

NOVEMBER 15, 1971

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

PRESENT: Mayor R. W. Prittie, in the Chair;
Aldermen Blair, Clark, Dailly, Drummond,
Ladner, Mercier and McLean

ABSENT: Alderman Emmott

MAYOR PRITTIE expressed regrets at the death last Friday of Mr. Bob Robertson, who was recently made a Freeman of the municipality.

Mayor Prittie pointed out that Mr. Robertson had been very active in community affairs over a long period of time.

He concluded his remarks by stating that Mr. Robertson's funeral would be at the Burnaby Funeral Parlour tomorrow afternoon.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the Minutes of the Council meeting held on November 8, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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DELEGATION

Manager, Burnaby Chamber of Commerce, submitted a letter requesting an opportunity for Mr. Don M. Fraser, Secretary-Treasurer of the Chamber, to address Council on the question of industrial development.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Mr. Fraser be heard."

CARRIED UNANIMOUSLY

Mr. Fraser then spoke and presented a Brief containing the following points in regard to industrial development in the municipality:

- (a) The Zoning By-law, which controls development in the municipality, should protect industrial and commercial developments as much as developments in residential zones, and should allow all land owners in Burnaby to pursue their aims so long as they do not unduly affect their neighbours.
- (b) The municipality must learn to live with the planning mistakes of past years.

- (c) This year, the Council has taken many actions which have placed doubts in the minds of business leaders in the municipality, who are not certain their businesses can continue to grow within Burnaby. These actions were:
- (i) The discussions on the land use situation in the Winston Street Area and the consequent development of two new industrial zones.
 - (ii) The consideration being given the revision of the zoning and developments plans for land in the Big Bend Area.
 - (iii) The question of restricting expansion of the oil industry.
- (d) In the course of discussions on the above three matters, many of the industries have been faced with the problem of being zoned non-conforming, despite the fact they bought their land and used it for many years for the same purposes they intended for their expansion.
- (e) There is great concern with the actions taken by Council in an attempt to restrict the expansion of oil refineries. What concerns business as a result of these actions is that other segments of the business community might be subjected to similar controls, an extremely dangerous position for Council to take because it can only result in causing a great deal of harm to the community as a whole.
- (f) Many of the present industries in the municipality are looking for other areas where they can expand without fear of ever-changing regulations. This movement is bound to affect potential new development because many industrialists, when considering a new location, speak to other businessmen who are presently operating in an area to ascertain the methods of control adopted by local government.
- (g) Industrial growth is continuing to lag behind residential growth.
- (h) If the municipality is to maintain its present relationship of industrial and commercial assessments to residential ones, every effort must be made to attract industries that are required to keep the tax burden on the residents low. If this is not done, the Council will:
- (i) be compelled to increase taxes to provide the same level of services presently enjoyed.
 - (ii) need to cease developing amenities, such as parks, where development may be delayed.
 - (iii) need to reduce maintenance and upkeep of existing municipal assets and thus, in the long run, increase costs.
- (i) If Burnaby is to grow and prosper, jobs must be provided within the municipality for citizens. The last available figures from the Planning Department indicate that, in 1969, there were 48,700 persons in the Burnaby labour force and only 33,900 jobs in the municipality. It is granted that,

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living in a metropolitan area, many Burnaby residents work outside the municipality just as many who live elsewhere work here.

- (j) Burnaby, being in the centre of the metropolitan area, should welcome industry and commerce, particularly the types of businesses which are allowed to locate in the manufacturing zones.
- (k) The industry that locates today does not look the same as that which located long ago. This is an amalgam of the following two major factors:
 - (i) Industry locating today wants to be a better neighbour and consequently is prepared to spend more money to present a better appearance, and to be as pollution-free as possible.
 - (ii) Municipal Council also has more control in the Zoning By-law, ^{through} requirements of landscaping at the time of Preliminary Plan Approval, and in other By-laws.

These two factors will make new industrial areas look like better industrial parks. Industries which, by the very nature of their business, must make noise or generate vehicular traffic can be located in areas where they will not unduly disturb the residents. If the residents wish Council to move some of these businesses for alleged nuisance factors, then it is the responsibility of Council to assist the industries in moving.

- (l) The Chamber would urge Council to consider the following in any decisions that are made:
 - (i) If Burnaby is to develop into a fully rounded and viable community within the Greater Vancouver Area, the climate for industrial development must change - rapidly, otherwise there will not be money for the many services that the citizens want and require.

The matter of industrial development must be actively pursued, otherwise Council will fall further and further behind in meeting requests of the residents.
 - (ii) Council has a clear responsibility, as part of the growth of the community, to ensure that business can provide the number of jobs available within the municipality, which should be roughly equal to the number of persons in the labour force in the municipality.
 - (iii) Industrial residents must be assured that when they locate they can develop under regulations that are now set.

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

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Major R. D. McKerracher, Assistant Public Relations Officer, The Salvation Army, wrote to request permission to place Christmas Kettles at various locations in the municipality on certain days in December.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the request of the Salvation Army be granted."

CARRIED UNANIMOUSLY

Mr. Philibert C. Pelchat submitted a letter requesting that action be taken to remedy a flooding problem in the ditch behind his property at 8053 - 16th Avenue.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That action on the request of Mr. Pelchat be deferred until consideration of Item 4 of the Municipal Manager's Report No. 73, 1971 later in the evening."

CARRIED UNANIMOUSLY

Reverend D. Dale Cuming of the Westridge United Church submitted a letter advising that:

- (a) The North Burnaby Youth Corps finished its summer activities with a surplus of \$1,127.00.
- (b) The Ellesmere and Westridge United Churches will not be profiting in any way from the funds remaining in the hands of the South Burnaby Youth Corps following completion of its programme.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the North Burnaby Youth Corps provide Council with an explanation of the situation outlined in the letter from Reverend Cuming."

CARRIED UNANIMOUSLY

Minister of Highways submitted a letter advising that the requests of Council for a reduction in the speed limit on Canada Way between Kensington Avenue and Imperial Street and a controlled pedestrian crossing at Kensington Avenue have been referred to his Traffic Branch for study.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the Minister of Highways be asked to indicate when he or his Deputy, or both, are prepared to meet Council and interested citizens of the municipality to discuss Provincial highway priorities as they relate to Burnaby."

CARRIED

AGAINST -- ALDERMAN BLAIR

Mr. and Mrs. D. Whiteside wrote to:

- (a) relate a situation involving a truck from the Telephone Company parking on the sidewalk on Canada Way and compelling school children to walk around it.

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- (b) suggest that consideration be given the matter of using adults at school crossings in order to provide mature support for the children on patrol duty in handling situations such as that described.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That the proposal in the letter from Mr. and Mrs. Whiteside be referred to the Burnaby School Board for comment, along with a suggestion that the Board provide adult school patrols at its expense."

CARRIED

AGAINST -- ALDERMAN BLAIR

Joint Executive Committee, Burnaby Pollution Removal Association, Burnaby Chapter, S.P.E.C., and Capitol Hill Community Hall Association, submitted a letter expressing thanks to Council for arranging the public meeting that was held at the Capitol Hill School on November 9, 1971 to acquaint the public with the results of the tour that was made by members of Council and others of oil refineries in the California Area.

Mr. Gordon C. Lewis submitted a copy of a letter addressed to Mr. Ray Williston, M.L.A., in which he offered certain comments on the operations of Chevron Canada Ltd. in North Burnaby and suggested that early action be taken to institute measures designed to curb the incidence of air pollution, particularly as it relates to oil refineries.

It was understood by Council that the Municipal Clerk would, in acknowledging the letter from Mr. Lewis, correct the following three misunderstandings Mr. Lewis related in his letter regarding the Chevron matter:

- (1) The application of the Company which is under consideration is for permission to undertake a modernization programme for its plant, and not to expand its facilities.*
- (2) The Company has not threatened the municipality with legal action if the application for the permit is not granted.*
- (3) All oil received at the Chevron Plant or other plants is not delivered by the same pipe because the main pipeline is capable of transporting oil of various types, depending on the requirements of the particular plant.*

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:

"That the Provincial Government be asked to advise when it proposes to act on the application of the Greater Vancouver Regional District for Letters Patent pertaining to air pollution matters because Burnaby has air pollution problems requiring immediate attention."

CARRIED UNANIMOUSLY

Mrs. Walter Evans wrote to request that a buffer of trees be planted on the top of the 6500 Block 12th Avenue to shield the Stride Dump from the view of those in the area.

Mr. G. C. Jones and a number of others submitted a petition requesting that the Stride Dump be closed and that steps be taken immediately to prevent water seepage from the dump polluting adjacent property.

Municipal Engineer stated that he would be submitting a report to Council very shortly on the matter of the future of the Stride Dump.

Director of Finance and Administration, Greater Vancouver Regional District, submitted a letter with which he sent a number of copies of a report from the Noise Pollution Technical Sub-Committee of the Regional District dealing with noise control for the District.

Item 19 of the Municipal Manager's Report No. 73, 1971, which dealt with the subject of the submission from the Regional District, was brought forward for consideration at this time.

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

(19) Noise Control (Greater Vancouver Regional District)

The report from the Regional District seems to suggest that if the District is issued Letters Patent for the Noise Control function, the individual municipalities should not need to have the right to have their own By-law. If Burnaby proceeds with its Noise Control By-law, it may need to be repealed after the Letters Patent are issued to the Regional District.

There has been a certain overlapping in the preparation of both the Burnaby and Regional District by-laws because Mr. Penner of the B. C. Institute of Technology has been on both Technical Committees.

It was being recommended that:

- (a) The submission from the Regional District be referred to the Municipal Technical Sub-Committee dealing with the proposed Burnaby Noise Control By-law for study, comment and a recommended course of action at the same time as the Committee comments on the Briefs which were referred to it by Council on November 8, 1971.
- (b) That the said Sub-Committee specifically summarize, in tabular or chart form, the differences between the two draft By-laws as far as sound levels are concerned, using the municipal draft as the basis for the comparison.
- (c) A copy of Burnaby's draft By-law be forwarded to the Regional District for its information and comment, apprising the District

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at the same time of the action Burnaby has taken to date on the matter at hand.

- (d) The Regional District be asked to provide an estimate of the time when it thinks it will have an operative Noise Control By-law.

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

CARRIED UNANIMOUSLY

Vice President and Refinery Manager, Chevron Canada Ltd., wrote to advise of the current status of the carbon monoxide boiler that the Company plans to install under Preliminary Plan Approval No. 1435.

Mr. Norman S. Jones, Architect, submitted a copy of a letter addressed to the Housing Committee in which he advised that:

- (a) The Burnaby F.P. 3 Housing Project (Stratford Avenue and Pandora Street) has been selected by the Canadian Housing Design Council for a first prize award in the multiple housing category of the 1971 National adjudication.
- (b) He, as the Architect associated with the Housing Project, and a representative of the Burnaby Council have been invited to travel to Ottawa for a presentation of the award at a dinner on December 9, 1971, with the Canadian Housing Design Council contributing \$280.00 toward the cost of the trip to Ottawa.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That Alderman Dailly, as the Chairman of the Housing Committee, be authorized to attend the Dinner mentioned in the letter from Mr. Jones."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That both Mr. Jones and the Contractor who built the Housing Project in question, Klassen Construction Ltd., be commended for their efforts and contribution in connection with the matter."

CARRIED UNANIMOUSLY

It was also understood that the Planning Department would be commended for its contribution to the project.

It was drawn to the attention of Council that a letter had just been received from Mrs. R. F. Beach pertaining to the Fraser River Estuary.

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MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the letter from Mrs. Beach be included in the Agenda for consideration at this time."

CARRIED UNANIMOUSLY

The letter invited the members of Council to tour the Fraser River with fishermen and small boat owners commencing at 10:30 a.m. on Sunday, November 21, 1971 for the purpose of observing the public wharves and access to them and then being able to determine guide lines for the proper control of development in the Lower Fraser Estuary.

* * *

QUESTION AND ANSWER
PERIOD

When Alderman McLean enquired as to why it was necessary for four members of the Planning staff from the Regional District to attend meetings of the District, he was informed that often the topics discussed at the meetings involved a wide range of planning matters that necessitated the presence of the particular Planner specializing in each matter.

Alderman McLean asked whether any overtures were being made to have a right-turn only lane provided for the Westbound movement on Canada Way approaching Kensington Avenue and a left-turn only lane on Canada Way for the Eastbound movement at Kensington Avenue.

Municipal Engineer stated that the Department of Highways was studying both matters at the present time.

Alderman McLean asked when Council could expect to hold the Public Hearing on the rezoning of land in the area bounded by Boundary Road, Grandview Highway and the Freeway.

Planning Director stated that his Department is presently defining the area so that the precise description can be entered in the Notice of the Hearing.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That Alderman Emmott be granted leave of absence from the meeting."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

* * *

R E P O R T S

MUNICIPAL CLERK submitted a report of the Committee of the Whole in which it was recommended that, as a result of considering a submission from the Municipal Manager at the "In Camera" meeting on November 8th, Council:

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- (a) Accept, with regret, Fire Chief L. C. Auvache's notice of early retirement, to be effective April 30, 1972.
- (b) Appoint Deputy Chief W. F. Collum as Fire Chief Designate, effective immediately, on the understanding he will officially assume the Chief's duties and be placed in the appropriate pay grade upon the Chief's departure from the Service.
- (c) Authorize the posting of the position of Deputy Fire Chief.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That a matter pertaining to the construction of the proposed Fire Hall No. 6 on Government Street at Brighton Avenue be placed on the Agenda at this time for consideration."

CARRIED UNANIMOUSLY

Alderman Clark pointed out that the Architect for the Project, Eng and Wright, wished to proceed to tender as soon as possible so that advantage can be taken of Loan Fund Opportunities and the Project can get underway early next year.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the Architects mentioned, Eng and Wright, be authorized to proceed immediately to invite tenders for the construction of the Fire Hall in question."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 73, 1971 on the matters listed below as Items (1) to (32), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Christmas Bonuses - Social Service Recipients

The Social Service Administrator has advised that the approximate disbursement for Christmas bonuses to Social Service Recipients will be \$20,000.00, and Burnaby's share will be \$3,000.00.

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The costs to the municipality of this bonus in previous years was:

1968 - \$2,070.00
1969 - \$2,600.00
1970 - \$2,700.00

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

CARRIED UNANIMOUSLY

(2) R.C.M.P. Monthly Report

A report of the R.C.M.P. covering the policing of the municipality for the month of October, 1971 was being submitted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the report be received."

CARRIED UNANIMOUSLY

(3) Federal-Provincial Employment Loans Programme

Verbal advice has been received from the Deputy Minister of Municipal Affairs that his Office is prepared to approve the applications for loans listed hereunder, when submitted:

<u>BY-LAW NO.</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
6004	Storm Sewers	\$3,957,000.00
6005	Sanitary Sewers	173,000.00
6006	Swimming Pool	800,000.00
6007	Heritage Park	75,000.00
6008	Winston St. Landscaping	60,000.00
6009	Fire Hall	107,000.00
		<u>\$5,172,000.00</u>

It is anticipated all of the applications will be in the hands of the Deputy Minister by November 15, 1971.

In the meantime, his advice is to pass Loan Authorization By-laws to cover the applications.

The amount shown for the Fire Hall is \$107,000.00, instead of the \$81,000.00 reported previously.

It was being recommended that the Loan Authorization By-laws mentioned above be considered by Council.

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

CARRIED UNANIMOUSLY

(4)(a) Miscellaneous Drainage Works
(b) 8053 - 16th Avenue (Pelchat)

The Engineer has advised that there are some projects, described as semi-maintenance and semi-capital types of work, which should be undertaken to provide some easing of flooding situations during periods

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of heavy rains. The particular areas, and the costs of remedying the problems, are as follows:

- (a) Easement - 8050 - 17th Avenue - \$2,000.00;
- (b) Thorne Street at Meadow Avenue - \$3,000.00;
- (c) Trapp Road at Fraser River Dyke - \$5,000.00;
- (d) Royal Oak Avenue and Byrne Road - \$3,000.00;
- (e) Watercourse Easement at 8033 Winston Street - \$1,000.00;

TOTAL \$14,000.00

These costs cannot be charged to the General Drainage Account in the Roads Operating Budget without causing an overexpenditure.

The problem outlined in a letter Council received earlier in the evening from Mr. Pelchat would be resolved if the project listed under (a) above was undertaken.

It was being recommended that:

- (a) The Municipal Engineer be authorized to do the drainage works referred to under (a) to (e) above.
- (b) The sum required (\$14,000.00) be transferred from the Special Roads Project Contingency Account in the Capital Budget to the Special Drainage Projects Account in the same Budget and be charged thereto.
- (c) Mr. Pelchat be advised of the foregoing, as it relates to the problem concerning him.

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

CARRIED UNANIMOUSLY

(5) Special Estimates

It was being recommended that the Special Estimates of Work of the Municipal Engineer, which amount to \$23,050.00, be approved.

(6) Street Light

It was being recommended that Council approve the installation of a 300-Watt Mercury Vapour Street Light on the fourth pole South of 16th Avenue in the 7500 Block Burgess Street.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the recommendations of the Manager under Items (5) and (6) above be adopted."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the Municipal Engineer submit a report indicating the
feasibility of installing underground wiring on a Local Improvement
basis."

CARRIED UNANIMOUSLY

(7) Burnaby Noise or Sound Abatement By-law 1971
CHEVRON CANADA LTD.

Four letters from Chevron Canada Ltd., summaries of which are
as follows, pertaining to aspects of the Company's oil refinery
operations, were being submitted:

- (a) The first indicates there is no evidence that
employees at either the Burnaby Refinery or the
Richmond California Refinery have a higher incidence
of respiratory infection than the office group
of employees in these areas.
- (b) The second one forwards a copy of a newsletter
recently mailed by the Company to residents immediately
adjacent to the refinery outlining the action taken
by the Company insofar as aesthetics are concerned.
- (c) The third outlines, generally, how the Burnaby plant
conforms to the California Bay Area Air Pollution
Standards, with emphasis being placed on:
 - (i) The claim of the Company that there is a
high degree of compatibility between its
present operation and the standards set by
the Bay Area Air Pollution Control District.
 - (ii) A statement that the mechanical design of
the Rheniformer, the installation of which has
been deferred, will be in compliance with
existing Bay Area standards and it is the Company's
intention that the mechanical specification
covering any future equipment installed will
be in compliance with the said standards.

The material sent with the letter from the Company
is some of that shown to the Council delegation that
travelled to California. Though the situation detailed
in the attachment applies specifically to the Bay
Area, it does give an indication of the loading of
the atmosphere by all contributors and makes reference
to the world-wide atmospheric pollutants.

- (d) The fourth one forwarded maps, one of which indicates
the origin and number of complaints that the refinery
has received since 1955 in respect of noise and other
irritating factors associated with the operation
of the refinery. The Company points out that it presently
has underway a noise reduction programme by muffling
existing equipment. The Company also urges that the
pending Noise or Sound Abatement By-law being considered
by Council be altered so that noise levels are established
from the nearest residential property line rather than
the plant property line.

It was being recommended that:

- (a) A copy of the fourth letter be referred to the Technical Sub-Committee dealing with noise for consideration and comment when the Committee is reporting on the Briefs that Council received on November 8, 1971 in connection with the subject By-law.
- (b) The contents of the foregoing report be forwarded to Chevron Canada Ltd. and all other parties who expressed an interest in the general subject of refinery modernization and expansion when it was being debated.

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

CARRIED UNANIMOUSLY

(8) Front Yard Parking and Sidewalk Crossings in Residential Districts

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

- (a) The existing regulations in the Zoning By-law and the Street and Traffic By-law include the authority for the Municipal Engineer to determine the siting of all points of ingress and egress to parking areas from the street system. These regulations, which recognize street and traffic functions of the Engineering Department, provide specifically for the determination of the location of sidewalk and curb crossings from public streets to private properties. Closely related to these controls are the Zoning By-law regulations which prohibit front yard parking in residential districts. Off-street parking is permitted in a rear yard and, under certain conditions, at the side of a dwelling.
- (b) The current regulations are based primarily on traffic and aesthetic considerations, which seek to preserve the residential character of neighbourhood areas and to prevent street frontages from being excessively blacktopped or becoming littered with motor vehicles.
- (c) The suggested guidelines the Municipal Engineer outlined in a report to Council on October 4, 1971 can be accepted. Basically, these were that vehicular crossings

to the street system should not be approved where a parking area does not extend, and cannot be extended, to conform with the requirements of the Zoning By-Law, and where a parking area can be so extended, then a crossing be provided subject to certain conditions.

- (d) It is felt some modification is desirable in the present parking regulation to cover those cases in Residential Districts where off-street parking is/physically possible in other than a front yard location.

- (e) It is considered that off-street parking for automobiles can always be accommodated without infringing on the required front yard in new dwelling construction by appropriate design so it was being suggested that any amendment which provides an exception to the prohibition of front yard parking apply only to dwellings which were constructed prior to the effective date of the Zoning By-Law. It is also considered desirable that the amount of front yard space devoted to parking be limited in order to prevent large expanses of asphalt in such areas.

- (f) It was being recommended that:

- (i) No vehicular crossings from a parking area to the street system be approved unless in conformity with the requirements of the Zoning By-Law.

- (ii) The Zoning By-Law be amended by adding the following sub-clause to Clause (i) of Section 800.6(Location and Siting of Parking Facilities):

"No off-street parking shall be located within a required front yard, except under the following conditions":

- (a) In a C1, C4, C5 or M District where a principal building is set back from the required front yard, parking may be provided in such required front yard, subject to Section 6.15, and provided that the total landscaped area between the front line of the lot and the front line of the building is not decreased below that which would otherwise be required if such parking in the front yard was not allowed.
- (b) "On a lot in an R District, which was occupied by a principal building on or before June 7, 1965, where secondary lane or street access is not available and the width of the side yard is less than 8½ feet, a parking space may be developed within the required front yard to accommodate one automobile for each dwelling unit on the lot, provided, however, that no parking space shall exceed an area of 200 square feet, nor be located closer than 2 feet to any property line."

The Engineer supports the recommendation of the Planning Department.

The concurrence of Council in the matter will not affect any decisions made to date on sidewalk crossings but will merely confirm and formalize what has been done, and possibly reduce the number of appeals to Council on such matters.

It was being recommended that Council concur with the recommendations of the Planning Department and that the necessary amendment to the Zoning By-Law resulting therefrom be prepared for consideration.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be referred to the Advisory Planning Commission for comment, with it being understood that other submissions which Council has received in regard to the same subject will be forwarded to the Commission as well.

CARRIED UNANIMOUSLY

Alderman Clark served a Notice of Motion that he wished Council to consider a proposal that submissions pertaining to planning issues be referred by the Planning Department to the Advisory Planning Commission for comment at the same time Council receives the report of the Planning Department.

9. (a) Sidewalk Crossings
(b) 4106 Gilpin Crescent (Passey)

It is the recommendation of both the Planning and Engineering Departments that the Zoning By-Law not be amended to allow for loop driveways as they relate to sidewalk crossings because the stipulations and requirements would be most difficult to establish and enforce.

It is considered that a much more desirable way of achieving the same end would be through the creation of a policy that would be administered for each crossing on its own merits.

The following requirements were being proposed in that regard:

- (a) At least one of the "legs" of the driveway, at its point of intersection with the sidewalk crossing, must serve, or have the ability to serve, a legally conforming parking area.
- (b) The construction of the loop driveway must have preceded the date when the Zoning By-Law was enacted (June 7, 1965).
- (c) The "straight" portion of the driveway (i.e. that part which turns tangent and parallel to the road allowance) must be located entirely within the private property and not in any part on the road allowance.

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- (d) The "legs" of the driveway must be located a reasonable distance away from the corners of the lot and not enter intersections closer than a stipulated number of feet, which for residential purposes would normally be approximately 5 feet from a corner.

If Council accepts the above four points, both the crossings desired by Mr. Passey would be automatically approved by the Engineer.

It was being recommended that:

- (a) The above four requirements be used in determining where driveways will be permitted to exist but these requirements be administered only as a policy of Council.
- (b) Mr. Passey be advised that, under the circumstances, the Engineer will approve both the crossings being sought.

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

CARRIED UNANIMOUSLY

- 10.(a) Flood Control
- (b) Local Improvement Financing Fund

The reasons for the over-expenditures in the above two accounts were as follows:

- (a) Flood Control--the increase from \$40,000.00 to \$50,000.00, as between the Annual Budget and the Recast Budget, was necessitated due to expected flooding problems.
- (b) Local Improvement Financing Fund--The balance of \$40,840.00 that was reported to Council in the Recast Budget represents an error in that there was an improper identification of funds recovered from capital. The situation has since been corrected.

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

CARRIED UNANIMOUSLY

11. Grimmer Street from Dunblane Avenue to Marlborough Avenue

As a result of considering a direction of Council pertaining to improvements to the above street and the future use of Lots 13 and 14, Block 29, D.L. 152, Plan 1292, it was being recommended that:

- (a) The following motion, which was made at the November 8th meeting, be passed:

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"That the Corporation make available for sale to the abutting owners that part of Grimmer Street between Dunblane Avenue and Marlborough Avenue as would be necessary to permit the said owners to develop their properties for R6 or apartment purposes; and further, the Streets mentioned be redesigned accordingly to reflect this situation."

(b) The necessary steps be taken to rezone the Lots 13 and 14 plus the portion of Grimmer Street that is to be made available to the owners of the two lots, to R6.

(c) The portion of Grimmer Street that is not to be abandoned and sold to the owners not be constructed to the standard indicated in the report received this evening until the matters of road abandonment, consolidation with the adjacent Lots 13 and 14 and the rezoning aspects are effectively concluded.

(d) The Planning Director and Land Agent commence negotiations with the owners concerned so as to finalize the entire matter in the manner outlined above.

(e) The owners of the two parcels be advised accordingly.

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

CARRIED

AGAINST: Alderman McLean

A discussion took place regarding the components which should be incorporated in Development Plans that are included as prerequisites in connection with rezoning proposals.

The Planning Department was directed to submit a report indicating the various points the Department takes into account when determining that a suitable Plan of Development should be submitted as a prerequisite.

12. Social Allowance Rates (Private Hospital Care)

it was being recommended that Council approve the new maximum rate payable by the Provincial Government for Private Hospital Care (Nursing Homes), effective November 1, 1971, which is \$310.00 per month, or \$10.35 per day for any period less than 30 days in the calendar month, subject to the Social Service Department assessing the standard of care in each of the four Private Hospitals in the Municipality in order to determine the actual amounts which will be paid to them.

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

CARRIED UNANIMOUSLY

13. Permissive Exemption from Taxation(Sections 327 and 328 of the Municipal Act)

The following changes have taken place in regard to properties which are eligible for exemption from taxation pursuant to Sections 327 and 328 of the Municipal Act, for 1972, as compared to those which enjoyed the exemption in the year 1971:

- (a) The Central Burnaby Baptist Church has been closed.
- (b) The following institutions, which formerly received grants in lieu of taxes, are now exempted:
 - Lower Mainland St. Leonards Society
 - (ii) Elizabeth Fry Society
 - (iii) South Burnaby Golden Age Society
 - (iv) United Church Home for Girls
- (c) Action Line Boys Home at 6126 Sperling Avenue.
- (d) The development on the former Seton Academy property by the Action Line Housing Society.
- (e) Alta Vista Baptist Church is now fully exempt owing to the fact it has added to the existing building and extended the parking area.

The total value of properties which were exempted in 1971 was \$2,911,885.00 for land and \$9,512,325.00 for improvements.

The expected value of exemptions for 1972 is \$3,200,000.00 for land and \$10,500,000 for improvements.

It was being recommended that the By-Laws to effect the exemptions be considered by Council.

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

CARRIED UNANIMOUSLY

14. Easement--Portion of Lot "B", Expl. Pl. 13452 except Plans 15713, 13973, 14219, 16968, 17004 and except part on Filing 64071, D.L. 130, Plan 3071
REZONING REFERENCE #30/71

It was being recommended that Council authorize the:

- (a) Acquisition of easements shown on an attached sketch, which are required for storm drainage purposes and will be provided at no cost to the Corporation, over portions of the above described property.

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(b) Execution of the documents connected with the matter.

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

CARRIED UNANIMOUSLY

15. Community Development Plan #9 (Brentwood Area)

It was being recommended that Council adopt the Brentwood Community Plan #9 as a guide to future development in the area embraced by the Plan.

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

CARRIED UNANIMOUSLY

16. Municipal Cafeteria

It was being recommended that Council authorize an extension of the contract with Mrs. J. Atkinson for the operation of the Municipal Cafeteria for a further 13 month period to expire on December 31, 1972.

The content of the new contract would be identical to the existing one.

The Purchasing Agent has also recommended that no structural changes or additional equipment be considered at this time for the cafeteria, and therefore the sum of \$2,800.00 that was included in the 1971 budget Account 13-06-62 for this purpose will not be required.

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

CARRIED UNANIMOUSLY

17. Dellawn Drive from Springer Avenue to the Lane East of Taralawn Court
SUB-DIVISION REFERENCE #119/71

It was being recommended that Council authorize the sharing, by the Municipality, to the extent of 50% of one-half of the contractor's cost (excluding inspection fees) of constructing the above portion of Dellawn Drive to a 28-foot standard, including 5-foot curb sidewalks on both sides, with the Municipal share not to exceed \$3,475.00.

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

CARRIED UNANIMOUSLY

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Mayor Prittle declared a recess at 8:55 P.M.

The Committee reconvened at 9:05 P.M.

18. Easement--Portions of Lots 469 and 470, D.L. 126, Plan 40005
SUB-DIVISION REFERENCE #119/71

It was being recommended that Council authorize the cancellation of the easement over the above described property because the location of the storm sewer that was to be accommodated in the easement has been changed.

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

CARRIED UNANIMOUSLY

19. Burnaby Noise or Sound Abatement By-Law 1971 (Greater Vancouver
Regional District)

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

20. Fire Regulations (Chevron Canada Ltd.)

The Provincial Fire Marshall Act and regulations made thereto are the governing authority for the location and operation of oil tank farms in the province.

The Municipality has no Fire By-Law governing this type of facility so the Fire Department is not involved in the approval of such facilities, except in a consultative or advisory capacity. The Fire Prevention By-Law does not cover the construction and operation of oil refineries and tank farms but the regulation under the Fire Marshall Act govern and is applied by the Fire Prevention Bureau of the Burnaby Fire Department. Any alterations or additions are subject to the Inflammable Liquid regulations pursuant to the Fire Marshall Act and all plans for alterations and/or additions must be submitted to the Fire Marshall for approval. Subsequently, the Fire Prevention Bureau is advised of the approval and our inspectors, as Local Assistant Fire Marshalls, carry out periodic inspections of the installations.

The Fire Chief has indicated that the Provincial Regulations meet the minimal standards set by the National Fire Protection Association (Flammable Liquid) but lack the detail of the standards. It is understood, however, that approval by the Provincial Fire Marshall is conditional upon the installation meeting. In the main, the detailed requirements of the N.F.P.A.

There is some controversy over the interpretation of the word "repugnant" under Part 5 (49)(4) of the Provincial Fire Marshall Act but it is felt the fire protection and fire fighting capabilities of an oil tank farm and refinery operations can be governed by a local By-Law.

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On September 21, 1971, Chevron Canada Limited, indicated that, in February 1971, a senior fire protection engineer from the San Francisco offices of the Company inspected the Burnaby plant and made certain proposals which the Company is in the process of implementing.

The Burnaby Fire Department has submitted a list of things it feels should be done to provide adequate protection and fire fighting capabilities for the Chevron operations.

An inspection by representatives from the Fire Marshall's Vancouver office and the Burnaby Fire Prevention Bureau, on November 4, 1971, showed that all of the tanks of the Chevron operation meet the N.F.P.A. standards as far as spacing, etc., is concerned.

It is understood by the Fire Chief of Burnaby that the Fire Marshall is rewriting the regulations pertaining to flammable liquids.

The Fire Chief is recommending that the Fire Prevention By-law be amended so as to provide for authority to control fire protection and fire fighting capabilities for oil tank farms and refinery operations.

It was being recommended that:

- (a) The Municipal Manager be authorized to review, with the Legal Department, the possibility of amending Burnaby Fire Prevention By-law 1968 to provide for the control of fire protection and fire fighting capabilities for oil tank farms and refinery operations.
- (b) In the meantime, the Fire Department commence negotiations with Chevron Canada Ltd. for the improvements suggested in the report.
- (c) The contents of the report be forwarded to all those who have expressed an interest in the general subject of oil refineries.

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

CARRIED UNANIMOUSLY

(21) Easement - Lot "A", South 208.7 feet of North 833.7 feet,
Block 18, D.L. 44, Plan 3232

It was being recommended that Council authorize the reduction, in width from 20 feet to 18.5 feet, of an easement over the above described property because of a building encroachment on the easement.

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

CARRIED UNANIMOUSLY

(22) (a) Lots 12 to 14 Inclusive, Block 3, D.L. 53, Plan 3037
(b) Lot "F", Block 3, D.L. 53, Plan 3037
BURNABY HALFWAY LODGE SOCIETY

The Planning Department has reported as follows on the matter of the Burnaby Halfway Lodge Society establishing its facilities on the above described properties:

- (a) An early proposal to locate on properties at the North-West corner of Tenth Avenue and Newcombe Street has been withdrawn, with the result a number of alternative sites have been examined.
- (b) Representatives of the Society have expressed a preference for the captioned site.
- (c) The Land Agent has calculated the lease value of the four lots involved to be \$300.00 per month.

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- (d) Officials of the Society recently indicated this may present financial problems and suggested they would be prepared to commit themselves to a monthly figure of \$250.00, providing the terms of the lease were for a minimum of 50 years.
- (e) A site in complete isolation from the rest of the community would not be suitable for a centre of the type proposed because of the nature of the rehabilitation. On the other hand, such a use should not be located in the middle of an established or developing residential district due to its incompatibility with the character of such an area and the general opposition from the residents. There is advantages, however, to establishing the facility in close proximity to, or on the outer fringe of, a residential district, or within an area of housing which is in a transitional location between sectors of residential and commercial, industrial or institutional development.
- (f) The area of the site concerned is 0.80 acres. Road access and sanitary sewer facilities are presently available. Required services include the provision of a lane, water and storm sewer connections. Rezoning to the P7 category would be required.
- (g) It was being recommended that the properties described in caption be rezoned to Special Institutional District (P7) and the proposal be advanced to a Public Hearing.

The Land Agent has no objection to reducing the rental for the lease to \$250.00 per month, as requested by the Society. The cost of servicing the site would need to be borne by the municipality and this is reflected in the lease value suggested.

The Land Agent has discussed the terms of the lease with an official of C.M.H.C. and was advised that the Corporation would be prepared to finance the project but the terms of the lease would need to be ten years longer than that presently being considered.

Members of the Society should be familiarized with the requirements of Section 336 of the Municipal Act, which covers assessments and taxation of leased municipally-owned property.

It was being recommended that Council:

- (a) approve in principle the leasing of the site in question to the Burnaby Halfway Lodge Society for \$250.00 per month for a 60 year term and in accordance with statutory requirements.
- (b) approve for further consideration the rezoning of the subject properties to the P7 category in order to accommodate the development of the Society.
- (c) The Society be advised of the contents of the above report, specifically in connection with the requirements of Section 336 of the Municipal Act.

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

CARRIED UNANIMOUSLY

(23) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department between October 12th and November 5, 1971 was being submitted.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the report be received."

CARRIED UNANIMOUSLY

(24) Block 3 Explanatory Plan 6177 Except Parcel "A", Ref. Plan 10610 and Except Part on Plan With By-law 30078, D.L. 97, Plan 824
REFERENCE REZONING #25/71

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

- (a) Since Council last dealt with the matter, the agent handling the proposal has attempted to secure a development plan for the site reflecting the desire of Council for an office or comprehensive development scheme for the property, but has been unsuccessful in that clients are not interested in office-type use in this location and lenders are not prepared to finance this type of development in this location.
- (b) The agent has therefore advanced a proposal for motel use in the front of the property, with apartments on the balance.
- (c) This scheme has been considered, in concept, by the Planning Department and it is felt the mixed uses could co-exist in a compatible manner. Because of the mixed use, CD zoning would be required. Prior to asking the agent to commission architectural drawings which can be examined in detail, some indication is required that the approach to ^{the} development described would be favourably considered by Council.
- (d) It was therefore being recommended that Council consider the applicant's submission, grant approval in principle to the mixed use shown schematically in the applicant's sketch, and authorize the Planning Department to work with the applicant toward a suitable plan of development under the CD section of the Zoning By-law.

It was being recommended that Council endorse the recommendations of the Planning Department.

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

CARRIED UNANIMOUSLY

(25) Parcel "B" of Lot 94, Block 1, D.L.'s 215/216, Plan 14814
Lots 95 and 96, Block 1, D.L.'s 215/216, Plan 10936
SUBDIVISION REFERENCE #58/71

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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 properties in order to exempt the subdivider of the parcels from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the owner of Lot 188, D.L.'s 215 and 216, Plan no. to be assigned, 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 Barry Allan and sworn the 12th day of October, 1971."

CARRIED UNANIMOUSLY

(26) Lot 3 except Ref. Plan 34084, S.D. 1/2, Block 2, D.L. 8,
Plan 11539

REFERENCE REZONING #56/71

The Planning Department has reported that, in its opinion, the rezoning of the above described property to R6 will not detrimentally affect the surrounding area nor the ultimate development of adjacent parcels for single family purposes.

The existing C1 zoning on the subject property could detract from the development of the parcel to the West for single family use because two of the lots would abut the commercial development without being separated by a lane.

It was being recommended that:

- (a) The application which is the subject of the report be advanced on the terms set out in the original report the Planning Department submitted on the matter.
- (b) Council confirm R2 zoning for the land to the North and West of the subject property.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the first recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN CLARK,
DAILLY AND McLEAN

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the second recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN CLARK
AND MERCIER

(27)(a) Parcel "C", Expl. Pl. 9256 Except Expl. Pl. 11295
S.D. 7/8, Block 2, D.L.'s 44/78, Plan 3049

(b) Lot 9 Except Expl. Plan 11295, Block 2, D.L.'s 44/78, Plan 3049
(6917 Lougheed Highway and 2756 Eilerslie Avenue)

REFERENCE REZONING #35/71

When Council last dealt with the above rezoning proposal, it established the following prerequisites:

- (a) The initiation of a Road Closing By-law to close Eilerslie Avenue at the North property line of the parcels.
- (b) The sale of this abandoned road allowance to the applicant.
- (c) The dedication of the North 33 feet of the property for road purposes or, if the North half of the road cannot encroach on a right-of-way of the B.C. Hydro and Power Authority, the full width be taken from the site.
- (d) The consolidation of the subject properties and one-half of the Eilerslie Avenue Allowance that is to be abandoned, into one site.

The Planning Department now advises that the design of the existing transmission facility on the powerline right-of-way of the B. C. Hydro and Power Authority is such that a 33-foot road could not be provided. This means that the full 66-foot width would need to be dedicated from the subject properties. To accomplish this, the Planning Department was recommending an exchange whereby the Corporation would yield one-half of the Eilerslie Avenue Allowance in exchange for the dedication by the applicant of the North 66 feet of his property. In the event the survey determines there is an excess in area between the land to be obtained from the redundant road allowance and the area of the road that the applicant is dedicating, the municipality would be compensated for the difference.

The Planning Department was therefore recommending that the above four prerequisites be withdrawn and the following be established in their place:

- (a) The passage of a Road Closing By-law to close Eilerslie Avenue to the Loughheed Highway, as indicated more particularly on an attached sketch, with all costs of the surveys and registration to be borne by the applicant.
- (b) The conveying of one-half of the Eilerslie Avenue Allowance to the applicant in exchange for a 66-foot dedication off the Northerly of the two properties, with the municipality being compensated for any excess involved.

It was being recommended that Council endorse the prerequisites recommended by the Planning Department.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the report of the Manager be tabled until the November 22nd meeting in order to allow each member of Council an opportunity to inspect the site which is the subject of the report."

CARRIED UNANIMOUSLY

(28) Chevron Canada Ltd.
PRELIMINARY PLAN APPROVAL NO. 1435

After examining the broad subjects of the resolutions Council passed on July 12, 1971 when P.P.A. #1435 was authorized, the following observations were made:

- (a) The refinery industry is a healthy one but, at the same time, it has several undesirable features; namely, odour, sound and "visual" pollution. These problems can vary in intensity from time to time.
- (b) There are, however, other industries with undesirable features.
- (c) Standards have been set in California which have had the effect of controlling undesirable features by maintaining them within tolerable limits.
- (d) The municipality could pass legislation prohibiting refineries within its boundaries but this could not be made retroactive and would therefore only affect future refineries.
- (e) Some effective control measures over the existing refineries and their emissions and visual problems would therefore be required.
- (f) Such standards must be passed by, and enforced over, the Regional District if they are to be effective because:
 - (i) The municipality would still have pollution from industries in surrounding municipalities even if Burnaby controlled the refineries and other industries within its boundaries.
 - (ii) The municipality alone cannot afford the control and enforcement staff and equipment required.
- (g) Certain unsightliness of visual problems could possibly be overcome by making amendments to the Zoning By-law.
- (h) Controlling future expansion will be a continued and most difficult, if not almost impossible, task because the refineries are legitimate uses in the proper zones. If one tries to control areas covered by refineries, technological advances will allow them to find ways to operate on smaller areas and there would still be pollution problems. We could have a small plant with more serious pollution problems than a larger one because the sulfur content of the crude oil has a great bearing on the pollution potential. To try and control the sulfur content of the crude is an impractical venture.
- (i) It becomes somewhat economical to work in anti-pollution devices with any expansion.
- (j) Chevron Canada Ltd. has indicated that the mechanical equipment being proposed in its modernization programme is in compliance with existing Bay Area standards and that it is the intention of the Company to have any future equipment installed to also meet the existing standards.

- (k) History has shown that relocation of Industry has only been a temporary solution to avoid its undesirable features.
- (l) The most practical approach to resolve problems with refineries (and other industries for that matter) appears to be the establishment of standards to control the emissions of refineries rather than to limit or confine any future expansion of the productive facilities in the refineries.
- (m) The Regional District is in the process of obtaining authority from the Provincial Government to control air pollution.
- (n) There is no authority in the Municipal Act to allow a municipality to control air pollution per se.
- (o) Some standards and control measures for emissions from refineries must be developed or adopted in the interim until the Regional District assumes responsibility for controlling all types of emissions.
- (p) Such standards and controls could be negotiated as terms of approval for any expansion of any refinery.
- (q) Such negotiation cannot fruitfully proceed until Council agrees in principle to favourably consider the expansion of refineries on the condition there is the simultaneous implementation of standards and control measures, including monitoring and enforcement, this being necessary until the Regional District receives authority to legislate, control and enforce such matters.

It was being recommended that:

- (1) Council rescind the resolution which was passed at the July 12th meeting pertaining to the limiting or confining of oil refineries in the municipality and pass the following resolution in its stead:

"That Notice be given to the Oil Companies owning property in the municipality that the Council is proceeding with an investigation of ways and means to set standards for aesthetic or visual pollution and control, and for the level and quality of emissions from the refineries of the Companies as well as possible enforcement procedures.

- (2) The Municipal Manager be authorized to:

- (i) negotiate with Chevron Canada Ltd. and others in connection with the voluntary adoption by the Company of the Bay Area Air Pollution Control District standards referred to in the report, including the installation of monitoring equipment with the attendant reading of same.
- (ii) negotiate with the said Company in connection with visual pollution or aesthetic problems.
- (iii) engage Dr. A. D. McIntyre of the B. C. Research Council to assist, on a continuing basis, on matters relating to pollution standards and control.

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- (3) The Planning Department prepare a report on suggested amendments to the Zoning By-law which will control visual pollution or aesthetic problems in refinery areas.
- (4) Preliminary Plan Approval Application No. 1435 be extended until the December 13th meeting.
- (5) The contents of the foregoing report be forwarded to Chevron Canada Ltd. and all other parties who have expressed an interest in the general subject of refinery modernization and expansion.

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

CARRIED

AGAINST -- ALDERMEN MERCIER
AND DAILLY

(29) Air Pollution Standards

Discussions have been held with Dr. McIntyre of the B. C. Research Council on the above subject with the hope that Burnaby could compare its air quality with other areas, more specifically the Bay Area.

Dr. McIntyre has reported that the available measurements indicate the ambient air in North Burnaby is well within Canadian Federal limits. He suggests that the immediate concern for standards will be to attempt to control the pollutants resulting from abnormal times of operation of refineries.

It was being recommended that copies of the reports being made now, together with Dr. McIntyre's report, be forwarded to the Chevron and Shell Oil Companies and all other parties who expressed an interest in the general subject of refinery modernization and expansion.

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

CARRIED UNANIMOUSLY

(30) Federal-Provincial Employment Loans Programme

In accordance with Council instructions, the following applications for loans under the above Programme have been submitted to the Provincial Government:

	<u>Total</u>	<u>Estimated Man years of work</u>	<u>Estimated forgiveness of loan</u>
Storm Sewers - Phase I	\$ 237,000	7.4	\$ 48,500
Storm Sewers - Phase II	2,400,000	75.0	490,900
Sanitary Sewers	173,000	5.4	35,400
Storm Sewers - Phase III	1,320,000	41.0	Nil
Heritage Park	75,000	2.0	24,600
Winston Street Landscaping	60,000	2.5	16,400
Swimming Pool	800,000	16.5	86,000
Fire Hall	<u>107,000</u>	<u>3.5</u>	<u>21,400</u>
	<u>\$5,172,000</u>	<u>153.3</u>	<u>\$723,200</u>

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

CARRIED UNANIMOUSLY

(31) Federal-Provincial Employment Loans Programme (Heritage Park Project)

It was being recommended that the contract between Hopping, Kovach, Grinnell, Design Consultants Ltd. and the Corporation pertaining to the above project be extended to include the additional work detailed in an attached report from the Chairman of the Building Committee of the Centennial Committee, at a fee not to exceed \$4,804.00.

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

CARRIED UNANIMOUSLY

(32) Engineering Design Work (Storm Sewer Construction)
FEDERAL-PROVINCIAL EMPLOYMENT LOANS PROGRAMME

It was being recommended that the proposal made by Willis, Cudliffe, Tait and Company Ltd. for design and final drafting services required for Engineering Contract No. 4 of Phase II, storm sewer design, Federal-Provincial Employment Loans Programme be accepted, with the payment to be made in accordance with the scale of minimum fees published by the Association of B. C. Professional Engineers on the basis that the maximum will be no more than \$2,450.00.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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 BLAIR, SECONDED BY ALDERMAN LADNER:
"The leave be given to introduce:

"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 TO 14 INCLUSIVE, #5978 to
1971" 5990, 6001 &
6011

"BURNABY LOAN AUTHORIZATION BY-LAWS NOS. 7 to 12 INCLUSIVE, #6004 to
1971" 6009

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That "BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 TO 14 INCLUSIVE, 1971"
and "BURNABY LOAN AUTHORIZATION BY-LAWS NOS. 7 TO 12 INCLUSIVE, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1972, those lands and promises more particularly hereinafter described:

(1) Those lands owned by the "UNITED CHURCH OF CANADA" (and occupied by the United Church Homes), described as follows:

COMMENCING at the South West corner of Lot "B" of the South East Quarter of District Lot 149, Group 1, Plan 1360, save and except part on Sketch 7190 and save and except part on Sketch 11860, New Westminster District; thence North and following the West boundary a distance of 258 feet; thence East and parallel to the South boundary a distance of 591.27 feet; thence North and parallel to the East boundary a distance of 85 feet; thence East and parallel to the North boundary a distance of 233.62 feet; thence South a distance of 343 feet following and parallel to Sussex Avenue; thence West, following and parallel to Rumble Street a distance of 825.99 feet to point of commencement, and the buildings thereon.

(2) Those lands occupied by the NEW VISTA SOCIETY described as follows:

Lot 71, 72, 73 and 74, District Lot 30, Group 1, Plan 29773, New Westminster District,

Lots 94 and 95, District Lot 30, Group 1, Plan 38962, New Westminster District,

Lots 15 to 28 inclusive, Subdivision 4, Block 1, District Lot 25 West, Group 1, Plan 1169, New Westminster District,

Lots 6 to 9 inclusive, Block 4, District Lot 27, Group 1, Plan 697, New Westminster District,

Lots 1 to 14, Subdivision 3 of Block 1, District Lot 25 West, Group 1, Plan 1169, New Westminster District,

Lot "A", Subdivision 18 to 21, Block 15, District Lot 28C, Group 1, Plan 17036, New Westminster District,

and the buildings thereon.

(3) Those lands occupied by the DANISH OLD PEOPLE'S HOME described as follows:

COMMENCING at a point in the most South Easterly corner of Lot 216, District Lot 79 and 80, Plan 34884, in the District of New Westminster, thence Westerly following the most Southern boundary 170.87 feet, thence continuing in a North Westerly direction along the Western boundary 304.0 feet, thence East 212.0 feet, thence South to point of commencement, and the buildings thereon; and

COMMENCING at the intersection of East boundary line parallel to Norland Avenue and the 299.28 feet part of Northern boundary, thence South following the Norland Avenue Boundary 85.0 feet, thence West and parallel to North Boundary a distance of 140.0 feet, thence North and parallel to the East boundary to an intersection with the North Boundary, thence East following the North boundary a distance of 140.0 feet to the point of commencement, and the buildings thereon.

(4) Those lands occupied by the WEST CANADA DANISH OLD PEOPLE'S HOME described as follows:

COMMENCING at a point in the South East corner of Block 11, District Lot 79, R.P. 2455, Plan 2298, in the District of New Westminster, thence North Westerly following the Southerly boundary and parallel to Canada Way a distance of 319.3 feet, thence North Easterly a distance of 155.0 feet to a point 200.0 feet perpendicularly distant from the East boundary of said Block 11, thence East and parallel to the North boundary a distance of 200.0 feet, thence South and parallel to Norland Avenue a distance of 290.0 feet to the point of commencement, and the buildings thereon.

(5) Those lands occupied by the "SWEDISH CANADIAN REST HOME ASSOCIATION" described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being a portion of Lot 1, of Lot 1, of Block 10, District Lot 133, Group 1, Plan 6173, save and

except the North 33 feet thereon, New Westminster District, Province of British Columbia and being more particularly described as follows:

COMMENCING at a point on the Northerly boundary of said Lot 1 part, a distance of 100.0 feet West from the North East corner of said Lot 1 part, thence in a Southerly direction parallel to the Easterly boundary of said Lot 1 part a distance of 329.4 feet, thence in a Westerly direction a distance of 263.0 feet along the Southerly boundary of said Lot 1 part, thence in a Northerly direction a distance of 329.4 feet parallel to the Westerly boundary of said Lot 1 part, thence in an Easterly direction a distance of 263.0 feet along the Northerly boundary of said Lot 1 part to the point of commencement, and the buildings thereon.

(6) Those lands occupied by the "NORWEGIAN OLD PEOPLE'S HOME ASSOCIATION" described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being a portion of Lot "D", Block 6, District Lot 28, Group 1, Plan 24032, New Westminster District, Province of British Columbia and being more particularly described as follows:

COMMENCING at the South East corner of said Lot "D", being a point of intersection of Twelfth Avenue and Fourth Street, thence in a North Westerly direction a distance of 307.56 feet along the Eastern boundary of said Lot "D", thence in a South Westerly direction parallel to Thirteenth Avenue a distance of 247.0 feet, thence in a South Easterly direction a distance of 121.15 feet, thence in a South Westerly direction parallel to Thirteenth Avenue a distance of 50.0 feet to the Westerly boundary, thence in a South Easterly direction a distance of 32.28 feet, thence in a South Westerly direction a distance of 49.5 feet, thence along the Western boundary, in a South Easterly direction, a distance of 153.78 feet to the Twelfth Avenue boundary of said Lot 12, thence along the Twelfth Avenue boundary 346.5 feet to

the point of commencement, and the buildings thereon.

DATED at the Municipality of Burnaby, Province of
British Columbia, this day of November, 1971. "

CARRIED UNANIMOUSLY

Nov/15/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (1) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1972 those lands and premises more particularly hereinafter described:

- (a) Lots 8, 9 and 10, Block 7, of Lot 186, Group 1, New Westminster District, Plan 1124, owned by the Catholic Public Schools of Vancouver Archdiocese and occupied by Saint Helen's School.
- (b) Lot 89, District Lot 11, Group 1, Plan 25688, New Westminster District, owned and occupied by the Canadian Reformed School Association.
- (c) Lot 7 of District Lot 126, Group 1, Plan 3473, New Westminster District, owned by the Roman Catholic Archbishop of Vancouver and occupied by Holy Cross School.
- (d) Lot 91 of District Lot 83, Group 1, Plan 28684, New Westminster District, owned by the British Columbia Corporation of Seventh Day Adventists and occupied by The New Westminster Junior Academy.

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1971."

CARRIED UNANIMOUSLY

Nov/15/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

" RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1972, those lands and premises more particularly hereinafter described:

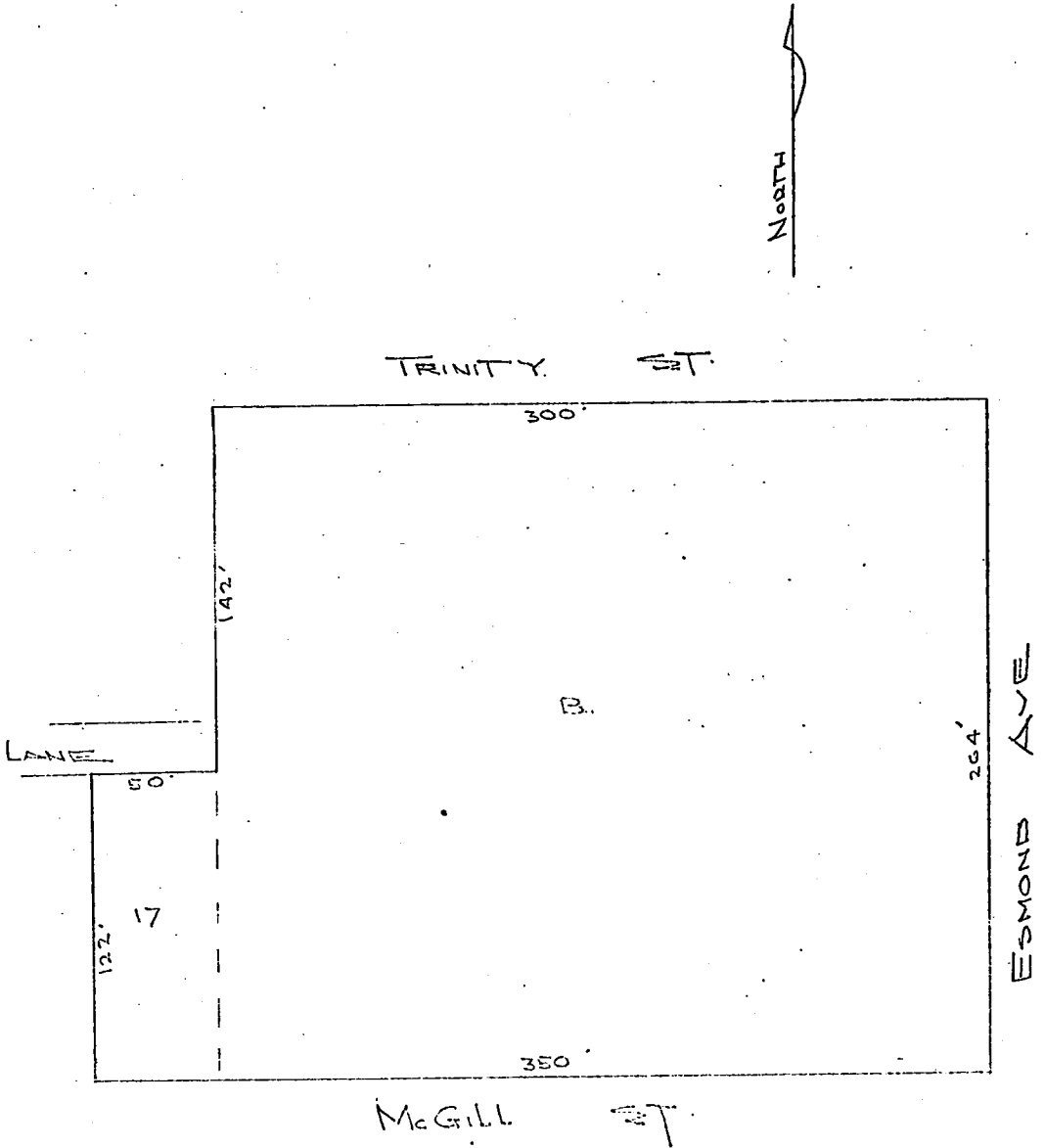
(a) Those lands occupied by the Action Line Housing Society described as follows:

COMMENCING at the South West corner of Lot "B", Block 30, of District Lot 186, Group 1 in the District of New Westminster, thence North following the East boundary 264 feet, thence West parallel to the South boundary a distance of 300 feet, thence South 142 feet, thence West a distance of 50 feet, thence South 122 feet to the South West corner, thence East a distance of 350 feet, parallel to McGill Street to the point of commencement, as shown outlined on the Plan annexed hereto and marked with the letter "F" and the buildings thereon.

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1971."

CARRIED UNANIMOUSLY

Nov/15/1971



ACTIONLINE HOUSING SOCIETY

LEGAL:

LOT B EX-10 D.L.S. PLAN 5871
LOT 17 EX-10 D.L.S. PLAN 1,225

SCALE 60' = 1"

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

" RESOLVED THAT the Council of The Corporation of the District of Burnaby pursuant to Clause (h) of subsection (1) of Section 327 of the Municipal Act does hereby exempt from taxation for the year 1972:

(1) Those lands occupied by "THE PARISH OF ALL SAINTS, SOUTH BURNABY" described as portion of Lots "A" and "B", Sketch 5443, Block 29, District Lot 98, Plan 573, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(2) Those lands occupied by VANCOUVER HEIGHTS BAPTIST Church described as portion of Lot 11, Block 3, North part of District Lot 116, Plan 1236, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(3) Those lands occupied by THE CONVENTION OF BAPTIST CHURCHES OF BRITISH COLUMBIA described as Lot "B", Block 3, District Lot 95, Plan 1796, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(4) Those lands occupied by WESTERN CANADIAN DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE described as portion of Lot 7, Block 91, District Lot 127, Plan 4953, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(5) Those lands occupied by TRUSTEES OF THE CLIFF AVENUE CONGREGATION OF THE UNITED CHURCH OF CANADA described as Parcel "A", Explanatory Plan 16397 of Block 60, District Lot 135, Group 1, Plan 3234, New Westminster District, Province of British Columbia, and the buildings thereon.

(6) Those lands occupied by ROMAN CATHOLIC ARCHBISHOP OF CANADA described as North and South portion of Lots 11 and 12, Block 7, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(7) Those lands occupied by ALTA VISTA BAPTIST CHURCH described as South 66 feet of Lot 20, Block 6, District Lot 173, Plan 1034, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(8) Those lands occupied by CENTRAL PARK GOSPEL HALL described as portion of Lot 29, Block 7, District Lot 151/3, Plan 1895, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(9) Those lands occupied by LOCKDALE FOURSQUARE CHURCH described as portion of Lot 1, Subdivision "A", Block 1, District Lot 206, Plan 10145, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(10) Those lands occupied by NORTH BURNABY KINGDOM HALL SOCIETY described as Lot 7, Block "G", District Lot 127 West 3/4, Plan 1254, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(11) Those lands occupied by BURNABY UNIT OF NEW WESTMINSTER CONGREGATION OF THE JEHOVAHS WITNESSES described as Lot 26, Block 1, District Lot 98, Plan 1384, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(12) Those lands occupied by VANCOUVER HEIGHTS PRESBYTERIAN CHURCH described as South portion of Lots 19 and 20, Sketch 5992, Block 7, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(13) Those lands occupied by THE GOVERNING COUNCIL OF THE SALVATION ARMY CANADA WEST described as Lots 1 and 2 Except the North 20 feet, Block 10, District Lot 121, Plan 1054, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(14) Those lands occupied by EALESMERE UNITED CHURCH described as Lots 4, 5 and 6, Block 77, District Lot 122/127, Plan 4953, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(15) Those lands occupied by TRUSTEES OF DOUGLAS CONGREGATION OF THE UNITED CHURCH OF CANADA described as Lot 60, Subdivision 1/12, Block 1, District Lot 74 South, Plan 1547, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(16) Those lands occupied by VANCOUVER HEIGHTS UNITED CHURCH described as portion of Lots 11, 12 and 13, Block 2, District Lot 116/186, Plan 1236, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(17) Those lands occupied by UNITED CHURCH OF CANADA described as portion of Lots 19 and 20, Lot 21, Block 35, District Lot 120/121, Plan 11500, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(18) Those lands occupied by WEST BURNABY CONGREGATION OF THE UNITED CHURCH OF CANADA described as portion of Lot "A", Block 6, District Lot 151/3, Plan 3641, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(19) Those lands occupied by THE SYNOD OF THE DIOCESE OF NEW WESTMINSTER described as Lots 1, 2, and 3, Block 3, North West part of District Lot 68, Plan 980, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(20) Those lands occupied by NEW WESTMINSTER EVANGELICAL FREE CHURCH described as Lots 22, 23, 24 and 25, Block 12, District Lot 29, Plan 3035, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(21) Those lands occupied by PARISH OF ST. NICOLAS CHURCH described as Lots 11, 12 and 13, Block 10, District Lot 183, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(22) Those lands occupied by TRUSTEES OF WESTRIDGE CONGREGATION OF THE UNITED CHURCH OF CANADA described as Lots 9, 10,

11, and 12, Subdivision 2, Block 1/2, District Lot 207, Plan 4032, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(23) Those lands occupied by WESTMINSTER GOSPEL CHAPEL described as Lots 33 and 34, Block 10, District Lot 28C, Plan 627, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(24) Those lands occupied by TRUSTEES OF SOUTH BURNABY UNITED CHURCH OF CANADA described as Lots 12, 13 and 14 and South half of Lot 11, Block 22, District Lot 99, Plan 2231, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(25) Those lands occupied by ST. PAULS UNITED CHURCH described as Lot "B", Subdivision 4/5 pt., Block 34/36, District Lot 35, Plan 17928, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon, and also those lands occupied by St. PAUL'S UNITED CHURCH described as Lot 5 South one-third, Block 34/36, District Lot 35, Plan 1370, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(26) Those lands occupied by PARISH OF ST. JOHN THE DIVINE described as Lot "A", Except Explanatory Plan 15591, Block 49, District Lot 35, Plan 799, Group 1, New Westminster District, Province of British Columbia, and Lot "B", Block 49, District Lot 35, Plan 799, Group 1, and Parcel 1, Explanatory Plan 15591, of Lot "A", Block 49, District Lot 35, Plan 799, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(27) Those lands occupied by TRUSTEES OF THE CONGREGATION OF EAST BURNABY UNITED CHURCH described as the East 131.5 feet of the North half of Block 13 of District Lot 28C, Plan 3237, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(28) Those lands occupied by TRUSTEES OF THE DEER LAKE CONGREGATION OF THE UNITED CHURCH OF CANADA described as Lot "A", Reference Plan 14874, of Lot 6 of Block "R", of District Lot 85, Plan 11109 and Lot "J", Sketch 7290 of District Lot 85, Plan 5461, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(29) Those lands occupied by the FIRST CHRISTIAN REFORM CHURCH OF NEW WESTMINSTER described as Lot 3 of Lot 18 of Block 2 of District Lot 25 West, Group 1, Plan 22388, New Westminster District, Province of British Columbia, and the buildings thereon.

(30) Those lands occupied by the MENNONITE BRETHREN CHURCH OF BRITISH COLUMBIA described as Lot "A", Sketch 1495, Block 1 and 2 of District Lot 33, Group 1, Plan 944, New Westminster District, Province of British Columbia, and the buildings thereon.

(31) Those lands occupied by THE PARKCREST GOSPEL CHAPEL described as Parcel "A", Explanatory Plan 14986, Block 139, District Lot 132, Group 1, Plan 1493, New Westminster District, Province of British Columbia, and the buildings thereon.

(32) Those lands occupied by SYNOD OF THE DIOCESE OF NEW WESTMINSTER described as the South Half of Lot 10, Blocks 1 to 36, District Lot 132, Group 1, Plan 2640, New Westminster District, Province of British Columbia, and the buildings thereon.

(33) Those lands occupied by ST. STEPHEN'S ANGLICAN CHURCH described as Lot "A", Pt. of Lot 4, Blocks 1 to 5 and 24, District Lot 6, Group 1, Plan 2681, New Westminster District, Province of British Columbia, and the buildings thereon.

(34) Those lands occupied by THE SYNOD OF THE DIOCESE OF NEW WESTMINSTER described as Lot "B" of Block 25 of District Lot 80 North Half, Plan 16273, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(35) Those lands occupied by the B.C. ASSOCIATION OF SEVENTH DAY ADVENTISTS described as Lots "C" and "D" of Sub-division 37 and 38, Block 4, District Lot 28 South, Pkn 20867, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(36) Those lands occupied by PENTECOSTAL HOLINESS CHURCH described as Lot 6, of Lot "E", of Lot 13, Block 1, District Lot 13, Han 17512, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(37) Those lands occupied by SYNOD OF THE DIOCESE OF NEW WESTMINSTER described as Lots "D" and "F", Blocks 45 and 46, District Lot 28N, Plan 18350, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(38) Those lands occupied by TRUSTEES OF THE CONGREGATION OF THE PRESBYTERIAN CHURCH IN CANADA described as Lots 1, 2 and 16, Block 7, District Lot 30, Plan 3036, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(39) Those lands occupied by TRUSTEES OF THE CONGREGATION OF SOUTH BURNABY CHURCH OF CHRIST described as Lot 2, Sketch Plan 7931, of Lot 1, of Lots 45 and 46, Blocks 1 and 3, District Lot 95, Plan 3702, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(40) Those lands occupied by FAITH EVANGELICAL LUTHERAN CHURCH described as Parcel "A", Explanatory Plan 14936 of Lot 47 of Lots 13 and 18 of District Lot 129, Plan 16332, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(41) Those lands occupied by FIRST CHURCH OF CHRIST SCIENTIST, BURNABY, B.C. described as Lot "A", Block 4, District Lot 131, Plan 37636, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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(42) Those lands occupied by ST. THERESA'S CHURCH Described as Lot "P", Subdivision "M", Block 3, District Lot 74, South Half, Plan 4355, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(43) Those lands occupied by EVANGELICAL FREE CHURCH OF AMERICA described as Lot 1, Block 37, District Lot 159, Group 1, Plan 2585, New Westminster District, Province of British Columbia, and the buildings thereon.

(44) Those lands occupied by GOVERNING COUNCIL OF THE SALVATION ARMY CANADA WEST described as the Northerly 123.2 feet of Lot 2, Block 5, District Lot 32, Group 1, Plan 6123, New Westminster District, Province of British Columbia, and the buildings thereon.

(45) Those lands occupied by BOUNDARY ROAD PENTECOSTAL CHURCH described as Lot "A", Block 4, District Lot 68, Plan 980, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(46) Those lands occupied by THE INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL described as Lot 7, District Lot 34, Plan 849, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

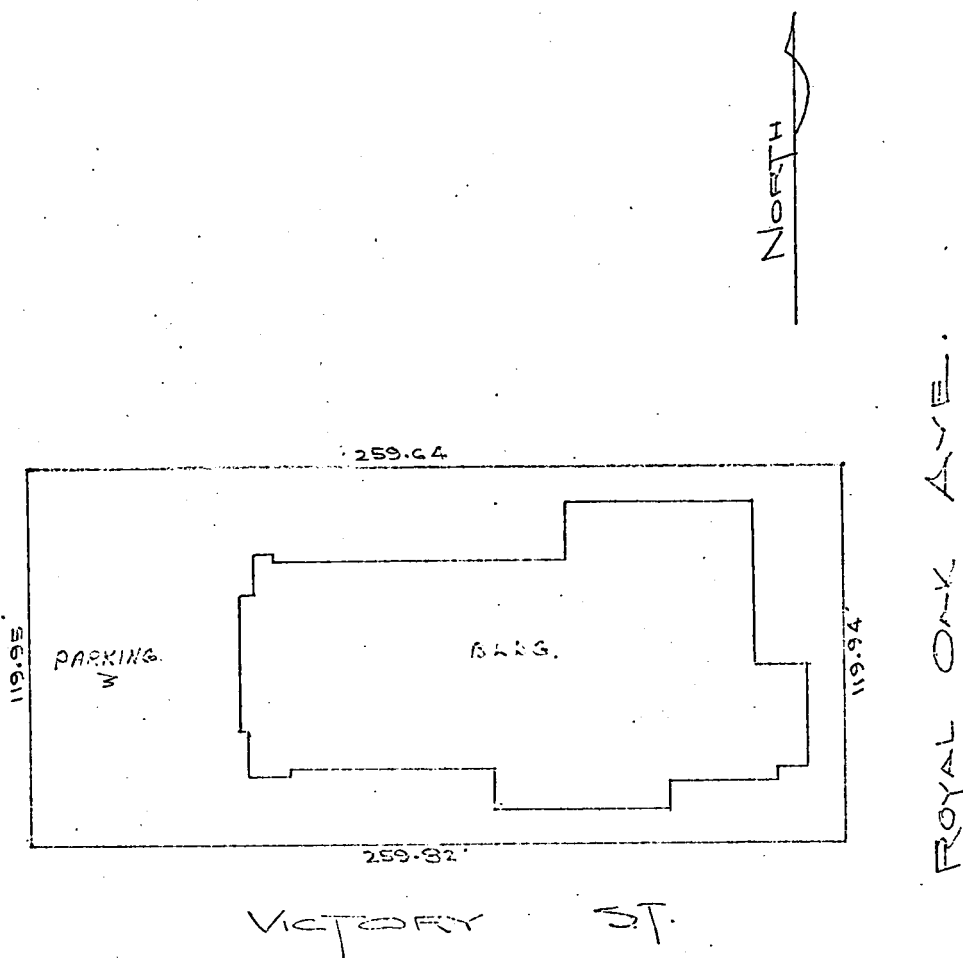
(47) Those lands occupied by THE LETHBRIDGE STAKE described as Lot "A", of District Lot 80N, Plan 22622, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(48) Those lands occupied and held by the ALTA VISTA BAPTIST CHURCH described as Lot 85, District Lot 98, Plan 37924, Group 1, New Westminster District, shown on sketch attached and marked with the letter "F".

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1971. "

CARRIED UNANIMOUSLY

Nov/15/1971



ALTA VISTA BAPTIST CHURCH
7175 ROYAL OAK AVE.
LEGAL: LOT 95 D.L. 98 PLAN 37924
SCALE 50' = 1"

LETTERED "F"

Nov/15/1971

(The Council then passed a number of resolutions exempting from taxation various properties occupied by religious, charitable and other similar organizations.)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 27, 1971 #5914 came forward for Reconsideration and Final Adoption. This By-law provides for the following proposed rezoning:

Reference RZ #61/70

Lot "A", Block 2, D.L. 119E½, Plan 4307

(4433 Buchanan Street)

FROM R5 TO CD

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 27, 1971" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY