

FEBRUARY 15, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, February 15, 1971 at 7:00 p.m.

PRESENT:

Mayor Prittle (7:55 p.m.); Aldermen
Blair (7:10 p.m.); Clark; Dailly;
Drummond; Emmott; Mercier (7:05 p.m.);
Ladner and McLean;

Acting Mayor McLean was in the Chair until 7:55 p.m.;

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the Minutes of the meeting held on February 8, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ACTING MAYOR McLEAN proclaimed the period between February 21st and 28, 1971 as Heart Week.

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. Bruce Young, Troop Scouter re: Bestwood Industries Ltd.
- (b) Mr. L. W. Hanson re sewer service
- (c) Mr. I. L. Beveridge of Inter-Continental Holdings Ltd. re: application to rezone Parcel "A", Explanatory Plan 12790, S.D. 3, Block 17, D.L. 29, Plan 9850.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) The letter from Mr. Young forwarded a petition signed by 219 residents of North Vancouver District containing the following request:

"Whereas it is now generally recognized that pollution of water and air can no longer be tolerated,

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And Whereas many municipal authorities have successfully enacted and are enforcing tough by-laws to control pollution,

And Whereas Bestwood Industries Ltd., Barnet Highway, Burnaby appears to operate under no such restrictions and regularly contaminates the entire air mass in Southern Indian Arm,

We, The Undersigned, Petition Burnaby Corporation to prepare and enforce such laws that are required to force Bestwood Industries into becoming a good corporate citizen."

Mr. Young called upon one of the boys in his troop to read a submission supporting the request contained in the petition.

ALDERMAN MERCIER ARRIVED AT THE MEETING.

It was suggested to the delegation that they contact the Chief Public Health Inspector for the municipality so as to arrange for an on-site inspection of the "Bestwood" operations for the purpose of determining all that Company has done to combat the incidence of pollution from its operations.

(b) Municipal Clerk stated that Mr. Hanson would be unable to address Council this evening because he was ill.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That consideration of the submission from Mr. Hanson be deferred until the February 22nd meeting."

CARRIED UNANIMOUSLY

(c)
MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That consideration of the submission from Inter-Continental Holdings Ltd. be deferred until receipt of Item (II) of the Municipal Manager's Report No. 11, 1971 later this evening."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

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ALDERMAN BLAIR ARRIVED AT THE MEETING.

President, Burnaby Rhododendron and Spring Flower Show Society, submitted a letter requesting that Council grant financial support to the Society to enable it to hold a Flower Show this May similar in content to that which was staged at the Cowan Centre last year.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That the request of the Burnaby Rhododendron and Spring Flower Show Society be referred to the Grants and Publicity Committee for consideration and recommendation; and further, the Parks and Recreation Commission also indicate the sum which it has included in its 1971 Budget for the subject Flower Show."

CARRIED UNANIMOUSLY

Secretary, Burnaby Minor Lacrosse Association, wrote to request permission to hold a Tag Day at various shopping centres in the municipality on April 30th and May 1, 1971.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That permission be granted to the Association to conduct its campaign at the times and in the locations indicated."

CARRIED UNANIMOUSLY

President, Canada Summer Games Society (New Westminster - Burnaby 1973) submitted a letter requesting permission to use Burnaby Lake for water skiing events for four days in August, 1973 during the Canada Summer Games.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the request of the Canada Summer Games Society be granted."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the request of the Canada Summer Games Society be tabled until the Society can produce evidence that no damage will ensue from the proposed use of Burnaby Lake for water skiing."

IN FAVOUR -- ALDERMEN LADNER AND
DAILLY,

AGAINST -- ALDERMEN BLAIR, CLARK,
DRUMMOND, EMMOTT, MERCIER
AND McLEAN

MOTION LOST

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MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:

"That the motion granting the Canada Summer Games Society permission to use Burnaby Lake for water skiing be amended by making the permission subject to the Society being satisfied there will be no undue harm to Burnaby Lake, including its environs and wildlife within the Lake area, as a result of the water skiing events."

CARRIED

AGAINST -- ALDERMAN DAILLY

A vote was then taken on the original motion, as amended, and it was Carried with Alderman Ladner and Dailly against.

Mr. G. F. Booth wrote to request that the lane between Leibly Avenue and Walker Avenue from Burris Street to Stanley Street be constructed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That Mr. Booth be advised that all of the owners from whom portions of their properties would be required for the full lane allowance in question would need to dedicate the requisite land before the municipality considers constructing the lane."

CARRIED UNANIMOUSLY

Mr. Henry J. Appell submitted a letter indicating that a group of citizens:

- (a) view with serious concern, and strongly object to, any changes in the zoning of the Big Bend Area and to any withholding of developments planned for any property there.
- (b) wish a copy of a report the Planning Department is preparing in connection with a review of the zoning situation in the Big Bend Area
- (c) also desire a copy of a petition which Council received a few months ago opposing any further industrial development in the subject area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That Mr. Appell be advised of the time table which has been established for the preparation of reports by the Planning Department on the reviews being made of the zoning situation in the Big Bend Area; and further, he also be apprized of the situation in regard to applications which are made for Preliminary Plan Approvals to develop land in the subject area."

CARRIED UNANIMOUSLY

Chairman, The Board of the Vancouver Heights Baptist Church, wrote to request that Council reconsider a proposal to place portions of Lots 42 and 49, D.L. 135, Plan 3234 in a sale position so that the Church can have the opportunity to purchase the land and develop it for Church purposes.

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That the proposal from the Board of the Vancouver Heights Baptist Church be referred to the Planning Department for consideration and report."

CARRIED UNANIMOUSLY

General Manager, Transportation, British Columbia Hydro and Power Authority, submitted a letter advising of certain schedule and route changes involving Vancouver, New Westminster and Burnaby Transit Operations.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the Council express its objections, in the strongest possible terms, to the transit service reductions outlined in the letter from the B. C. Hydro and Power Authority and ask the Authority to maintain existing transit services until the Greater Vancouver Regional District has had an opportunity to complete its consideration of a study of transit service in the Lower Mainland that is being made by the Regional District."

CARRIED UNANIMOUSLY

Vice Chairman, Housing Committee, United Community Services of the Greater Vancouver Area, wrote to forward a copy of a report entitled "Mobile Home Living in The Lower Mainland".

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That copies of the report from the U.C.S. be forwarded to each member of the Advisory Planning Commission for their information."

CARRIED UNANIMOUSLY

It was understood by Council that the Planning Department would be submitting a report dealing with the technical points made in the Brief from the U.C.S.

MAYOR PRITTIE ARRIVED AT THE MEETING AND ASSUMED THE CHAIR.

ALDERMAN McLEAN TOOK HIS SEAT AS A MEMBER OF COUNCIL.

* * *

TABLED ITEM

The following matter was then lifted from the Table:

Planning Department Work Programme

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That this matter be retabled until the February 22nd meeting when the Planning Director is expected to be present."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That a select committee of Council and appropriate staff be appointed to conduct an examination of all forms of Municipal Taxation imposed upon the various types of development within Burnaby, to determine the proportionate taxation burden borne by each type of development, and that the results of the Committee's examination be reported to Council."

CARRIED UNANIMOUSLY

* * *

QUESTION AND
ANSWER PERIOD

ALDERMAN CLARK enquired as to whether the Municipality would be constructing curbs on the South side of Hastings Street in the Capitol Hill Area.

Municipal Engineer replied that the Corporation would only be doing some of the work connected with the Hastings Street Widening Programme because of the arrangement that was made with the Department of Highways.

* *

When ALDERMAN DAILLY enquired as to whether parking was to be prohibited on the widened portion of Hastings Street in the Capitol Hill Area, the Municipal Engineer indicated that this would be the case, as least for the time being.

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

CARRIED UNANIMOUSLY

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R E P O R T S

ALDERMAN MERCIER, as the Liaison with the Finance Department, submitted a report on changes proposed for the Municipal Electronic Data Processing system, advising as follows:

- (a) In the course of studying a September 3, 1970 comprehensive report of the Municipal Treasurer plus an October 9, 1970 report of the Municipal Manager, a consultant was engaged to comment on the reports.
- (b) The Municipal Assessor, the Planning Director and the Municipal Engineer also submitted their views on the subject at hand.
- (c) An over-simplified graphic illustration was being submitted in the hope that it might prove useful to focus the attention of Council on the basic policy decisions required.
- (d) It has been concluded that the existing system is adequate for normal expansion of the presently used general business applications.

- (e) The consultant has indicated that upgrading the I.B.M. equipment in accordance with the proposal advanced by the Municipal Treasurer would be the fastest and most effective way of achieving the objectives; however, if cost considerations are to be examined, the Corporation should ask itself whether the value of the Treasurer's proposal exceeds the \$260,000.00 extra expenditures that would be necessary over the next seven years.
- (f) The simplest and least inconvenient way of upgrading the equipment is to remove the Central Processor, replace it with one of greater capacity (made by the same manufacturer) and add tapes and discs.
- (g) Existing computer programmes will function very well on the new machines without change. Gradually, over a period of time, reprogramming can take place to take advantage of the powers of the new equipment.
- (h) The conclusion has been reached that the Electronic Data Processing System must be expanded, if Council is to endorse the proposed applications for new planning, decision-making and problem-solving capabilities.
- (i) Consideration was also given the potential of a form of Regional Municipal Data Centre. In that regard, it was determined that investigation of the need for a Regional Centre should not affect the changes proposed for Burnaby's Internal system at this time.
- (j) The following recommendations were being made:
 - (i) That Council endorse, in principle, the proposed applications for the Electronic Data Processing System which has been set out in general in various reports from the Municipal Treasurer and Manager and as more specifically mentioned in the reports the Assessor, Planning Director and Engineer have submitted.
 - (ii) That Council also endorse, in principle, the proposal to expand the existing system, using equipment of I.B.M. (the present supplier), rather than any different supplier.
 - (iii) That implementation of the above two recommendations and related equipment purchase arrangements be held in abeyance until eight-year cost savings anticipated by such implementation are summarized for Council with respect to at least one of the major suggested applications for each of the Assessment, Planning and Engineering Departments because this information is considered to be indicative of overall savings and will enable Council to consider the financial implications on a cost/benefit basis of the anticipated cost (approximately \$300,000.00) of changes to the Data System.
 - (iv) That an Inter-Municipal Committee be appointed immediately to report on the feasibility of establishing a Regional Municipal Data Processing Centre, either at the present time, within the next five years or within the next ten years, with members of the Committee to be one member of Council and one staff member from each of the participating municipalities.

The least that should result from this proposal is the saving of considerable costs if each municipality endeavors to establish its own Data Processing System.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the recommendations in the above report on Electronic Data Processing be adopted."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 11, 1971 on the matters listed below as Items (1) to (15) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Contract Strength - Royal Canadian Mounted Police (Burnaby Detachment)

At the present time, the authorized strength of the Burnaby Detachment of the R.C.M.P. is 161 members.

The Council has already approved the addition of eight positions for the year 1971/72.

It is now necessary to consider any further increases in the establishment for the fiscal year 1972/73. The Officer-In-Charge of the Burnaby Detachment must place his requisition in that regard to his headquarters shortly, and he is recommending the addition of eleven positions.

It was being recommended that Council approve the addition of eleven positions in the Contract strength for the Burnaby Detachment of the R.C.M.P. for the fiscal year 1972/73.

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

CARRIED UNANIMOUSLY

(2) Agreement - Wenn, Trygve (Professional Golfer)

The above agreement expired on December 31, 1970.

The Parks and Recreation Commission is recommending that the agreement be renewed for the period between January 1, 1971 and December 31, 1973, inclusive, with the following amendments:

- (a) "2. The Corporation shall pay to the Professional the sum of \$600.00 per month until the termination of this Agreement provided, however that if in any calendar year, the gross sum received by the Professional under Clause 3 hereof exceeds \$50,000.00 the Corporation shall deduct from the sum payable (\$7,200.00) 7.5% of the amount in excess of \$50,000.00.

Further, that, if for any reason the Corporation closes the Golf Course for a period in excess of one month, the Golf Professional shall receive \$800.00 per month for the duration of the closure."

- (b) "5. The Professional shall sell and keep an account of all green fee sales which shall be the property of the Corporation. The Corporation shall provide staff (cashier-attendants), who shall work under the direction of the Professional for the purpose of green fee collection and other services in the Pro Shop in accordance with the following schedule:

March 1 - April 30	- 1 Cashier-attendant 40 hours/week
May 1 - August 31	- 3 Cashier- attendants 40 hours/week
September 1 - October 31	- 1 Cashier-attendant 40 hours/week

At all other times the cost of green fee collection shall be borne by the Golf Professional."

- (c) The Corporation and the Professional shall share equally the cost of installation and service of a protective alarm system."
- (d) "The Professional shall deliver to the Treasurer of the Corporation on the 15th day of March 1972, a Certificate certified by a Chartered Accountant, showing the sums received by the Professional under Clauses 2 and 3 hereof for 1971, and on the 15th day of March 1973, a Certificate certified by a Chartered Accountant showing the sums received by the Professional under Clauses 2 and 3 hereof for 1972, and on the 15th day of March 1974, a Certificate certified by a Chartered Accountant showing the sums received by the Professional under Clauses 2 and 3 hereof for 1973."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation contained in the report of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Phase No. 1 of Local Improvement Programme

The Municipal Treasurer was herewith submitting a cost report prepared pursuant to Section 601 of the Municipal Act governing the above programme.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the cost report of the Treasurer be received."

CARRIED UNANIMOUSLY

(4) Assessment Equalization Act (Bill 22)

A copy of Bill 22, which amends the Assessment Equalization Act and limits increases in assessed values to 10%, was being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the report of the Manager, and the attachment to it, be received."

CARRIED UNANIMOUSLY

(5) Sprott Street East of Sperling Avenue

The above portion of Sprott Street forms part of the Sports Complex at the Western end of Burnaby Lake.

The site approved by the Parks and Recreation Commission for a field house in the area is on a portion of the right-of-way.

It was therefore being recommended that the subject portion of Sprott Street, as shown in particular on an accompanying sketch, be abandoned and later consolidated with the other land adjoining it.

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

CARRIED UNANIMOUSLY

(6) Illegal Storm Drainage Connections

Simpsons Sears Limited has written to outline a problem involving the sanitary sewer surcharging and flooding the basement of their premises on Kingsway.

The situation has received a lot of attention and study during the past few years, and there is no doubt that part of the problem is due to the infiltration of water into the sanitary sewer system during periods of heavy rainfall.

From gauging during dry and wet periods, the Kingsway sanitary sewer system has been found to be adequate for the purpose for which it was intended.

There is no doubt that the main cause of the problem is storm water being introduced into the sanitary system by illegal storm drainage connections.

In addition, the Greater Vancouver Sewerage and Drainage District has informed the Municipal Engineer of the excessive flow coming into the pumping station on Sperling Avenue during heavy rains. As all the sewers tributary to this station are new, the excessive flow must come from illegal storm drainage connections.

This type of connection also aggravates the problem of sewage treatment.

The costs of dye testing both areas mentioned is estimated to be \$10,000.00 plus a sum for enforcing the disconnection of illegal storm water connections.

It was being recommended that the Municipal Engineer be instructed to take the necessary action to dye test both areas and that he be authorized to have the illegal storm drainage connection removed.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted, on the understanding the Municipal Engineer will provide Council with a progress report from time to time on the results of his efforts to have illegal storm drainage connections removed."

CARRIED UNANIMOUSLY

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(7) Out-Of-Pocket Expenses For Members of the Parks and Recreation Commission

The Municipal Treasurer has reported as follows on the above matter:

- (a) The Municipal Act specifies that members of a Parks and Recreation Commission shall serve without remuneration.
- (b) For a short time in 1963, members of the then Commission claimed, and were paid for, out-of-pocket expenses.
As a result of a query of Council at that time relating to the possibility of providing accident insurance coverage for members of the Council and Civic Boards, the Municipal Solicitor replied, in part, that as there is no provision in the Municipal Act allowing for the payment of out-of-pocket expenses to members of Boards other than the Zoning Board of Appeal, (now the Board of Variance), the Council has no authority to honour such expenses. Upon being so apprized, the members of the Commission ceased filing claims for such expenses.
- (c) A resolution that was submitted to the 1969 Convention of the U.B.C.M. seeking an amendment to the Municipal Act that would provide for an annual remuneration to members of Parks and Recreation Commissions, was not endorsed by the Convention because its membership felt the Municipal Act implied authority to the municipality to pay out-of-pocket expenses.
- (d) During the past twelve months, members of the Commission have kept careful records of mileage driven in the performance of their duties. This ranges from 1,898 miles to 4,010 miles and, at 15¢ a mile, it means \$284.70 to \$601.50, respectively. Their other out-of-pocket expenses appear minimal.
- (e) On the direction of Mayor Prittle, the Municipal Clerk enquired of other municipalities as to the practice followed by them in connection with the matter at hand. A tabulation of the replies received is attached.
- (f) Under the circumstances outlined above, direction was being sought from Council as to whether the Corporation should reimburse members of the Parks and Recreation Commission for their out-of-pocket expenses.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That expenses and mileage allowances be paid for municipal business outside of the municipality upon receipt of a specific statement of expenses, within a maximum daily limit, to be recommended by the Commission for approval by the Council."

IN FAVOUR -- ALDERMEN MERCIER
AND DAILLY

AGAINST -- ALDERMEN BLAIR, CLARK,
DRUMMOND, EMMOTT, LADNER AND
McLEAN

MOTION LOST

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That a budget item be established by the Parks and Recreation Commission for the purpose of paying out-of-pocket expenses, including mileage expenses, to Parks and Recreation Commissioners, subject to a flat rate of expense "payout" being recommended to the Council by the Commission."

CARRIED UNANIMOUSLY

Mayor Prittie Declared A Recess at 9:05 P.M.

The Committee Reconvened at 9:20 p.m.

ALDERMAN DRUMMOND WAS ABSENT.

(8) Lot 37, D.L. 97, Plan 25527
REZONING REFERENCE #55/70

The Planning Department has offered the following comments on a petition that was received regarding the above rezoning application, which involves land on the South side of Imperial Street between Waltham Avenue and Kingsway:

- (a) Discussions have been held with the applicants for the rezoning to discuss the prerequisites. At the last meeting (January 8, 1971), suggestions were made as to how the prerequisites could be satisfied.

As the expected plans were not submitted, the lessee was again contacted and it was revealed that the lessee (Ralph Williams Motors) has undergone a management change, with the result a new person will need to be familiarized with the prerequisites.

- (b) The subject Lot 37, except for the North 20 feet thereof, was rezoned on November 30, 1964 to Service Commercial. The owner of the property agreed to the stipulation that one standard crossing would be allowed from Imperial Street at the extreme Westerly end of the site adjacent to the existing service station crossing.

The Planning Department has once again examined the need for a crossing from Imperial Street and has concluded that at least one is necessary for the proper functioning of the site. It is felt this location is the most desirable in terms of easy manoeuvring on the site without impeding traffic on Imperial Street, and that the location of the crossing should make it the least objectionable for the residents across Imperial Street.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That Council reaffirm its desire for one standard crossing from Imperial Street at the Westerly end of Lot 37, D.L. 97, Plan 25527 adjacent to the existing service station crossing for the reasons provided by the Planning Department."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(9) 8042 Winston Street (Rollco Pipe Supply Limited)
PRELIMINARY PLAN APPROVAL APPLICATION #1391

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

- (a) The application involves an asbestos-cement pipe storage yard and cutting operation.
- (b) The firm has been in business at the subject location for approximately one year, without the benefit of Preliminary Plan Approval or building permits for the conversion of the premises to the industrial use.
- (c) The application results from the Licence Inspector advising the Company that Preliminary Plan Approval must be obtained before a 1971 Business Licence can be issued.
- (d) The site is presently zoned M1 but lies directly opposite an R1 District, and is included in the area recommended for special consideration as to standards of industrial use.
- (e) The proposed use cannot be considered a high-order industrial activity that would be compatible with adjacent residential development. The Department has previously indicated that the property should be rezoned to the M2 category.
- (f) In view of Council's concern with respect to environmental control in the Government - Winston Area and the possibility of By-law Amendments to assure compatible development in the area, the direction of Council was being sought in regard to the application.
- (g) Section 707 of the Municipal Act makes specific provision for withholding permits pending consideration of amendments to a Zoning By-law, and it was being recommended that such action be taken to avoid conflict with Council's plans to implement a high standard of development within the area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the recommendation in the Planning Department's Report be adopted, on the understanding that the applicant can make representations to Council if it is deemed that any hardship will occur as a result of withholding permits for the development which is the subject of the report."

CARRIED UNANIMOUSLY

(10) Lots 6 and 7, Block 3, D.L. 119E½, Plan 2855
REZONING REFERENCE #97/67

The Planning Department has reported as follows on a complaint from the applicant for the above rezoning regarding the use being made of adjacent properties for parking and vehicle storage purposes:

- (a) The properties in question, which are located on the South side of the 4400 Block Buchanan Street, have been used for the purposes indicated by White Spot Datsun Limited.

The lots are zoned R5 and are being used without provision for the development standards that would be required for a conforming parking lot development.

- (b) Representatives of the Planning and Licence Departments have advised the Company mentioned that the use they are making of the lots is contrary to the prevailing zoning, and must therefore be discontinued. The principal of the Company has maintained that the use is strictly temporary and is needed to overcome a problem of lack of space on his commercial site.
- (c) The firm has obtained an industrially-zoned site on Willingdon Avenue which they intend to develop as a used car sales lot and ancillary new car storage area. The Company has indicated that the non-conforming use of the "Buchanan Street" property will be discontinued as soon as the other site is developed. No concrete action has been taken by the Company to date to provide this alternative facility or to remove the illegal use, even though several months have elapsed since the first advice to the Company.
- (d) It is considered that a more than reasonable period of time has been allowed in which to make suitable arrangements for relocating the operation of White Spot Datsun Limited to a conforming location and to provide the necessary improvements.
- (e) It was being recommended that an order to cease and desist the non-conforming use of the property be issued immediately.

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

CARRIED UNANIMOUSLY

(11) Parcel "A", Expl. Plan 12790, S.D. 3, Block 17, D.L. 29,
Plan 9850
REFERENCE REZONING #39/70

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

- (a) Two alternative Preliminary Development Plans for the property have been examined.
- (b) The application to rezone the property to the RM2 category was not approved at a September 21, 1970 meeting of Council, but it was resolved that the applicant be advised Council would be prepared to consider the rezoning of the property to RMI.
- (c) The February 3, 1971 letter from the applicant (Inter-Continental Holdings Ltd.) advances two alternative schemes, the first based on the basic RMI F.A.R. of 0.45 and the second exceeding the RMI floor area ratio where underground parking is not provided.

- (d) The applicant indicated Plan "A" complies with RMI requirements, but there are several basic discrepancies which prevent this plan from being approved. They are:
- (i) The intent of the RMI zone is to provide for low density multiple family development particularly designed for families with children whereas the proposed development contains only one bedroom and bachelor apartments.
 - (ii) The suite area for the units is only 544 square feet whereas a minimum of 600 square feet is required.
 - (iii) No provision is made for useable open space for outdoor recreational purposes.
- (e) While Plan "A" apparently has sufficient available site area for development of the facility desired, Plan "B" contains only one area of about 650 square feet which could be used for this purpose whereas a minimum of 5,700 square feet is required for the project.
- (f) Plan "B" proposes an apartment development with a F.A.R. of 0.512. The basic F.A.R. in this district may be increased to a maximum of 0.60 where underground parking is provided but the scheme provides one underground or underbuilding parking and could therefore only qualify under the basic RM2 density control.
- (g) The applicant maintains that the provision of underground parking would interfere with the view from adjacent buildings. However, with the provision of a true underground facility, there would need to be little or no increase in building height and therefore no increase in view obstruction.
- (h) In summary, the submitted plans do not reflect the guide lines for family accommodation in the area nor do they conform with certain basic minimum requirements for apartment development under the Zoning By-law.
- (i) It was therefore being recommended that Council reaffirm its decision not to exceed the RMI density on the site, and that the Planning Department be authorized to work with the applicant to obtain a Development Plan consistent with the criteria expressed in an earlier report.

Mr. I. L. Beveridge of Inter-Continental Holdings Ltd., who submitted a letter to Council earlier in the meeting, then spoke and indicated the following:

- (a) The development planned for the property is not speculative.*
- (b) It is virtually impossible to develop the site adequately so long as a Greater Vancouver Sewerage and Drainage District easement, which runs across the property diagonally, exists.*
- (c) Land across the street from the subject property is zoned RM2 so it would seem to be the right zoning category for the area.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the submission from Inter-Continental Holdings Ltd. be referred back to the Planning Department to work with the applicant in producing a development plan for the site that reflects the requirements of the RMI regulations in the Zoning By-law and takes into account the problem concerning the Company regarding the existence of the easement mentioned above."

CARRIED UNANIMOUSLY

(12) Remainder of Lot 7, Block 2, D.L. 74S½, Plan 1380
SUBDIVISION REFERENCE NO. 138/70

It was being recommended that the requirements of Section 712(1) of the Municipal Act be waived 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.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:

"That the owner of Remainder of Lot 7, Block 2, D.L. 74S½, Plan 1380 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 prepared by David V. Trevorrow and sworn the 8th day of January, 1971."

CARRIED UNANIMOUSLY

(13) Street Improvements Contract No. 2, 1970

It has now been determined that tenders will need to be called for improvements to Winston Street from Lozells Avenue to Brighton Avenue in order to meet conditions of the Federal - Provincial Special Development Loan Programme.

It is also considered better to enter into a new contract for those items of work that were mentioned in a report Council received on January 18, 1971 rather than extend the present contract, which is with Jack Cewe Ltd.

It was therefore being recommended that:

- (a) Tenders be invited for the work to be done on the portion of Winston Street mentioned.
- (b) A new agreement be entered into with Jack Cewe Ltd. for the completion and/or construction of the remaining items in Street Improvements Contract No. 2, 1970 for the same unit prices, terms and conditions that prevailed in the initial contract, and that the completion date for the works involved be May 31, 1971.

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

CARRIED UNANIMOUSLY

(14) Preliminary Plan Approval Application No. 1389 (Lenkurt
Electric Limited)

It was being recommended that the above application, which is for the construction of an 8,000 square foot office and laboratory addition to the existing plant of Lenkurt Electric Limited, be approved.

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

CARRIED UNANIMOUSLY

(15) Lot "B", Block 2, D.L. 69, Plan 3691
REZONING REFERENCE NO. 70/69

The Planning Department has reported that the prerequisites established by Council in connection with the above rezoning application have been satisfied, and therefore the rezoning proposal can be advanced.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be received and the By-law covering the subject rezoning proposal be brought forward for further readings."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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B Y - L A W S

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That leave be given to introduce "BURNABY ROAD CLOSING BY-LAW NO. 2, 1971" #5846 and that it now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the By-law 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-law."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That "BURNABY ROAD CLOSING BY-LAW NO. 2, 1971" be now read a Third
Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That "BURNABY TEMPORARY BORROWING BY-LAW 1971" #5845
"BURNABY ROAD DEDICATION BY-LAW NO. 1, 1971" #5847
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That:
"BURNABY TEMPORARY BORROWING BY-LAW 1971"
"BURNABY ROAD DEDICATION BY-LAW NO. 1, 1971"
be now finally adopted, signed by the Mayor and Clerk and the
Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

Feb/15/1971

As a result of a discussion, the Council decided to hold its meeting with the Parks and Recreation Commission on Thursday, February 25, 1971, rather than on February 18, 1971, to discuss the 1971 Budget of the Commission.

It was also decided that any delegations wishing to make representations at the meeting on February 23rd relating to the general subject of sewage treatment be limited to ten minutes.

It was also agreed that Council would render no decisions at that time on the matter, but would reserve itself until the March 1st meeting. It was added that no delegation should be heard at that March 1st meeting.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY