptable in that it provided for adequate screening of the site from adjacent properties.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1970" be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That:
"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 2, 1970" #5755
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1968" #5413
"BURNABY ROAD DEDICATION BY-LAW NO. 1, 1970" #5762
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 24, 1970" #5765
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 25, 1970" #5766
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 26, 1970" #5767
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 27, 1970" #5768
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 28, 1970" #5769
"BURNABY ROAD CLOSING BY-LAW NO. 11, 1970" #5771
"BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW NO. 2, #5739
1970"

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN HERD:

"That:
"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 2, 1970"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1968"
"BURNABY ROAD DEDICATION BY-LAW NO. 1, 1970"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 24, 1970"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 25, 1970"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 26, 1970"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 27, 1970"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 28, 1970"
"BURNABY ROAD CLOSING BY-LAW NO. 11, 1970"
"BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW NO. 2, 1970"
be now finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

Sept/21/1970

HIS WORSHIP, MAYOR PRITTIE, stated that Council would meet next Monday evening, after the regular meeting, to discuss the future retirement plans of the Municipal Manager.

His Worship, Mayor Prittie, also mentioned that a group from Kushiro, Japan would be arriving in Burnaby tomorrow and that an itinerary has been planned in their tour of the municipality. He added that he and Acting Mayor Clark would be the only two from Council who would represent the municipality on the occasion.

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

CARRIED UNANIMOUSLY