

JULY 12, 1971

A regular meeting of the Municipal Council was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, July 12, 1971 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittle in the Chair;
Aldermen Blair, Dailly, Drummond, Emmott,
Ladner, Mercier and McLean;

ABSENT: Alderman Clark;

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the following resolution in the Minutes of the June 21, 1971 meeting be amended to show Alderman McLean being against:

"That Reference Rezoning No. 10/71 be allowed to follow the normal course of action in regard to rezoning proposals."

and that the Minutes of that June 21st meeting plus the Public Hearing on June 22, 1971 and the Council meeting on June 28, 1971 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That Alderman Clark be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

* * *

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) (i) Burnaby S.P.E.C.
- (ii) Burnaby Pollution Removal Association
- (iii) Capitol Hill Community Hall Association
- (iv) Burnaby North New Democratic Party

Re: Proposed modernization project of Chevron Canada Ltd.

(b) Byrne Steel Fabrication Ltd. re: Former Byrne Road Peat Farm

(c) Burnaby Tenants' Association re: Voter Registration

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:

"That all of the delegations be heard."

CARRIED UNANIMOUSLY

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(a) Mayor Prittie explained that the procedure which would be followed by Council this evening relative to the considerations given the proposed modernization programme of Chevron Canada Ltd. would be as follows:

- (1) A review would be made of the action taken by Council on June 21, 1971 regarding the matter.
- (2) All correspondence shown on the Agenda this evening would then be read.
- (3) All delegations wishing to address Council on the matter, as evidenced by their letters to that effect, would then be heard.
- (4) All reports of the Municipal Manager concerning the subject would then be read.

Mayor Prittie first explained that Council, on June 21st, had tabled until the meeting this evening three recommendations the Manager had submitted to allow all interested parties an opportunity to review the report Dr. McIntyre of the B. C. Research Council prepared in connection with the environmental aspects of the Chevron Canada Ltd. modernization programme.

He added that the Planning Department was instructed to bring forward to Council any suggestions for the introduction of proposed amendments to the Zoning By-law which would limit the capacity of oil refineries.

The following correspondence and delegations pertaining to the modernization programme planned by Chevron Canada Ltd. was then received and the spokesmen heard:

(1) Mr. H. Fuller of Burnaby S.P.E.C.

Mr. Fuller's presentation contained the following comments:

- (a) The Council is to be commended for seeking and obtaining an independent evaluation of the environmental impact of Chevron's modernization programme and for giving interested community groups an opportunity to comment on the report produced by the B. C. Research Council in connection with the evaluation.
- (b) It is regretted that the requests for an analysis of samples of refinery waste water and the training of municipal personnel to collect samples for monitoring air and water effluents were not granted.
- (c) Because values for air emissions, as established in the report on the B.C. Research Council, were derived from calculations and estimates rather than from actual measurements of effluent from the Chevron Refinery, the slight changes in most air effluents before and after modernization are of doubtful reliability. Moreover, the values were derived partially from a study of a different refinery using a different crude stock.
- (d) More attention should be focused on the nature and frequency of abnormal operations of the refinery since this is when it becomes an obvious nuisance and air quality in North Burnaby would be adversely influenced by refinery operations.

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- (e) It is probable some people who contacted the refinery directly to complain of its operations did not report these occurrences to the Health Department.
- (f) Did Dr. McIntyre, or his associates, examine refinery records of complaints or were "run" sheets of the refinery examined for evidence of abnormal operations.
- (g) The relative statistics cited in the report pertaining to emissions from the Chevron Refinery and automobile and household burner emissions tend to minimize pollution from the refinery. It is dangerous to assume that, because one pollution source appears to be quantitatively greater than another, the lesser source is unimportant. Values for refinery pollution in Burnaby are about double those for the Chevron Refinery alone and, within ten miles, they are four times those listed for Chevron.

If refinery capacity in the area doubles within the next decade, as is likely under present circumstances, refinery emissions will be in the range where the Research Council report admits there could be cause for concern.

- (h) Sulphur oxides emitted by automobiles and household burners result from the sulphur content of the fuels used; therefore, the removal of sulphur compounds from fuels, before their sale to the public, should be considered a refinery problem.
- (i) The present air monitoring programme should be continued and expanded because it is not uncommon for the North Shore Mountains to be almost completely obscured during periods of thermal inversion and often, from a distance, a brownish colour is discernible at such times.
- (j) All the municipalities involved should co-operate to determine the nature and concentration of the suspended particulates and implement measures for their reduction before the incidence of air pollution becomes more serious.
- (k) The recommendation in the B. C. Research Council Report that both the Chevron and Shell Refineries be asked to install suitable sampling points on new equipment that is being constructed is a good idea. The municipality should, however, be supplied with a list of these sampling points, together with information as to what should be sampled and how it should be evaluated in the event the municipality decides to monitor refinery effluents.
- (l) The recommendation in the same report that refineries be asked to measure certain major emissions can also be supported, and it is felt there is considerable urgency in connection with this matter.
- (m) It would be useful to know more about the hydrocarbon emissions that are lost to the atmosphere.
- (n) Oxides of nitrogen can be removed from flue gases with proper equipment and substances such as aldehydes should be carefully monitored and controlled.

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- (o) The practice of requiring a written response from the refineries regarding pollution complaints should be continued, as recommended by the B. C. Research Council.
- (p) If the tank farm area meets fire regulations, it is time these standards were revised. Floating roof tanks, primarily used to store highly volatile substances such as gasoline and jet fuel are jammed so close together that it is difficult to see how any fire that occurred in the area could be contained. Moreover, these tanks are located a few feet from a children's playground and there are no warning signs on the fence. It is also highly undesirable for a solid wall of tanks to confront a row of houses with no intervening screen of trees.
- (q) Avenues for exchange of information among Government, industry and representative citizens groups should be explored.
- (r) Refineries should be asked to notify the municipality of any future major exchanges in operating conditions so that an examination can be made of the potential impact on the environment, with this notice being provided preferably two months in advance.
- (s) The following recommendations were being made by S.P.E.C.:
 - (i) That the municipality continue to seek expertise where industrial expansion or modification may pose a threat of pollution, with it being useful to involve an ecologist in the structuring and interpretation of such investigations.
 - (ii) That, in view of present legal complications involved in withholding permits for construction, the municipality endeavor to adopt a By-law that would have the effect of withholding permits until the municipality was satisfied as to the degree of pollution that may result from the project in question being built.
 - (iii) That present refinery effluent water be analyzed and the municipality develop a capability to monitor such effluent on a continuing basis.
 - (iv) That air effluent from the refinery be measured the way the B. C. Research Council suggests but such a programme be instituted now and the results disclosed to the public.
 - (v) That local fire regulations be revised to prevent more overcrowding of tankage areas and to establish more clearance between tanks and tank farm boundaries.
 - (vi) That the North end of Willingdon Avenue be reopened, or alternate road access to the waterfront be provided, so that the public can make use of the park area East of the Chevron Canada Tank Farm.

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- (vii) That a buffer zone be established between the South side of the tank farm and private residences on McGill Street, with possibly the playground next to the refinery tank farm being sold to Chevron Canada Ltd. and the proceeds of such sale plus other funds, as needed, be used to buy the private dwellings on McGill Street facing the tank farm.

Chevron should be required to establish a green belt of fast-growing trees on the former park site and to maintain the tank farm within its present limits. This would then enable the property on the South side of McGill Street to be redeveloped as a treed park and not as a playground similar to the present McGill Park for reasons of safety.

- (viii) That local oil refineries be required to make every attempt to reduce the sulphur content of fuels sold to the public.
- (ix) That Chevron Canada Ltd. be allowed to proceed with the installation of its proposed carbon monoxide recovery boiler and the new flare equipment, with such sound muffling devices that may be on present refinery equipment or on the other installations.

Chevron Canada Ltd. is to be commended for its plans in this regard.

- (x) That permission for Chevron Canada Ltd. to install its proposed reforming units be withheld for the following reasons:

- (a) These units are being sized for an imminent expansion of the refinery's crude handling capacity and may only be economically viable if such expansion takes place.
- (b) In view of the rapid urbanization of the municipality and the resulting pressure on prime waterfront and park areas, careful consideration must be given the matter of whether it is wise to encourage further oil refinery expansion on Burrard Inlet.
- (c) Expansion of the Chevron Refinery capacity will most likely be followed by expansion of other refineries as each tends to maintain its share of the market, otherwise problems of land use and pollution will be intensified.
- (d) There could be less need for local oil refinery expansion in the near future if sufficient effort is expended on developing and popularizing rapid transit systems in the Lower Mainland.
- (e) The past mistake of permitting four small oil refineries to be built on Burrard Inlet would be compounded.

It would be to everyone's advantage if the oil companies pooled their talents to build one large refinery in a suitable location because less land would be required, the urban area could be avoided and pollution abatement measures would be more economically feasible.

This would not be the first time oil companies co-operated with each other since they have, in the past:

- (i) sold products to each other in this area.
- (ii) collaborated in union negotiations.
- (iii) established remarkable unanimity in their price structures.
- (iv) undertaken joint ventures in oil field explorations.
- (f) That the municipality immediately determine the legal means which may be employed to prevent further oil refinery expansion.

Other Canadian communities should be canvassed to ascertain the success they have had in similar circumstances.

- (g) That Council hold a Public Meeting so that Burnaby citizens can discuss the ramifications of Chevron Canada Ltd.'s modernization programme with all concerned.

Mr. Fuller also pointed out that, though the report of the B. C. Research Council mentions that the Provincial Government will be providing more monitoring facilities, additional staff would be required before this could be done. He urged that municipalities take the initiative and compel the Provincial Government to take positive action in that regard.

* * *

- (2) Mr. G. Gee of the Burnaby Pollution Removal Association next spoke and offered the following:

- (a) The report of the B. C. Research Council is far from satisfactory because it indicates air quality in North Burnaby is good.
- (b) Apart from the fact it is quite unscientific to divide a company's operations into normal and abnormal, there is still no answer in the report of the Research Council as to whether there will be more or less pollution during the so-called abnormal periods if and when the Company proceeds with its modernization programme, or what will happen when these abnormal periods coincide with inversions that may last for days and when the emissions are cumulative.
- (c) The report also does not make reference to what will happen with regard to pollution when Chevron increases its capacity three or four years from now, as is predicted.
- (d) Some of the members of the Burnaby Pollution Removal Association feel that, far from being an objective, independent and impartial account of the Chevron proposal, the report of the Research Council uncritically accepts the findings and statements of others, including the oil companies, and is in effect a "whitewash" job on behalf of Chevron.
- (e) The views expressed by Mr. Fuller and those contained in a letter from Dr. Robinson are fully supported.
- (f) Pollution should be controlled on a Regional basis.

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(3) Mr. G. Ast of the Capitol Hill Community Hall Association next spoke and made the following remarks:

- (a) The Council should hold a Public Hearing on the proposed modernization programme of Chevron Canada Ltd.
- (b) The report of the B. C. Research Council proves that Chevron Canada Ltd. intends to expand even further than that which has been indicated thus far.
- (c) One of the Tables in the report of the Research Council (Table 2 on Page 10) does not provide a fair comparison of the situation explained in that Table because there is not just one refinery involved.
- (d) Increasing the size of the Chevron Refinery is likely to increase the incidence of air pollution.
- (e) The property of Chevron Canada Ltd. on which the refinery is located should be expropriated by the municipality now, otherwise the cost later will be much greater.
- (f) The application of the Company for Preliminary Plan Approval should be rejected.

(4) Mr. R. Smith of the Burnaby North N.D.P. next spoke and presented a Brief containing the following points:

- (a) The Council should hold a Public Hearing on the proposed modernization programme of Chevron Canada Ltd.
- (b) The importance of the project planned by the Company is such that the decision of Council on the application could be taken as a precedent for the future expansion of other heavy industrial activities, particularly other refineries.
- (c) The executive of the Burnaby North N.D.P. is strongly opposed to any expansion of oil refineries or tank farms in Burnaby because:
 - (i) The air pollution emitted by the refineries, particularly Chevron, is offensive. Chevron's refinery has no sulphur recovery equipment and ^{the Company} has not made public any plans to do so.
 - (ii) Chevron occupies a great deal of Burnaby's prime waterfront area and, at the Company's request, public access to land the Company does not own has been severed by the closure of Willingdon Avenue. The waterfront should be used for public recreation for the benefit of all Burnaby citizens, Willingdon Avenue should be re-opened immediately and the Company should be required to allow public development and use of the waterfront West of the refinery proper.
 - (iii) Adequate pollution control standards do not exist even though the public has been told that Chevron meets all existing regulations. The Council should require the immediate installation of sulphur and carbon monoxide control equipment at the Chevron Refinery, and better legislation should be enacted to control noxious chemical pollution.

(iv) Oil refineries are not the most efficient users of land in the municipality. Heavy industry of this sort has no place in residential areas and the Chevron land is under-utilized and grossly under-assessed. The replacement of the refinery with homes would more than quadruple the tax revenue and, at the same time, remove a great public nuisance and serious fire hazard from the municipality. If the refineries are to remain, they must be made to pay a fair rate of taxation.

(v) Some of the findings of the B. C. Research Council cannot be accepted. No measurements were taken in Burnaby by the Researcher. They relied to a large extent on second hand information from California. Local residents were not asked their opinion on the matter.

The report of the B. C. Research Council was inadequate and is no basis on which to arrive at any kind of decision about the proposed modernization programme.

(vi) The current trend toward more cars burning more gas and requiring more roadways, highways and parking lots is not a reasonable solution to the problem of moving people around.

Several members of Council have served on committees investigating transportation in the Lower Mainland and the recommendation made is always that cars be eliminated and replaced with public rapid transit facilities.

(vii) No new jobs will be created by the programme planned by the Company. In the past, the oil refineries have usually produced more product with fewer workers.

(d) The Burnaby North N.D.P. is pledged to do everything in its power to defeat any member of Council who supports the programme planned by Chevron Canada Ltd. because it feels the refineries should be removed since their continued existence is not in the best interests of North Burnaby.

Mr. T. S. Bremner, Vice President and Refinery Manager, Chevron Canada Ltd., submitted a letter pertaining to the subject an hand in which the following was mentioned:

- (a) The application of the Company for Preliminary Plan Approval has been underway since March.
- (b) Originally, the Company had planned to close its process plants in September to install the new flare system and light ends facilities, with completion of the reheniformer scheduled for the Spring of 1972. This schedule for installing plant improvements must now be extended.
- (c) Each months delay adds materially to the cost of the project.
- (d) The Company is dedicated to the operation of a "clean" plant and any new facilities installed in the future will include the latest technical developments in environmental control. Its policy in the current modernization programme is to upgrade facilities in advance of any possible legislation.

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- (e) The Company concurs with the recommendations detailed on Pages 2 and 3 of the report produced by Dr. A. D. McIntyre of the B. C. Research Council. As regards Recommendation #2 (the installation of sample points), this has already been specified by engineers of the Company for installation on the new equipment. Installation on existing equipment will be delayed until each unit is taken out of service for maintenance.
- (f) A spokesman for the Company will be present at the July 12th Council meeting in the event there are any questions regarding the plans of the Company.

Mr. Bremner, in response to questions posed, made the following comments:

- (i) The Company has fire fighting equipment on its property.*
- (ii) The lifetime, in terms of write-off, of the tanks on the property varies because they were installed at various times.*
- (iii) Less volatile fuels are located near the park adjacent to the Company's property.*
- (iv) Special tanks are in place on the property, and there is no vapour space in them. The roof of the tanks floats on petroleum.*
- (v) No hydrocarbons will be emitted by the Company in its operations.*
- (vi) There have been no fires at the refinery over the past 35 years, except for very minor ones which were contained.*

Mr. T. J. Robinson submitted a letter containing the following points in connection with the matter at hand:

- (a) The Council is to be congratulated for commissioning an independent appraiser to examine the environmental aspect of the Chevron proposal.
- (b) Some aspects of the programme planned by the Company are good, particularly the elimination of carbon monoxide.
- (c) The reduction of such offensive pollutants as hydrocarbons, ammonia, nitrogen oxides, sulphur oxides and particulates is rather insignificant.
- (d) Of concern is the increase in the amounts of aldehydes and organic acids.
- (e) If Chevron intends to double its throughput in 1974 (as has been indicated), the other refineries on Burrard Inlet will likely do the same and therefore the public could be faced with a massive increase in pollution.
- (f) The fact Dr. McIntyre's report was so beautifully prepared and printed that it must have been ready for submission to the printer at least a week prior to the Council meeting at which it was distributed implies there were only two weeks to actually do the appraisal. Dr. McIntyre will probably agree that all anyone could possibly do in that two weeks was take Chevron's word for much of the information that has been incorporated in the report.

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If the public is to rely on Chevron's assurance that a few pollutants will be reduced, it is even more important that the refinery be under close surveillance by continuous monitors to insure that the Company means what it says.

The estimates cited in the report presumably apply to normal operating conditions and would undoubtedly increase when upset conditions were extant. Such conditions are now frequent despite Dr. McIntyre's suggestion there is an economic incentive to reduce them. There is an equally powerful economic incentive to operate the plant to full capacity, and it is when this occurs that upset conditions can be created.

- (g) The modernization programme, per se, will do nothing to reduce the fire hazard. At the present time, this hazard is so serious that a conflagration would almost inevitably produce a major catastrophe.
- (h) In view of the situation, no major expansion should be allowed on the present site. If this is permitted, it should only be with the proviso and prior written agreement of the Company that this will be the last building permit to be granted and that no further increase in throughput or storage facilities will be allowed.
- (i) If Chevron wishes to undertake its modernization programme on the basis of further improvements, consideration should be given to:
 - (i) ways of further reducing the efflux of aldehydes, hydrocarbons, nitrogen oxides, sulphur and particulates.
 - (ii) making fire regulations far more stringent to reduce the fire hazards by requiring that no tanks be allowed within two hundred and twenty feet of the property line and that only the least volatile substances may be stored in those tanks closest to Confederation Park and the housing on McGill Street; moreover, the distance between tanks must be significantly increased so that a fire in one would not involve all others - alternatively, tanks could be placed below ground level.
 - (iii) Improving public transport, thereby alleviating the need for any future expansion by any refinery on Burrard Inlet.
- (j) If the Company's application is granted on the foregoing basis, Chevron may wish to place its new facilities elsewhere and discussion could then commence on plans to phase out the existing unit and expropriate the land to provide the burgeoning population of the Lower Mainland with the beaches and park land which will be required in the near future.

* * *

Municipal Manager submitted three report items on the subject at hand in which the following was provided:

(54) Chevron Refinery Modernization Programme

The following are the comments of Dr. A. D. McIntyre on points made by Dr. T. J. Robinson in a letter to Council dated July 4, 1971 and the submission of Mr. Harry Fuller under date of July 6, 1971:

- (a) Pollution abatement technology has made significant advances during the past ten to twenty years and, while not perfected completely, has generally permitted industrial expansion with no net increase in emissions

to the atmosphere; in many cases there has been a net reduction in emissions.

- (b) When refineries need to expand during the next decade, advances in pollution control technology will permit this with no increase in emissions and probably with a net decrease.
- (c) Work on the study of air quality in North Burnaby was initiated on May 13, 1971. In order to establish the terms of reference, a previous project (1969) of a parallel nature was reviewed, which project related to air and water pollution potential of a proposed refinery installation.

The typed report on the project at hand was delivered to the printer on June 16th and to the municipality on June 17th. The study took about one month, including considerable evening and weekend work.
- (d) Chevron's word was not taken without question. Several days and some evenings were spent at the refinery office studying engineering diagrams of the refinery in order to estimate the emission levels.
- (e) Upset operating conditions are not necessarily a result of capacity operation - they result from equipment failure or chemical processes not proceeding as scheduled.
- (f) The B. C. Research Council did not recommend that Burnaby personnel be trained to collect additional samples for monitoring of air and water effluents because of the expanded laboratory effort by the Provincial Water Resources Department. To duplicate such effort would not be the best way to spend tax dollars.
- (g) The figures in the report of the Research Council are approximations and refer to general air quality and not abnormal conditions.
- (h) An attempt was made to correlate complaints received by the Health Department regarding refinery operations but most were too general to relate them to such operations. There are many sources of odour and, in the absence of data on wind direction and intensity and some identification of the type of odour, it is impossible to pinpoint the sources.
- (i) The refinery records of odour complaints were not examined because complete information was not available. It is quite possible an odour complaint related to some other source could coincide with abnormal refinery operations.
- (j) If sulphur dioxide concentrations measured in Burnaby were about tenfold greater than they are at present, then sulphur should be removed from fuels before sale to the public.
- (k) Prosecution of an area-wide study is the only way to determine why the mountains on the North Shore are obscured.
- (l) There is presently no economically feasible method of removing oxides of nitrogen from flue gases. Furthermore, any processing changes aimed at minimizing production of these oxides invariably results in inefficient operation and an increase in emissions of other materials.

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- (m) A cost/benefit ratio must be established between Municipal, Provincial and Federal Governments to determine the amount that should be spent on pollution monitoring or control.

(50) Chevron Refinery Modernization Programme

The Municipal Solicitor has reported as follows on the above planned project:

- (a) The Planning Director has found that the application of Chevron Canada Limited does not contravene any provisions of the Zoning Bylaw so he is therefore bound to grant approval.
- (b) Notwithstanding, the company must still comply with the provisions of all relevant Municipal Bylaws. Partly in that regard, the Bylaw provides that nothing shall be done which is or will become a nuisance to the surrounding areas by reason of the ~~emission~~ of odours, dust, liquid effluent, fumes, smoke, vibration, noise or glare, and nothing shall be done which creates or causes a health, fire, or explosion hazard.
- (c) The Medical Health Officer, after receiving the report of the B. C. Research Council, does not foresee any violation of the requirement just cited.
- (d) Having regard to all circumstances, there does not appear to be any legal reason why the Planning Director should not issue the company Preliminary Plan Approval for its modernization project.

(42) Regulating of Oil Refinery Expansion

The Planning Department has submitted a report on the above matter, as directed by Council.

None of the suggested controls mentioned in the report have been examined in detail by the Municipal Solicitor so some of them may not be legally within the power of a municipality.

No specific recommendation has been made by the Planning Director or the Manager because, until Council gives further direction, it is not possible to reach a firm conclusion as to what combination of controls, if any, should be considered.

It was being recommended that the Planning Director be requested to prepare some quantitative standards in respect of "Performance and Aesthetic Control", as mentioned in his report, bearing in mind that air and water pollution are under Provincial jurisdiction.

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

- (a) Present Bylaws of the Corporation have no provision to limit the capacity of Oil Refineries, per se, but ^{only} to govern quality control. Section 403.2 (1) obtains in that regard. The provisions of that section are subjective in nature and do not quantify the levels at which annoyances or nuisances are apt to become unacceptable.

- (b) The following is a brief outline of some possible courses of action that could be taken to control future expansion of Oil Refineries:
- (i) the rezoning of refinery lands to create nonconformity;
 - (ii) the rezoning of appropriate portions of refinery lands to create bands that would prohibit lateral expansion in observance of setback requirements;
 - (iii) the rezoning of appropriate portions of flanking municipally-owned property from P3 to A2 in order to increase the refinery perimeter frontage that must observe setback requirements;
 - (iv) the revision of Section 403(2) of the Zoning Bylaw to increase the present setback requirement of 200' from A2 and RM Districts to the appropriate distance;
 - (v) amending the Zoning Bylaw to restrict the total output per day of individual refineries (with the provision that no new refineries, whether under the management of corporate subsidiaries or otherwise, be permitted to locate within the municipality);
 - (vi) amending the Bylaw to restrict the total input of crude per day, or the total barrel storage capacity at individual refineries;
 - (vii) the acquisition of specific portions of refinery lands presently undeveloped as foreshore additions to the park trail system to establish distinct interruptions within the evolving refinery belt on the Burrard Inlet frontage;
 - (viii) the acquisition of all presently undeveloped refinery lands, with a "lease-back" arrangement which would give absolute control to the Municipality in regard to future expansion.
- (c) Should it be judged that the time for remedial and/or preventative action has arrived, it seems likely that a suitable expansion control formula could be achieved by a combination of the proposed controls outlined above. It should be recognized that, should the Municipality impose a blanket restriction which would limit all refineries to their present output, it could:
- (i) terminate the economic feasibility of Burnaby locations for the industry,
 - (ii) jeopardize past investments;
 - (iii) invalidate reasonable expectations which were legitimately assumed at the time of investment.
- (d) Regardless of whether the decision is made to limit refineries to their present output or to permit controlled expansion under terms that would promote compatibility with surroundings regions, there are pertinent points that should be made concerning performance and quality standards.
- (e) The report of Dr. McIntyre would seem to indicate that the present and anticipated short-range "hard" pollutant levels in the northern part of Burnaby do not, or would not, constitute a health or general emission problem. As a safety check to this conclusion,

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(e) continued

he recommended that monitoring and sampling devices be used to keep a constant surveillance^{on} the emissions resulting from refineries in the area.

- (f) It was being recommended that specific performance standards be developed in order to better enforce the requirements of Section 403.2(1) of the Zoning By-law, it being understood that these standards could periodically be made more strict as urban development and technological improvements occur.
- (g) The refineries in Burnaby enjoy a distinct economic advantage over those with a location more removed from urban development but this results in an ever increasing land use conflict between refineries and higher density residential development.
- (h) Considering the total investment involved, it would not seem unreasonable to demand that refineries operating within the urban area conform to a much higher standard of aesthetic control to include such things as:
 - (i) extensive screening with landscaped earth berms.
 - (ii) comprehensive landscaping of office and frontage areas.
 - (iii) the maintenance of "natural" boundaries (e.g. ravines), wherever possible.
 - (iv) the establishment of adequate minimum width buffers.
 - (v) an adherence to an appropriate painting scheme which emphasises various elements of the plant while playing down others.

Mayor Prittle vacated the office and during Mayor Morcier assumed it.

Mayor Prittle made the following statement in regard to the subject under discussion:

- (a) The points made under Item 42 of the Municipal Manager's Report should be considered preliminary only.
- (b) There is no question that there is a degree of incompatibility between oil refineries and residential development, a situation that is bound to become aggravated with the burgeoning population.
- (c) Not only should the oil companies be concerned about the situation, but Councils must face the question of refineries being removed.
- (d) The Greater Vancouver Regional District has asked the Provincial Government to place air pollution control under the jurisdiction of the Regional District.
- (e) The application from Chevron Canada Ltd. is not a rezoning, it is only one for Preliminary Plan Approval.
- (f) The land of the Company is properly zoned to permit the use desired, as indicated by the Municipal Solicitor in Item 50 of the Municipal Manager's Report this evening, and therefore its application should be granted.

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- (g) The Council has virtually had public meetings on the issue at hand, and therefore little useful purpose would be served by arranging more. In addition, Dr. A. D. McIntyre arranged meetings with various citizens groups and representatives of Chevron Canada Ltd.
- (h) If Council wishes to pursue the general question of further controlling oil refineries, then this would be the subject of a Public Hearing.

MAYOR PRITTIE RETURNED TO THE CHAIR AND ALDERMAN MERCIER RESUMED HIS ALDERMANIC SEAT.

A remark was made by one of the Council members that, in the event Council granted Preliminary Plan Approval to Chevron Canada Ltd. for its modernization project, this should not be construed as tacitly approving any further expansion of Chevron's or any other Company's plant.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Planning Director be authorized to issue Preliminary Plan Approval #1435 for the modernization project planned by Chevron Canada Ltd. for its plant on property described as Block "F", D.L.'s 188/189, Plans 3358 and 4953."

CARRIED

AGAINST -- ALDERMAN DAILLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That notice be given to the oil companies owning property in the municipality that the Council is immediately proceeding with an investigation of ways and means to limit or confine any future expansion of the productive facilities in the refineries of the Companies."

During consideration of the previous motion, a demonstration in the public gallery occurred and Mayor Prittie adjourned the Council meeting at 8:55 p.m. and reconvened it at 9:05 p.m.

A vote was then taken on the last motion, and it was Carried with Alderman Blair against.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager examine the fire regulations in force in the municipality with a view to improving, if necessary, those that relate to the construction and operation of oil tank farms."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That Mayor Prittle initiate discussions, at the appropriate time, with the British Columbia Petroleum Association in regard to all ramifications of oil refineries; and further, that he invite representatives from the Council of Port Moody and appropriate persons representing loco to participate in the discussions."

CARRIED UNANIMOUSLY

* * *

(b) Mr. J. Hamilton of Progressive Enterprises Ltd. (Byrne Steel Fabrication Ltd.) next spoke and offered the following on the future use of the Company's property at 9051 Royal Oak Avenue:

- (1) The Company arranged for an aerial survey of the property in question and later purchased it because the land was considered suitable for industrial development.
- (2) The land (which consists of 31 acres) has been owned by the Company for 15 months.
- (3) More than \$150,000.00 has been spent on the site to date.
- (4) The Company has adhered to all municipal regulations in developing the property.
- (5) Discussions have been held with the Japanese regarding the development of a warehouse on the property.
- (6) A firm known as Marine Auto Terminals has requested 10 acres, and wishes an option on another five.
- (7) Someone else has offered \$25,000.00 for another acre.
- (8) Progressive Enterprises Ltd. is not able to consummate either transaction because of the study Council is making of the land use situation in the Big Bend Area, and the Company must therefore have something definite from Council in regard to that situation.
- (9) A contract had been signed with the B. C. Hydro and Power Authority to transport 17,000 American automobiles to the property.
- (10) Preliminary Plan Approval was obtained over one year ago for the development of the property.
- (11) \$10,000.00 has been spent on a spur rail line to serve the property.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Planning Department submit a report to the Council meeting that will be held on July 13th containing a review of the subject of the presentation this evening by Mr. Hamilton."

CARRIED UNANIMOUSLY

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(c) Mr. L. Whaley of the Burnaby Tenants Association, when provided with a report from the Election Procedures Committee pertaining to voter registration, replied that he would prefer an opportunity to examine this report before addressing Council on the subject of the submission to be made by the Association.

It was understood by Council that it would hear Mr. Whaley at the meeting on July 13, 1971.

* * *

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

Secretary, Parks and Recreation Commission, submitted a copy of a letter addressed to the General Manager of the 1973 Canada Summer Games Society indicating that the Commission is prepared to provide exclusive use of the various recreational facilities required in the municipality for the 1973 Canada Summer Games, free of charge, it being understood that the facilities will be needed for an eight day period commencing August 4, 1973.

The Secretary also indicated that the Commission has no objection to the Society operating for concessions in the various parks, providing this activity conforms with municipal health and licence regulations.

Chairman, Burnaby Centennial '71 Committee, wrote:

- (a) Seeking the concurrence of Council with the choice of the name "Heritage Village" for Burnaby's permanent Centennial project.
- (b) Indicating that the Parks and Recreation Commission would be asked to rename the Century Gardens Complex to "Century Park".

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the name "Heritage Village" for Burnaby's Permanent Centennial Project be approved."

CARRIED UNANIMOUSLY

Assistant Coach, Burnaby Spartans Football Club, wrote to request permission to hold a Tag Day on July 31, 1971 in order to raise funds for the Club.

The Canadian Diabetic Association (Vancouver Branch) submitted a letter requesting permission to hold a Tag Day in the main shopping centres on October 23, 1971 to help with its fund raising programme.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to both the Burnaby Spartans Football Club and the Canadian Diabetic Association (Vancouver and District Branch) to conduct their campaigns at the times and in the locations indicated in their respective submissions."

CARRIED UNANIMOUSLY

Chairman, Central Park Youth Advisory Committee, Boys' Club of Canada, Western Regional Office, wrote to request permission to use an abandoned building at 6122 Patterson Avenue as a Boys' Club.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That consideration of the request from the Club be deferred until receipt of Item 34 of the Municipal Manager's Report no. 45, 1971 later this evening."

CARRIED UNANIMOUSLY

Minister of Municipal Affairs submitted a circular memorandum indicating that a Committee has been created to prepare for the introduction, administration, regulation and interpretation of codes for building in the Province.

Mrs. I. Owens wrote to suggest that the municipality enact regulations to govern the growth of trees, such as Lombard poplars, which cause a nuisance to properties adjacent to land on which the trees are growing.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the suggestion of Mrs. Owens be referred to the Municipal Manager to determine whether the type of thing mentioned by her can be classified as a public nuisance under the provisions of the Municipal Act."

CARRIED UNANIMOUSLY

Miss Rhoda Jeffers submitted a letter relating to a number of matters involving the administration of the municipality that were of concern to her.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the points in Miss Jeffers' letter regarding a storm sewer and the paving of the area between the lane at the rear of her property and her garage be referred to the Municipal Engineer for investigation and report."

CARRIED UNANIMOUSLY

Mr. L. G. Finch submitted a letter outlining a problem regarding the keeping of racing pigeons on his property at 7763 Coquitlam Street.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Item 31 of the Municipal Manager's Report no. 45, 1971, which deals with the subject of the letter from Mr. Finch, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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The following is the substance of that report from the Manager:

(31) Racing Pigeons (7763 Coquitlam Street - Finch)

On May 27, 1971, the Licence Department received a complaint from a resident on 11th Avenue that pigeons owned by Mr. Finch were causing a nuisance in the area.

Visits were made to the Finch residents and it was found the birds were exceptionally well housed. Mr. Finch denied that it was his birds which were responsible for the nuisance.

On June 4, 1971, a warning letter was sent to Mr. Finch pointing out that the keeping of pigeons on his property was contrary to the Zoning By-law because pigeons can only be kept in agricultural zones.

Mr. Finch then came to see the Chief Licence Inspector on June 23, 1971 when it was pointed out that the only way Mr. Finch could legally keep the pigeons was to have the "home occupation" section of the Zoning By-law amended to include the use desired as a "recreational hobby".

The Planning Department has reported as follows on the matter:

- (a) The keeping of pigeons, which is not a recognized use in residential areas, is specifically included as a permitted use in both the A1 and A2 Districts. The large minimum lot area requirements in these zones makes it possible to permit this and similar activities without creating undue disturbance or nuisance to neighbouring properties. However, such uses are considered incompatible with the purpose and character of smaller lot residentially-zoned areas.
- (b) It was therefore being recommended that the Zoning By-law not be changed to permit the keeping of pigeons in residential districts.
- (c) The subject property has a frontage of 58.77 feet on Coquitlam Street and a depth of 110 feet, and is zoned R3. The surrounding area is good quality and has well maintained Single Family homes.
- (d) While it might be argued that some individual property owners could, with special care and attention, prevent their particular hobbies from creating a nuisance within a residential area, there would be many others who would not take the time or trouble to make the necessary effort. This is borne out by a recent discussion with officials of the Health Department who indicate that a considerable number of complaints have been received concerning pigeons in residentially-zoned areas.
- (e) Amending the By-law to allow the type of activity desired by Mr. Finch would only create problems and give rise to innumerable further complaints.

The Municipal Manager concurs with the recommendation of the Planning Department.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Planning Department be adopted."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:
"That the previous motion be tabled and:

- (a) The Municipal Solicitor indicate whether there is any prohibition in the Zoning By-law regarding the keeping of pigeons in residential zones.
- (b) The Medical Health Officer submit a report on the sanitary aspects pertaining to the keeping of pigeons."

CARRIED UNANIMOUSLY

Mr. Donald A. Copan wrote to request that Council initiate a revised Local Improvement Programme for Highlawn Drive between Midlawn Drive and Beta Avenue.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That Item (37) of the Municipal Manager's Report No. 45, 1971, which deals with the subject of the letter from Mr. Copan, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(37) Highlawn Drive between Midlawn Drive and Beta Avenue
(Copan)

The Local Improvement Initiative Programme for Highlawn Drive between Midlawn Drive and Delta Avenue was defeated by the abutting property owners early this year. It was rumoured at that time that the reason for the defeat was that the petitioners felt they could subsequently petition Council for a curb and gutter only, with no sidewalks, and a wider road. To date, no such request has been received.

It has been Council policy for some time not to accept petitions for Local Improvement road works. Furthermore, the Council has not usually amended the length of works following defeat of a project; instead, it has accepted as an indication only the request of abutting owners for a change in limits or nature of the works.

Because of one outstanding project (Grange Street) and the fact the entire works programme may not be completed, it is not felt Council should add one more project.

It was being recommended that Council accept the letter from Mr. Copan as an indication of desire to have the portion of Highlawn Drive from Midlawn Drive to Beta Avenue completed under a future Local Improvement Programme, likely for consideration in the next Programme which will probably be presented in 1972.

It was also being recommended that the subject portion of Highlawn Drive be initiated to the same standard that was originally advanced, namely, pavement 28 feet wide plus concrete curb sidewalks on both sides, because:

- (a) The street should not be treated as a collector, which is what would occur if a wider width of pavement was provided.

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- (b) Sidewalks have a distinct advantage in this particular area for use by school children.
- (c) It is desirable to keep the standard of improvement for roads in the area consistent.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the recommendations in the report of the Manager be adopted, with it being understood the Municipal Engineer will consider the matter of a sidewalk being built on one side only of the portion of Highlawn Drive in question when preparing the next Local Improvement Programme for Council."

CARRIED UNANIMOUSLY

Chairman, Social Policy and Research, United Community Services of the Greater Vancouver Area, submitted a letter in connection with the Vancouver Opportunities Programme, urging that Council support the same type of programme in Burnaby along the lines of the recommendations contained in the accompanying report.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Item 30 of the Municipal Manager's Report No. 45, 1971 which deals with the subject of the letter from the United Community Services, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(30) Burnaby Opportunities Programme

The Social Service Administrator has provided the following on the above matter:

- (a) The Provincial Government authorized the beginning of the programme in July, 1969 whereby social assistance clients could be used in non-profit agencies to update their skills with the co-operation and financial help of the Department of Rehabilitation and Social Improvement.
- (b) The clients work for a minimum of thirty hours per month in voluntary service for which they receive an incentive allowance of \$50.00 per month, plus transportation and baby sitting expenses, for six months. This period may be extended at six month intervals to a maximum of 18 months.
- (c) The Social Service Department began the programme in a small way and, through the co-operation of the local division of the U.C.S., the programme was enlarged in November, 1970.
- (d) One of the Social Assistance recipients was appointed as the Incentive Programme Co-ordinator and she has assumed the responsibility for finding placements for clients as well as placing the clients in suitable settings.

- (e) The Agencies which have been used up to now include local churches, nursery schools, the School Board, the Parks and Recreation Commission, the Library Board, the Red Cross, the Art Gallery and the Addiction Prevention Centre.
- (f) At the present time, there are 53 social assistance recipients participating in the programme (44 females and 9 males).
- (g) Since the Co-Ordinator was appointed, four females and one male participant have obtained part time employment and one female and four males have secured full time employment.
- (h) The participants hold joint monthly meetings at which speakers discuss pertinent details: regarding employment, money management, etc. A one day Workshop, with three of the Social Workers participating, was held last month and this proved extremely successful.
- (i) One of the greatest needs of the local programme, at this time, is suitable office accommodation where the co-ordinator can interview prospective participants and effectively carry out the programme. At the present time, this function is being performed from her own home.
- (j) The municipality will no doubt experience the problem of finding suitable employment for the persons who have completed the course as the clients reach the expiry time of the incentive programme. Canada Manpower (Burnaby Office) has co-operated in attempting to find such employment.
- (k) The Burnaby Division of U.C.S. has been very active in the programme and has co-ordinated the workshop, orientation classes, and the monthly meetings. The Executive Secretary of that Division also anticipates supervising the completion of a report on the project, which is to be done by a student from the School of Social Work toward the end of the year.
- (l) It is felt that the programme is very helpful for the clients so it was being recommended that the programme be continued.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the programme outlined in the report of the Manager be endorsed and Council express the hope that the Provincial Government will continue with its involvement in the programme throughout the Province."

CARRIED UNANIMOUSLY

Secretary, Central Park Committee, submitted a letter requesting that Council authorize the demolition of the South Burnaby Lawn Bowling Club's original clubhouse structure.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That the request of the Central Park Committee be granted."

CARRIED UNANIMOUSLY

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President, Land Development Division of B. A. C. M. Industries, B.A.C.M. Development Corporation Ltd., wrote to forward a copy of the new capability brochure of the Company, and offered to render services to the municipality in a variety of ways.

Administrator, Greater Vancouver Regional District, submitted the 1970 Annual Report of the District.

H. and S. D. Collingwood submitted a letter describing a situation involving the zoning and land use in the Government Road Area that they felt has resulted in a devaluation of their property at 3968 Phillips Avenue.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the subject of the letter from Mr. and Mrs. Collingwood be referred to the Planning Department for a report."

CARRIED UNANIMOUSLY

North Burnaby Youth Corps submitted a Brief requesting a grant to assist in promoting a programme entitled "North Burnaby Youth Corps."

The submission indicated that:

- (a) The project was being sponsored by the Federal Government's Opportunities for Youth Programme.
- (b) Four North Burnaby Churches applied for a grant and the amount sought was reduced by half.
- (c) The Federal Government has specified that all but \$150.00 of the total grant is to be used to pay salaries of seven full time employees, all of whom must have completed high school.
- (d) There is an Advisory Board for the project, consisting of twelve representatives from the four Church bodies.
- (e) All activities will have a minimum of two supervisors but there will usually be more present due to volunteer workers.
- (f) Hopefully, all four churches will have recycling depots for newspapers and bottles and jars, with pickups of materials to be taken to processing plants to be made every two weeks.
- (g) There does not appear to be any money to be made in this area because paper is only worth \$5.00 a ton and glass is worth ^{less} than \$10.00 per ton.
- (h) There will also be Sunday evening youth services, which will be optional.
- (i) Mr. W. Wescott of the Burnaby School Board has agreed to aid and advise on any special problems which will undoubtedly be discovered with the young people.
- (j) Others willing to assist are the Narcotic Addiction Foundation, the Burnaby Parks and Recreation Commission, the R.C.M.P., the Burnaby Fire Department, the Vancouver V.D. Clinic Senior Nurse..

(k) \$2000.00 was being sought;

(l) another problem is moving supplies from building to building. Even if the group had its own vehicles, it could not afford the gas and upkeep required.

Reverend R. R. Purdy was present and offered the following comments on the matter under discussion:

1. *The Group applied for \$16,900.00 and received \$7,430.00;*
2. *They would like to receive a Grant of \$2,800.00 to cover the costs of all activities planned.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That a Grant of \$2,500.00 be made to the North Burnaby Youth Corps."

IN FAVOUR-- MAYOR PRITTIE,
ALDERMEN LADNER, DAILLY,
AND EMMOTT:

AGAINST--ALDERMEN MERCIER,
MCLEAN AND BLAIR;

MOTION LOST

because a vote on making a Grant requires the approval of 2/3 of all members of Council.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That Council authorize a Grant of \$500.00 immediately and then if satisfactory evidence can be shown regarding the success of the Program planned by the North Burnaby Youth Corps, perhaps additional allowances will be given by Council."

CARRIED UNANIMOUSLY

Publicity Chairman, Burnaby Centennial '71 Committee, wrote to request permission to operate a Stage Coach between July 19th and 21, 1971 from 10:00 a.m. to 10:00 p.m. along the route outlined in his submission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:

"That the request of the Burnaby Centennial '71 Committee be granted, subject to:

- (a) the Approval of the R.C.M.P.
- (b) the Provincial Department of Highways having no objection to the use of the portion of Canada Way that is used.

CARRIED UNANIMOUSLY

* * *

TABLED ITEMS

The following matter was then lifted from the table:

Agreement - Canada Summer Games Society

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the question of entering into an Agreement with the Canada Summer Games Society be retabled until the July 26th meeting of Council in order to allow each member an opportunity to review the Agreement."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That a Public Hearing be held on Tuesday, August 10, 1971 in the Council Chambers of the Municipal Hall commencing at 7:30 p.m. to receive representations in ^{regard} to those proposed amendments to the Zoning Bylaw that have been approved for further consideration since the last Public Hearing.

CARRIED UNANIMOUSLY

* * *

QUESTION AND ANSWER PERIOD

Alderman McLean inquired as to the progress being made in designating the boundaries of the Regional Park east of Cariboo Road.

He advised that work on this project was begun two months ago.

Mayor Prittie indicated he would be contacting the Planning Director for the Greater Vancouver Regional District, Mr. Lash, and would ask him to answer the inquiry of Alderman McLean.

It was understood by Council that a report would be submitted indicating the progress being made in regard to the matter mentioned by Alderman McLean.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

* * *

REPORTS

ADVISORY PLANNING COMMISSION submitted a report offering the following on the matters indicated:

(a) Sign Bylaw

Submissions on this matter were received from the Citizens' Council on Civic Development and the Illuminated Sign Manufacturers Association of B. C.

These organizations raised many relevant points which the Commission felt should be taken into account before the Bylaw is finalized.

It was therefore being recommended that Council direct the Planning Department to prepare a further report for the Commission relating to the points mentioned, which are:

1. That greater control be exercised over projecting signs and less control over fascia signs.
2. That larger signs be allowed in purely Commercial area but not in areas abutting residential zones.

3. That provision be made for Readographs for theatres, halls, etc.
4. That the confusion between rotating and animated signs be clarified.
5. That the regulations pertaining to canopy signs be reviewed.
6. That consideration be given the matter of allowing the overlay type of flashing sign for major commercial zones.
7. That the term "Billboard" be defined.
8. That a clause be inserted to limit the brilliance of signs.
9. That the regulations pertaining to roof signs (e.g. limitation of height, placement, etc.) be reviewed.
10. That the weight and name of makers be shown on the interior of signs.
11. That consideration be given the matter of three-face rotating signs.
12. That the matter of limiting the advertising copy of signs rather than the overall size of a sign be examined.
13. That regulations pertaining to panel signs be considered.
14. That consideration be given the matter of establishing an Advisory Environmental Design Panel.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:
"That the recommendation of the Commission be adopted."

CARRIED UNANIMOUSLY

(b) Big Bend Area

After a general discussion on this subject, it was generally agreed that:

- (1) Any rezoning of land in the Big Bend Area should take into account existing industries which would become non-conforming and should make provision for the continued operation of these industries in a conforming capacity.
- (2) The proposed land uses advanced in the Interim Report of the Planning Department dated May 27th, 1971 do not take into consideration the location or proper utilization of the B. C. Hydro and Power Authority Rail Line in the Big Bend area.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the Report of the Commission be received."

CARRIED UNANIMOUSLY

The Deputy Municipal Clerk submitted a Certificate of Sufficiency covering Project Numbers 71-073 to 71-076 inclusive relating to a supplementary 1971 Local Improvement Program, as follows:

"589 (1) -- unless within one month after the publication of the required notice a majority of the owners representing at least one half of the value of the parcels to be specially charged, petition the Council not to proceed with it, the work may be undertaken as a Local Improvement."

Petitions have been received against Local Improvement Projects numbered 71-074 and 71-076 on the attached schedule and are certified as sufficient as these petitions represent a majority of the owners on each project who represent at least one-half of the value of the parcels liable to be specially charged.

I hereby certify that sufficient petitions have not been received covering the remainder of the Local Improvement Projects on the attached schedule."

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THE CORPORATION OF THE DISTRICT OF BURNABY

July 2, 1971

HIS WORSHIP, THE MAYOR, AND
MEMBERS OF THE COUNCIL:

Gentlemen:

RE: 1971 LOCAL IMPROVEMENT PROGRAMME

In accordance with Section 589 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the Municipality and also served on the owners of the properties affected, Notice of Intention, to construct, as a Local Improvement, on the streets indicated below:

| PROJECT NUMBER | DESCRIPTION OF WORK | NO. OF OWNERS | 51% REQUIRED TO DEFEAT PROJECT | NO. OF OBJEC- TIONS | TOTAL ASSESSED VALUE OF LAND | 50% REQUIRED TO DEFEAT PROJECT | TOTAL PETITIONERS ASSESSMENT |
|---|--|---------------|---|---------------------------|---------------------------------------|---|------------------------------------|
| 28' pavement with 5' wide curb sidewalks on both sides of: | | | | | | | |
| 71-073 | Price Street - Smith Avenue to Patterson Avenue | 22 | 12 | 6 | \$187,345 | \$93,672 | \$48,905 |
| 71-074 | Grassmere Street - Willingdon Avenue to Elsom Avenue | 7 | 4 | 4 | \$ 57,795 | \$28,847 | \$35,945 |
| 71-075 | Sardis Street - Willingdon Avenue to Sussex Avenue | 19 | 10 | Nil | \$155,305 | \$77,652 | Nil |
| 71-076 | Buffalo Street - Bainbridge Avenue to Nathan Avenue | 7 | 4 | 6 | \$ 60,220 | \$30,110 | \$37,220 |

John H. Shaw,
MUNICIPAL CLERK.

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the Certificate of Sufficiency be received and appropriate Bylaws be prepared to authorize the construction of the Projects which survived the initiative program, as indicated by the Deputy Municipal Clerk."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Meeting extend beyond the hour of 10:00 p.m."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 45, 1971 on the matters listed below as Items (1) to (54) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Burnaby Lake Dredging

The Project Manager for Associated Engineering Services Limited has written to the Municipal Engineer, as follows, in regard to the points made by Mr. C. Home-Douglas, the Secretary of the Save Burnaby Lake Association in the presentation he made to Council on June 21st regarding the above matter:

- (a) It is regretted that the Association submitted its Brief to Council without first having approached the Company. If this had been done, the Company could have provided all the appropriate information which would have relieved many of the Association's anxieties;
- (b) alternative disposal arrangements for dredged material, which was unsuitable for discharge into the Greater Vancouver Sewerage and Drainage District Brunette Interceptor sewer, were issued with the Contract documents and specifications. It was appreciated that, if the Pollution Control Board did not approve of the method of discharge or of the quality of discharged material into the Fraser River via the interceptor, the Project would have had to be either abandoned or alternative methods of disposal introduced;
- (c) as a result of the second blockage of the interceptor, it became necessary to analyze the courses of action which were available, these being:
 - (1) to abandon the Rowing Course Project for the 1973 Canada Summer Games and accept the costs of the work to date (\$88,000.00).
 - (2) to accept standby rates until the Brunette Interceptor was unplugged and pumping into the sewer could be recommenced (\$2,000.00 per day).
 - (3) to pump material into expanded spoil areas for "in-lake" disposal.
 - (4) to investigate other methods of spoil disposal such as trucking, a method which had been rejected in the Development of Burnaby Lake Report as being prohibitively costly.

- (d) it was obvious the pumping of material into expanded spoil areas, at least until the return to the sewer disposal method could be recommenced, was the solution that had economically to be selected. This decision was made at a meeting on May 4th of all authorities concerned with the Project. The attendant virtues and inherent dangers of this method of disposal were discussed at that time. These things included the possibility of "slough-in" from the spoil area into the Rowing Course, the deposition of material in suspension back into the dredged area and the possibility of obnoxious smells developing around decaying vegetation. Another point considered was the earlier request of the Save Burnaby Lake Association to establish low-lying nesting islands around the lake shore. This request was diametrically opposed to the point made in the submission Council received from the Association on June 21, 1971.
- (e) throughout the Project, advice of specialists in Botany and Soils Engineering has been sought to assist in evaluating the disposal problems as they became apparent.
- (f) it may be well to remind the Association that the prime purpose of the dredging program is to provide a 2000-meter Rowing Course for the 1973 Canada Summer Games, and that the Committee dealing with the matter is providing funds for the project.
- (g) the following wishes of the Save Burnaby Lake Association have been met:
 - (1) a Rowing and Canoeing Course is being developed;
 - (2) the natural marshlands in the area are being retained;
 - (3) the low-lying nesting areas are being provided.
- (h) it is regretted that the content of the submission from the Association, however well meaning, contains so many distortions and semi-truths, and it was prepared without any real attempt being made to ascertain the true facts of the situation.
- (i) an attached submission answering the specific points made in the Brief Council received from the Association was being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Report of the Manager, including the attachments to it, be received."

CARRIED UNANIMOUSLY

(33) Burnaby Lake Dredging

At a meeting in the Manager's office on June 22, 1971, the subject of again using the trunk sewer for the dredging of Burnaby Lake was discussed and it was decided it would not be advisable to dredge any further material into the trunk because the Sewer Board would not give its approval until June 24th, 1971, at the earliest, and the consulting engineers indicated that, as of that date, there would be approximately two days of dredging of the suitable material remaining for disposal through the sewer.

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After June 26th, the material to be dredged was to be placed in the end area of the Rowing Course as this material is more solid, unlike the lake bottom material, and it had never been intended that this material be disposed of through the sewer. As a result of the short time the sewer could be used, it was felt the objective of getting confirmation from the Pollution Control Board for the use of the sewer and the Fraser River could not be achieved because of a requirement of two weeks of steady dredging before they would either confirm or deny their permission to continue with this method of dredging the lake.

This fact, together with the possibility of further blockage of the sewer, indicated it would not be advisable to discharge any further material into the sewer, and there was also the advantage that the municipality would not need to arrange for the installation of the special grinder on the dredge nor cease operations for the one week required by the Pollution Control Board, which would provide an area of negotiation with the Contractor when it comes to finalizing the costs of the dredging contract.

It was being recommended that Council ratify the action which was taken in regard to the matter explained.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the words in the penultimate paragraph of the Manager's report 'which would provide an area of negotiation with the Contractor when it comes to finalizing the cost of the dredging contract' be deleted and the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Contract - R.C.M.P.

Advice has now been received that only three of the four additional positions to the Burnaby Detachment of the R.C.M.P. will be made available so the contract will be for 168 effective April 1, 1971.

The municipality will not be billed for the increases to the contract until the positions are actually occupied.

The R.C.M.P. will attempt to provide additional positions in 1972 to compensate for any shortages.

They have been advised that the municipality will accept the three additional positions mentioned.

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

CARRIED UNANIMOUSLY

(3) Easement Cancellation - Lot 17, D.L. 73, Plan 38659

It was being recommended that Council authorize the release of two easements over the above described property known as RW C64906 and RW F22611 because there is no need for them.

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It was also being recommended that Council authorize the execution of the documents pertaining to the matter.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Halligan - McBride "T" Lane from Imperial Street to Salisbury Avenue (Project 13-146)

It has been found that it has not been possible to pave the above lane because a portion of the allowance is substandard in width. As a consequence, it will be necessary to remove affected properties from the tax roll.

It was therefore being recommended that the By-laws involved (Burnaby Local Improvement Construction By-law No. 17, 1970 and Burnaby Frontage Tax By-law 1971) be amended to change the description of the work to "the portion of the Halligan - McBride lane running from Imperial Street to McBride Street, not including the connection to Halligan Street".

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

CARRIED UNANIMOUSLY

(5) Springer Avenue from Nation Way to Parklawn Street
SUBDIVISION REFERENCE NO. 89/71

On December 15, 1969, the Council authorized the installation of a sanitary sewer extension to serve property covered by Subdivision Reference No. 163/69, which is located on Springer Avenue, at an estimated cost of \$5,000.00. This subdivision did not proceed.

Another subdivision plan has been presented (S.D. 89/71), and it will require the construction of the sanitary sewer extension.

The policy of the municipality is to participate to the extent of bringing a sewer to the boundary of a subdivision.

It was therefore being recommended that Council authorize the installation of 350 feet of sanitary sewer on Springer Avenue between Nation Way and Parklawn Street at an estimated cost of \$5,000.00.

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

CARRIED UNANIMOUSLY

(6) Lot 211, D.L. 131, Plan 29544 (1905 Yoevil Avenue - Mitton)

It was being recommended that Council authorize the acquisition of an easement over the North-West corner of the above described property for a consideration of \$1.00 and that the Corporation:

- (a) Install a storm pipe.

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(b) provide a house connection.

(c) connect the drain tile.

(d) pay all the legal costs relating to the matter.

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

CARRIED UNANIMOUSLY

(7) Part - Time Employment of Persons Over 65

There were only three occasions in 1971 when a person over 65 was employed. Two of them were former employees and are merely working on a part - time basis.

The other one is a new employee but he only averages approximately 16 hours per week.

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

CARRIED UNANIMOUSLY

(8) Alberta Wheat Pool Grain Elevator

Because the above elevator is located in Vancouver, Burnaby's Chief Public Health Inspector contacted the Vancouver Air Pollution Control Officer in regard to a complaint concerning a dust problem from the elevator. That Officer indicated that, although June 1, 1971 was the date for installation and operation of dust control equipment in the elevator, the work has not yet been completed because of studies and difficulty in obtaining the equipment.

The Manager of the Alberta Wheat Pool advised that:

(a) Of ten dust-control systems for the elevator operation, three will be operational by July 7, 1971 and all by September 30, 1971.

(b) Alberta Wheat Pool is presently installing a pellet plant incorporating dust-control equipment. Pellet dust will be temporarily stored in holding bins until both the pellet plant and its dust-control systems are fully operational by September 30, 1971. In the interim, Alberta Wheat Pool will be taking every reasonable measure to ensure that dust from the pellet plant will be kept to a minimum.

The complainant, Mr. K. W. Stevenson, has been advised of the foregoing so it was being recommended that his communication be filed.

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

CARRIED UNANIMOUSLY

(9) North Road from Jefferson Avenue to Chapman Avenue

The District of Coquitlam plans to pave the above portion of North Road, to a width of 20 feet, at an estimated cost of \$5,000.00 because of a petition for such work from the residents on the Coquitlam side of the street.

Because North Road is a boundary street, we would be required to pay 50% of the cost.

The District of Coquitlam has asked whether Burnaby is prepared to share equally with Coquitlam in the cost of paving the portion of North Road in question, with each municipality pursuing its own method for financing.

It was being recommended that an appropriation of \$2,500.00 be made from the C.I.P. Budget under Special Roads Projects to cover Burnaby's share of the cost of paving the subject portion of North Road and that the necessary By-law in that regard be prepared at the appropriate time.

Burnaby's appropriation will be subject to the successful initiation of the project, as a Local Improvement, by Coquitlam, and the By-law would not be presented until Burnaby is advised by Coquitlam that the Local Improvement project has been successfully initiated.

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

CARRIED UNANIMOUSLY

ALDERMAN LADNER LEFT THE MEETING.

(10) 2848 Norland Avenue
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1524

An application has been received to use the above location as a truck terminal under the definition in the proposed amendments to the Industrial Zoning Districts that are currently being considered.

It was being recommended that the Planning Department be authorized to work with the applicant toward a solution, under the present M2 zoning regulations, which will satisfy all requirements proposed under the M6 zone that may be established, except for those related to lot width, on the understanding the property will be included in the list of existing truck terminal facilities proposed for rezoning to M6.

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

CARRIED UNANIMOUSLY

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(11) 1971 Amended Annual Operating Budget

The above budget document was being submitted.

The adjustments to the Parks and Recreation Commission section of the budget have been made, as follows:

- (a) estimated revenue has been increased by \$1,125.00.
- (b) "Recreational facilities" has been reduced by \$69,185.00.
- (c) "Cultural buildings and facilities" has been reduced by \$4,690.00.
- (d) The "Bonsor Park" enlargement has been deleted, by removing \$60,000.00.
- (e) \$7,000.00 has been added for the completion of the Kensington Pitch and Putt.
- (f) "Minor Development" has been reduced by \$10,000.00.

The sum of the foregoing changes is a reduction of \$138,000.00.

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

CARRIED UNANIMOUSLY

(12) Six-Year Capital Improvement Programme

The above programme has been amended in accordance with the instructions of Council, and the budget document was being submitted.

Changes made by the Parks and Recreation Commission are:

- (a) A reduction of \$10,000.00 in the "Minor Development" account.
- (b) The addition of \$7,000.00 to complete the Kensington Pitch and Putt Golf Course.
- (c) The deletion of \$60,000.00 from the "Bonsor Park" enlargement programme.
- (d) The net amount involved as a result of the above three changes (\$63,000.00) has been transferred to Indoor Swimming Pool #2 Reserve.

With the adoption of the Capital Improvement Programme and the revisions to the Annual Budget (as indicated in Item (11)), the swimming pool reserve will be:

| | |
|---|--------------|
| (a) 1970 allocation | \$204,900.00 |
| (b) 1970 Unused funds brought forward | 22,750.00 |
| (c) 1971 Allocation | 200,000.00 |
| (d) 1971 Reallocation of Parks and Recreation Annual Budget Funds | 75,000.00 |

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- | | |
|--|-------------|
| (e) 1971 Reallocation of Parks and Recreation Capital Improvement Funds | \$63,000.00 |
| (f) Provision for Consultants to be engaged in 1971 | \$60,000.00 |

Also added to the Budget for 1972 is a provision of \$95,000.00 for a ladder truck for the Fire Department in the proposed "Brighton" Hall.

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

CARRIED UNANIMOUSLY

- (13) Lot 4, Block 5, D.L. 32, Plan 10993
(6007 Nelson Avenue)
GRANGE STREET EXTENSION

It was being recommended that Council authorize the Land Agent to invite tenders for the sale of the building on the above described property, subject to the building being removed from its present location as soon as possible.

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

CARRIED UNANIMOUSLY

- (14) (a) Block 24, Sketch 12490, D.L. 98, Plan 573
(b) Lot 48, Except North 90 feet, Blocks 30/34, D.L. 98,
Plan 2066
REFERENCE REZONING # 4/71

In the event Council wishes to proceed with the rezoning of the property described under (a) above to Community Commercial District (C2) and the other lot to Parking District (P8), it was being recommended that the following prerequisites be established in connection with the rezoning proposal:

- (a) That all properties be consolidated into one site.
- (b) That an undertaking be given that all existing improvements on the properties will be removed within six months of the rezoning being effected.
- (c) That a suitable plan of development for the total site be submitted, such plan to provide for a high standard of screening adjacent to the existing residences.

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

CARRIED UNANIMOUSLY

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(15) Grange Street and Hazel Street Extensions

It is now necessary to pass a Road Acquisition and Dedication By-law to cover present and future acquisitions for the above extensions.

The By-law is on the agenda for this meeting.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(16) (a) Canadian Association of Fire Chiefs Annual Convention
(b) B. C. Fire Chiefs Association Annual College

It was being recommended that Council authorize:

- (a) Deputy Chief W. F. Collum to attend the Canadian Association of Fire Chiefs Annual Convention in Calgary, Alberta between August 22nd and 27, 1971, at an estimated cost of \$285.00.
- (b) The Fire Chief and the Chief Fire Prevention Officer, H. Chapman, to attend the B. C. Fire Chiefs Annual College at Powell River, B. C. between August 17th and 20, 1971, at an estimated cost of \$171.00 each.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

(17) Claim - Freeman (3470 Kalyk Avenue)

It was being recommended that Council authorize the payment of \$1,000.00 to Imperial Guarantee & Accident Insurance Company covering the Corporation's deductible on a claim from the above noted for damage to his property by flooding that resulted from the faulty extension of a storm sewer.

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

CARRIED UNANIMOUSLY

(18) Inter-City Express (1955) Limited, British Pacific Transport Ltd. and Overland Freight Lines Limited (7976 Winston Street)

On March 29, 1971, the Council refused to grant the above Companies a business licence to operate from the location indicated in caption, and directed that the three Companies be given three months to discontinue their occupancy.

The three months have expired and the Companies have not relocated so the matter was being returned to Council for further direction.

The municipality has recently been approached by Mr. W. A. Street, Barrister and Solicitor, as well as a representative of Inter-City Express (1955) Ltd., enquiring as to the possibility of a land exchange. The Planning Director is currently reviewing this matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager seek from Inter-City Express (1955) Ltd., British Pacific Transport Ltd. and Overland Freight Lines Ltd. an undertaking that each will discontinue their operations from property known as 7976 Winston Street following the conclusion of negotiations relating to a possible land exchange that has been broached by the Planning Department, which would result in the three companies relocating their activities to some other site which is considered more suitable for their use; and further, the Municipal Solicitor advise, following a decision on the land exchange proposal, whether the municipality should proceed to remove the operations of the three companies concerned by means of prosecution or by an injunction."

CARRIED UNANIMOUSLY

(19) Deferred Income - Pension Improvement Plan
(Auvache)

It was being recommended that Council approve the addition of Mr. Lewis C. Auvache, the Fire Chief, to Schedule "A" of the agreement between the Superannuation Commissioner and the District of Burnaby, to be effective January 1, 1970, to allow Mr. Auvache to defer certain income so as to improve his pension.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(20) Federal/Provincial Special Development Loan Programme

Most of the projects planned under the above Programme should be completed in time to permit financing under the Programme.

The following specific comments relating to each segment of the programme are pertinent:

(a) B. C. 23 - Sanitary Sewers

There should be no difficulty in completing the work under this contract in time to submit accounts for payment by March 31, 1972.

(b) B.C. 78 - Winston Street

This work is well under way and it is not considered that there will be any difficulty at all in completing the work in time for financing under the F.P.S.D.L.

(c) B.C. 133 - Storm Drainage

All contracts for these works have been let and work is underway to a satisfactory extent.

Completion dates have been set in such a way that the road contractors will have a reasonable number of projects on which to commence work and then progress on to the others as the storm drainage work is completed on each of them in a progressive manner.

(d) B.C. 134 - Local Improvements

Contracts have been let for all of the required Local Improvement concrete surface works and the base and paving.

Barring a possible hold-up on the part of one or more of the drainage contractors, work on the concrete portion should easily be completed by the deadline specified.

The only real concern about the possible lack of completion in time for financing under the F.P.S.D.L. is in regard to the paving work.

In order to save some \$60,000.00 to \$80,000.00 on storm drainage projects, the Engineer has ordered that granular backfill be used to an absolute minimum, which means residual settlements in the road trenches will be slower in occurring and it may be prudent to leave the final caps until the municipality is more certain that the residual settlements have taken place.

The Engineer is somewhat optimistic about substantial completion of all projects in time for financing but it will certainly require a close constant watchful eye on all elements of the work programme to see that the likelihood of substantial completion is maximized.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(21) Commercial Parking Standards

The Planning Department has reported as follows on this matter:

- (a) Parking standards for commercial development in various municipalities varies according to the types of uses involved.
- (b) The Commercial parking requirements for Burnaby are not appreciably higher than those in Vancouver or New Westminster, and they compare favourably with standards in Richmond, Surrey and North Vancouver City.
- (c) Consideration will be given a possible reduction in parking requirements within the major core areas as a means of encouraging higher development densities.
- (d) Commercial zoning categories applying to the central business districts in Vancouver and in New Westminster do not require off-street parking on an individual basis. These particular areas contain development densities considerably greater than any of the major commercial districts in Burnaby, and therefore conditions are quite different.

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- (e) Although some thought has been given to a possible reduction in parking standards within certain major core areas as a means of encouraging higher density commercial development, it is apparent alternative parking facilities will be necessary. These might be provided on a private or communal basis, or in the form of municipally-developed parking lots or structures. This aspect of parking in commercial areas will be dealt with in a study included in the Planning Department work programme "Parking for Small Businesses", which has been assigned a "B" priority designation.
- (f) No change in the existing commercial parking standards was being recommended at this time.

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

CARRIED UNANIMOUSLY

- (22) Lots 19, 21, 23, 24, 26, 27, Block 24, D.L.'s 151/3, Plan 2001
(Bonsor Park)
BURNABY EXPROPRIATION BY-LAW NO. 1, 1971

When the above By-law was dealt with by Council on January 25, 1971, it was noted that the owners of Lot 27, Mr. and Mrs. E. W. Hutton, were to be granted a life tenancy in their home, at a rent to be mutually agreed upon, despite the fact the municipality was expropriating their property.

It was suggested that, with this life tenancy, the Hutton's may be prepared to accept the sum which was offered for their property without becoming involved in the expropriation.

A representative of the Land Department and one from the Social Service Department visited the Huttons to explain to them that the Corporation would purchase their property with the understanding they would have the life tenancy and that there would be no concern regarding maintenance of the house because this would be the responsibility of the Corporation. Unfortunately, the only thought these elderly people had was that the Corporation was taking their home from them.

It was being recommended that the Expropriation By-law covering all the properties proceed so that the municipality can proceed with the Bonsor Park Project, on the understanding that notice of expropriation to the Huttons will not be served until some solution to the problem described has been determined.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That, in view of the situation explained in the above report, Lot 27, Block 24, D.L.' 151/3, Plan 2001 be deleted from the Expropriation By-law mentioned."

CARRIED UNANIMOUSLY

- (23) Proposed Landscaping and Screening - Winston Industrial Collector Street

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In view of the present work load of the Parks staff, they are unable to prepare the required landscape plan for the above Industrial Collector Street and they have therefore suggested a consultant be engaged.

It was therefore being recommended that Council authorize the Planning Department to interview and select a consulting landscape architect to prepare the necessary plans and tender call, and provide the necessary supervision, relative to the proposed landscaping and screening of the Winston Industrial Collector Street.

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

CARRIED UNANIMOUSLY

(24) Proposed Pedestrian Structure - Loughheed Mall

The C.I.P. has an amount of \$60,000.00 provided this year for the proposed construction of the above structure. It is intended that this structure will ultimately be paid for by the apartment developers on the South side of Loughheed Highway and, to this end, \$13,000.00 has been deposited to date.

The proposed structure is to be located approximately 500 feet west of the existing traffic light at Austin Road and Loughheed Highway, and is primarily to provide access for children from the apartment area on the South side of the Highway who attend a school on the North side. It will also provide access for the apartment dwellers on the South side of Loughheed Highway going to and from the Loughheed Mall. It is considered desirable that an Engineering Study be made and, in that regard, proposals were invited from three firms.

The study, it is felt, should be conducted in three phases:

- (a) A preliminary study and report regarding the relative merits and disadvantages of the available alternative forms of structures, wall treatment, lighting, etc.
- (b) Detail design of structure, whichever type is decided upon.
- (c) Resident supervision of construction.

In order to construct an underpass, it would be necessary to relocate the traffic and "open cut" for tunnel construction. At least one of the consulting firms contacted, Reid Crowther and Partners Limited, have received a preliminary indication from the Department of Highways that they would consider this method of construction.

Although that firm is not the lowest in a quoted engineering fee, they have proposed to place an upset value of \$1,500.00 on their Engineering fee for the preliminary engineering study and report, and \$4,150.00 for the detailed engineering design.

It was being recommended that the firm of Reid Crowther and Partners be commissioned to carry out the engineering work required for the Loughheed Mall pedestrian structure, on the bases of:

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- (a) A preliminary study and report, as outlined above, with payment to be based on $2\frac{1}{2}$ times payroll, to a maximum of \$1,500.00.
- (b) Detailed engineering design of whichever type of structure is selected at $2\frac{1}{2}$ times payroll, with a maximum of \$4,150.00.
- (c) Resident engineering, if required, to supervise construction, with payment to be based on salaries plus 100%.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation of the Manager be adopted, with it being understood that the report mentioned under (a) will be provided before a decision is made to proceed further with the proposed pedestrian structure in question."

CARRIED UNANIMOUSLY

(25) Lot 4, Block 24, D.L. 99, Plan 2012
REFERENCE REZONING #31/71

The above rezoning involves the captionally described properties plus Lots 1 to 3 of the same Block, and it is proposed to rezone the four lots to a residential category.

Following the decision of Council to forward the proposal to a Public Hearing, an application was made for Preliminary Plan Approval for a convenience or "corner" store for one of the four affected properties. As the rezoning of the properties was being considered by Council, the Planning Department did not proceed with the processing of the Preliminary Plan Approval Application, and did not advise the applicant of this decision.

It has now come to the attention of the Planning Department that the present owners and prospective developers of the property, Cloverlawn Investments, were not informed specifically of the Hearing, although they knew one was being held.

Notice of the Hearing appeared in the Local newspapers, as is required by law, and the owners of the affected properties, plus the abutting ones, were sent notice of the Hearing.

As the ownership of Lot 4 had changed a short time previous to that and advice of the transfer had not been received from the Land Registry Office, notification was sent to the previous owner of the property rather than the prospective developers.

Inasmuch as the new owners did not receive written notice of the Public Hearing, the Council may wish to afford the new owners of Lot 4 the opportunity to be heard on the proposed rezoning before finally considering the by-law covering the rezoning.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the owner of the Lot 4 described in the report of the Manager, Cloverlawn Investments Ltd., be informed that Council will grant them an audience at its July 26 meeting in connection with the rezoning proposal in question."

CARRIED UNANIMOUSLY

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(26) Part Time Doctors

Since January 1, 1969, the Municipality has been paying \$35.00 per half-day for part-time Doctors employed by the Medical Health Officer.

Other Health Departments in the Metropolitan Area appear to have raised their sessional rate to \$40.00, effective January 1, 1971.

These costs are normally 100% recoverable under Medicare but the municipality does not have any Provincial approval at this point to adjust the rate.

It was being recommended that Council authorize an increase in the compensation paid to part-time Doctors from \$35.00 to \$40.00 per session, effective August 1, 1971, subject to Provincial approval for full reimbursement under Medicare.

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

CARRIED UNANIMOUSLY

- (27) (a) The South 125 feet of Lot "P", D.L.'s 35/151, Plan 19539
(b) Lot 9, Blocks 17/50, D.L.'s 35/151, Plan 799
REZONING REFERENCE NO. 63/70

The Council, on November 9, 1970, established a new zoning category for Drive-In Restaurants.

A list of 17 establishments were recommended for rezoning to that new category, and this was subsequently done by Council.

It has now come to the attention of the Planning Department that, in one case, a mistake was made in the address and legal description.

As a result, the wrong property was rezoned.

In order to rectify the situation, the following rezonings were being recommended:

- (a) The South 125 feet of Lot "P" (3743 Kingsway) from Service Commercial District (C4) to Drive-In Restaurant District (C7), in order to bring the drive-in into conformity with the new category.
- (b) Lot 9, Blocks 17/50, D.L.'s 35/151, Plan 799 (3805 Kingsway) from Drive-In Restaurant District (C7) to Service Commercial District (C4).

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

CARRIED UNANIMOUSLY

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(28) Sanitary Sewer Extension
SUBDIVISION REFERENCE NO. 88/71

In order to provide sanitary sewers for the above subdivision, approximately 470 feet of main must be installed.

The sewer would be laid in an easement to be acquired by the developer of the subdivision.

It will cost \$5,500.00 for the sewer.

It was being recommended that the works described be authorized and the cost charged against the sewer utility.

(29) Lot 75, D.L. 126, Plan 25941 and Lot 5 Except the North 128 feet, D.L. 126, Plan 3473
SUBDIVISION REFERENCE NO. 124/71

It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the captioned property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section mentioned as a highway.

During consideration of the above two report items, it was pointed out that the land described under Item (28) lies to the North of that under Item (29).

It was suggested that no charge be made against the subdivider under Reference No. 88/71 but that the one under Item (29) (Reference No. 124/71) be assessed a connection fee equivalent to the amount that was to be charged to the developer under 88/71.

It was contended that, this way, the municipality would contribute nothing toward the sewer installation and, if the subdivider under Reference No. 124/71 did not proceed, then perhaps the matter could be reviewed in the light of the desire of the developer of Subdivision Reference No. 88/71.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That action on the subject of Item 28 of the Manager's Report be deferred and the Municipal Solicitor indicate whether the situation explained this evening by the Manager could be handled in that manner."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the owner of Lot 75, D.L. 126, Plan 25941 and Lot 5, D.L. 126 except the North 128 feet, Plan 3473 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan."

CARRIED UNANIMOUSLY

(30) Burnaby Opportunities Programme

(This item was dealt with previously in the meeting.)

(31) Racing Pigeons (7763 Coquitlam Street - Finch)

(This item was dealt with previously in the meeting.)

(32) Ornamental Street Lighting Contract No. 2, 1971

It was being recommended that Council accept the tender of United Power Ltd. in the amount of \$184,662.00 for parts "A" and "B" of the above Contract for the work detailed in the report, with final payment to be based on the actual quantities and unit prices tendered.

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

CARRIED UNANIMOUSLY

(33) Burnaby Lake Dredging

(This item was dealt with previously in the meeting.)

(34) 6122 Patterson Avenue (Boys' Club of Canada)

The Planning Department has reported as follows on a request of the Central Park Youth Advisory Committee of the Boys' Club of Canada to use a privately-owned building at 6122 Patterson Avenue on a short-term basis:

- (a) The Club wishes to use the building as an office and a meeting centre.
- (b) The property, which is presently occupied by an abandoned store, has an area of 3,926 square feet and is presently zoned R5.
- (c) In addition to that indicated above, the Club plans to carry on its activities in adjacent facilities, including Central Park and the gymnasium of St. John the Divine Church on Kingsway.
- (d) The structure would be used on a short-term basis with the objective of developing a more permanent facility.
- (e) The proposed office and meeting centre is not permitted under the present R5 zoning. The type of use described would, however, be considered as a "club or lodge" under the existing zoning regulations, and such establishments are allowed in C2, C3, C4 and P2 zones.

- (f) Club or lodge types of uses, because of the activities they generate, are not suitably located in residential districts. From past experience with similar uses, it is felt a site in a residential area would create problems and give rise to complaints from surrounding property owners. Moreover, the subject property is located within an area designated for high-rise apartment development and is included in a community plan which has been approved in principle by Council.
- (g) The Planning Department would be pleased to provide assistance to the Club in regard to locating a suitable building for its purposes.
- (h) Because of the foregoing, the Department was recommending against the establishment of a Boys' Club on the subject property.

It was being recommended that the Planning Department be authorized to work with the Boys' Club to attempt to find suitable accommodation in an appropriately zoned area and that the findings in that regard be reported to Council.

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

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the recommendation contained in the last paragraph of the Manager's report be amended by deleting all the words "to attempt to find suitable accommodation in an appropriately zoned area and that the findings in that regard be reported to Council"."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was Carried Unanimously.

(35) Heritage Park Contract #2

It was being recommended that Council accept the tender of Ballarin Brothers Construction Co. Ltd. in the amount of \$121,612.00 for the construction of four frame structures, complete with all mechanical and electrical services, in the Heritage Park - Museum Complex.

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

CARRIED UNANIMOUSLY

(36) National Solid Wastes Seminar

Mr. J. J. Kaller has submitted his report relating to his attendance at the above Seminar in Scarborough, Ontario between June 6th and 8, 1971.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the report of the Manager be received and the Municipal Engineer supply each member of Council with a copy of the paper Mr. Kaller presented at the Seminar, which was entitled "R & R at the Municipal Level"."

CARRIED UNANIMOUSLY

(37) Highlawn Drive from Midlawn Drive to Beta Avenue
(Copan)

(This item was dealt with previously in the meeting.)

(38) Sale of Municipal Lots - Wilberforce Street and Sapperton Avenue

It was being recommended that Council accept the following offers for the purchase of the properties described in the amounts indicated:

| | | |
|-------------|------------------------------------|-------------|
| (a) Lot 137 | Emmet Cafferky and Associates Ltd. | \$12,260.00 |
| (b) Lot 138 | R. A. Pelzer | 11,800.00 |
| (c) Lot 139 | C. Kelbert & Sons | 12,200.00 |
| (d) Lot 140 | C.S.J. McKelvey | 13,720.00 |
| (e) Lot 141 | B.F. Cook | 12,026.50 |
| (f) Lot 142 | Vine Enterprises Ltd. | 11,651.00 |
| (g) Lot 143 | Vino Enterprises Ltd. | 11,651.00 |
| (h) Lot 145 | Burnaby Housing Enterprises Ltd. | 11,550.00 |
| (i) Lot 146 | Burnaby Housing Enterprises Ltd. | 11,550.00 |
| (j) Lot 147 | D. L. Herman | 12,001.00 |
| (k) Lot 148 | J. Bright Holdings Ltd. | 12,001.00 |
| (l) Lot 149 | Burnaby Housing Enterprises Ltd. | 11,550.00 |
| (m) Lot 150 | J. Leopky | 13,100.00 |
| (n) Lot 151 | J. Leopky | 13,100.00 |
| (o) Lot 152 | N. O. Woodcock | 12,666.00 |

Attention was being drawn to the fact that the bid submitted by Philips-Dearden Ltd. indicated that, in the event this Company was unsuccessful in obtaining the four lots on which they bid, they wish to withdraw their offers on each of the four lots.

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

CARRIED UNANIMOUSLY

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(39) Motorcycles on East side of Burnaby Mountain

The Parks and Recreation Commission has no objection to motorcycles using land on the East side of Burnaby Mountain.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(40) Indoor Swimming Pool No. 2

It is the intention of the Parks and Recreation Commission to commence construction of Indoor Swimming Pool No. 2 in 1972 and to select an architect and/or consultant for the project within the very near future.

The Commission has selected Rene Memorial Park as the location for the 2nd Indoor Pool.

The Commission, on June 16th, authorized the transfer of \$60,000.00 from the Swimming Pool Reserve Account to the Capital Improvement Programme to make the necessary funds available for design and consultant services, as required.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(41) Dover Street At Nelson Avenue

It was being recommended that Council authorize the preparation of a By-law to acquire and dedicate, for road purposes, a ten foot truncation from land at the South-East corner of the above intersection.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(42) Oil Refineries

(This item was dealt with previously in the meeting.)

(43) Truncations at Sprott Street and Douglas Road

It was being recommended that Council authorize the preparation of a By-law to acquire three truncations at the above location and dedicate them for road purposes.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted on the basis that negotiations for the acquisitions in question will be completed before the By-law is finalized."

CARRIED UNANIMOUSLY

(44) Unemployment Insurance

Bill C229, an act respecting Unemployment Insurance in Canada, received Royal Assent on June 23, 1971.

A calculation has been made of the estimated additional cost to be borne by the Corporation as a result of the changes in the Unemployment Insurance Act. The figures are:

| | |
|------|---------------|
| 1971 | - \$3,000.00 |
| 1972 | - \$92,000.00 |

The cost of unemployment insurance does not appear in the budget as a separate item because it is charged to the Benefit Pool Account together with all other employee benefit costs and distributed over the entire spectrum of salary and wages as a percentage of salary and wages.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(45) Equestrian Complex

The Parks and Recreation Commission has defined the site for the equestrian complex on Avalon Avenue so that the area can be placed under the jurisdiction of the Commission.

The site that Council recently agreed to lease to the Horsemen's Association is only a portion of a five acre site that the Association wishes for ultimate development of its proposed stabling facility in the equestrian complex.

The Parks and Recreation Commission was recommending that:

- (a) The boundaries suggested by staff, and approved by the Planning Department, be selected as the equestrian complex, to be placed under the control of the Commission.
- (b) Council approve the cancellation of the roads and lanes within the complex, as shown on a plan.
- (c) A legal survey and consolidation of the municipally-owned land into one parcel be authorized.

Once these recommendations have been implemented, the Commission will be in a position to redraw the boundaries of the Horsemen's Association Lease to embrace the full five acre site it requires.

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A question was raised in Council as to why the Parks and Recreation Commission wished jurisdiction over the equestrian complex when other park facilities remain under the jurisdiction of the Council.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That action on the recommendations in the report of the Manager be deferred until the July 26th meeting in order to determine the answer to the jurisdictional question raised above."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

(46) Estimates

It was being recommended that the Special Estimates of Work in the total amount of \$331,967.09, as contained in the report of the Municipal Engineer, be approved.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(47) Revenue and Expenditures

It was being recommended that the expenditures itemized in the accompanying report from the Municipal Treasurer be approved.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(48) Health Department

A report of the Medical Health Officer covering the activities of his Department during the month of May, 1971 was being submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

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ALDERMAN DAILLY RETURNED TO THE MEETING.

- (49) Buffalo Street
SUBDIVISION REFERENCE NO. 56/70

(This report was referred to the meeting of Council to be held on July 13, 1971.)

- (50) Chevron Refinery

(This item was dealt with previously in the meeting.)

- (51) Big Bend Area

(This report was referred to the Council meeting to be held on July 13, 1971.)

- (52) Lot 14, S.D. "F", Blocks 2, 10, 11, 18 and 19, D.L. 6, Plan 18558 (3201 Noel Drive)

It was being recommended that Council accept the offer from Apex Building Movers Ltd. in the amount of \$2,000.00 for the purchase of the dwelling on the above described property and the removal of the building by July 31, 1971.

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

CARRIED UNANIMOUSLY

- (53) Lot 19 except Pcl. "A", Sk. 12407, Block 4, D.L. 125, Plan 3520
REFERENCE REZONING #53/70

(This report was referred to the meeting of Council to be held on July 13, 1971.)

- (54) Chevron Refinery

(This item was dealt with previously in the meeting.)

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

CARRIED UNANIMOUSLY

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THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That leave be given to introduce:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1971" #5884

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1971" #5931

"BURNABY BUDGET AUTHORIZATION BY-LAW 1971, AMENDMENT BY-LAW 1971" #5932

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1971" #5929
and that they now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1971 provides for a Text Amendment re: Industrial Zoning Regulations.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Committee do now rise and report progress on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1971"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Committee do now rise and report:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1971"

"BURNABY BUDGET AUTHORIZATION BY-LAW 1971, AMENDMENT BY-LAW 1971"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1971" complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 17, 1971"

"BURNABY BUDGET AUTHORIZATION BY-LAW 1971, AMENDMENT BY-LAW 1971"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1971"

be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Council do now resolve into a Committee of the Whole to consider and report on:

"BURNABY EXPROPRIATION BY-LAW NO. 1, 1971" #5836

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971" #5925

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971" #5926"

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971 provides for the following proposed rezoning:

Reference RZ #18/71 From M1 and R5 to CD

Lot "B", Blk. 13, D.L. 70W, Plan 13727

Lots 11, 12, 14, 15 and 16, Blk. 13, D.L. 70, Plan 1432

Lot 28, D.L.'s 69/70, Plan 36506

Lot 29, D.L. 70, Plan 36506

(4293, 4277, 4269, 4263, 4255, 4297 and 4241 Canada Way, 3240 Gilmore Diversion)

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971 provides for the following proposed rezoning:

Reference RZ #143/66 From R2 to CD

Lot 131, D.L. 136, Plan 34438

Lot 132, Exc. Plan 37292, D.L.'s 136 & 137, Plan 34438

(7351 Montecito Drive and 7302 Halifax Street)

Municipal Clerk stated that the Planning Department has reported that the prerequisite established by Council in connection with this rezoning proposal is now nearing completion.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That Lot 27, Block 24, D.L.'s 151/3, Plan 2001 be deleted from Burnaby Expropriation By-law No. 1, 1971."

CARRIED UNANIMOUSLY

July/12/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Committee do now rise and report:
"BURNABY EXPROPRIATION BY-LAW NO. 1, 1971"
complete as amended."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Committee do now rise and report:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971"
complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That:
"BURNABY EXPROPRIATION BY-LAW NO. 1, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 29, 1971" #5917
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1971" #5923
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1971" #5924
be now reconsidered and finally adopted, signed by the Mayor and Clerk
and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

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

CARRIED UNANIMOUSLY