

APRIL 19, 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, April 19, 1971 at 7:00 p.m.

PRESENT: His Worship Mayor Prittie in the Chair;
Aldermen Blair, Clark, Dailly, Drummond,
Emmott, Ladner and Mercier (7:03 p.m.);

ABSENT: Alderman McLean;

HIS WORSHIP, MAYOR PRITTIE, recognized, and made a presentation to, Miss Leslie Warrington of 4775 Cambridge Street for winning the National Junior Girls' Five-pin Bowling Championship.

It was mentioned that Miss Warrington had an average of 231 for the 18 games she bowled in the tournament.

Alderman Dailly stated that he had attended a banquet for the bowlers on behalf of the Municipal Council.

ALDERMAN MERCIER ARRIVED AT THE MEETING.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the Minutes of the meeting held on April 5, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, proclaimed the period between April 18th and 24, 1971 as Chamber of Commerce Week, as follows:

"WHEREAS this community can benefit from friendly relationships among business competitors, between our municipality and the surrounding area and other communities across Canada, and between employer and employee.

WHEREAS this community can benefit from new industries, good business conditions, more tourists, civic improvements, more jobs, better facilities for education, health and recreation.

WHEREAS the Burnaby Chamber of Commerce is a voluntary organization of citizens enabling us all to work together to achieve the above goals and generally to improve business, to build a better community, and to develop better citizenship in our community, our province and our country, I, by virtue of the powers vested in me, do hereby proclaim civic support for CHAMBER OF COMMERCE WEEK being observed APRIL 18th to 24th, and call on all citizens to lend their interest, support, and co-operation in making this observance successful in every way."

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DELEGATIONS

The following wrote to request an audience with Council on the matters indicated:

- (a) Mr. Gordon Browne re request for sidewalk on Government Street between Brighton Avenue and Piper Avenue.
- (b) Mr. A. D. Lenson and the Burnaby Horsemen's Association re proposed Equestrian Centre on Avalon Avenue.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. Browne first spoke and made the following comments on the question of a sidewalk being provided on the portion of Government Street mentioned above:

- (i) As Council is aware, a majority of those owning property on Government Street objected to the proposed pavement widening recently initiated by Council. Their reason for objecting was that a widened roadway would mean an increase in both the volume and type of traffic.
- (ii) The property owners concerned were not informed until late in the period allowed for the submission of objections that the construction of a sidewalk, which was initiated separately from the pavement widening project, was dependent on the pavement work. As a matter of fact, the initial advice received from the Clerk's Office was that each of the two projects would be dealt with separately.
- (iii) A sidewalk is desperately needed on the street for the accommodation of school children and other pedestrian traffic.
- (iv) There are many property owners on the portion of Government Street from Piper Avenue to Brighton Avenue who would likely accept the pavement widening proposal now that they know the construction of a sidewalk is contingent upon the approval of that widening project.
- (v) The Council was being implored to reconsider its decision of April 13th to not proceed with the construction of the sidewalk.

In response to questions, the Deputy Municipal Engineer replied that:

- (a) *The construction of a sidewalk on Government Street, separated from a concrete curb, would necessitate the removal of many trees on the boulevard because of the alignment that would need to be used.*

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(b) *In the Local Improvements which were initiated for Government Street, no charge was being levied against the property owners for storm drainage costs.*

(c) *The difference in the cost between a five and one-half foot wide sidewalk and a four foot sidewalk ranges from 50¢ to 75¢ per foot.*

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:

"That Council initiate the following work for Government Street between Piper Avenue and Brighton Avenue:

"Pavement widening to 36 feet plus a concrete curb sidewalk on the North side and a concrete curb on the South side."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the above proposal be tabled until the April 26th meeting in order to allow the Municipal Manager an opportunity to submit a report on the proposal, with it being understood that he will also provide:

(a) Cost data pertaining to the proposed project.

(b) An indication as to whether the Council can apply the two-third - one-third cost-sharing arrangement for the work, as was done when a similar project was initiated a few weeks ago."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Executive Director, Canadian Federation of Mayors and Municipalities, submitted a circular memorandum with which he forwarded a Brief on housing, Urban Renewal and Social Development.

He also asked that the recommendations in the Brief be endorsed.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DRUMMOND:

"That the recommendations in the Brief from the Canadian Federation of Mayors and Municipalities be endorsed."

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Point 1 under part (a) on Page 11 of the Brief be deleted because it is felt its intention will weaken the objectives being sought by the recommendations in the Brief."

IN FAVOUR -- ALDERMEN MERCIER,
LADNER, CLARK AND EMMOTT:

AGAINST -- MAYOR PRITTIE, ALDERMEN
DRUMMOND, DAILLY AND BLAIR

MOTION NEGATIVED

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

Rhodo-Ramble Co-Ordinator, Burnaby Rhododendron and Spring Flower Show Society, wrote to request permission to hold a Rhodo-Ramble Bike-a-thon on Sunday, May 16, 1971 commencing at 1:30 P.M. and following a route shown on an accompanying plan.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That permission be granted to the Society to conduct its activity along the route and on the date indicated, subject to:

- (a) The approval of the R.C.M.P.
- (b) The Provincial Department of Highways having no objection to the use of any arterial highways in the municipality that may be involved."

CARRIED UNANIMOUSLY

Guardian Secretary, Bethel #34, International Order of Job's Daughters, wrote to request permission to hold a Peanut Drive on the evenings of May 5th and 6, 1971 in the area East of Boundary Road and North of Canada Way.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That permission be granted to Bethel #34 of the I.O.J.D. to conduct its campaign at the times and in the area indicated."

CARRIED UNANIMOUSLY

Mr. F. A. Baker submitted a letter requesting:

- (a) The installation of a sewer lateral to serve his property at 5045 Deer Lake Avenue and others on this street,
or:
- (b) The provision of his property with a sewer connection from the one serving his neighbour's property at 5075 Deer Lake Avenue.

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That consideration of the request from Mr. Baker be deferred until receipt of Item 15 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mrs. D. Giroday, Stride Amateur Athletic and Community Association, submitted a letter requesting permission to hold Tag Days on April 21st and 22, 1971 to aid the Association in supplying equipment for children to play softball in the Stride-Edmonds Area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Association to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Mrs. M. O'Reilly, Committee Member, Norburn Lacrosse Club, wrote to request permission to hold a Walkathon on June 6th instead of May 30, 1971 because of a conflict with the Burnaby Lacrosse Jamboree.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Club to conduct its Walkathon on the date requested and along the same route that was mentioned in its March 1st submission, subject to:

- (a) The approval of the R.C.M.P.
- (b) The Provincial Department of Highways having no objection to the use of any arterial highways in the municipality that may be involved."

CARRIED UNANIMOUSLY

Mr. J. F. Friesen submitted a letter pertaining to the costs of servicing Lots 3 and 4, Block "B", D.L. 90, Plan 9287 and the involvement of two parcels known as Lots 6 and 7 in the subdivision scheme he has planned for the said Lots 3 and 4.

Mr. Friesen proposed, in his letter, that:

- (a) The Corporation share in the cost of providing road and water services on Morley Street to the amount of \$2,000.00.
- (b) Both Lots 6 and 7, which lie partially within the 6th Street right-of-way, be made available to him in lieu of the Corporation contributing toward the cost of services on Berkley Street.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That consideration of the proposal which is the subject of the letter from Mr. Friesen be deferred until receipt of Item 5 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

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Mr. F. Nestel wrote to suggest that \$20,000.00 per acre is a reasonable price for the portion of "B", Sketch 2645, Parcel "A", Sketch 10015, Block 1E½, D.L. 162, Plan 5452 the Corporation apparently desires for park purposes.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the subject of the letter from Mr. Nestel be referred to the Planning and Lands Departments for consideration and report to Council on April 26, 1971."

CARRIED UNANIMOUSLY

Mr. A. D. Lenson submitted a letter in which he offered views on the question of the municipality leasing property on Avalon Avenue to the Burnaby Horsemen's Association for an Equestrian Centre.

Mr. Lenson also indicated that he wished to address Council on the matter.

He made the following points in his submission:

- (a) Ten or less families will own the barn to be built on the property, yet the Corporation will have spent in excess of \$9,000.00 to provide the site.
- (b) The Burnaby Horsemen's Association claims it has no funds with which to absorb the difference in the costs between the Number 3 Barn and the Number 1 Barn.
- (c) Smell, rats and flies are controllable, but at additional costs to the Corporation, and will not enhance the quality of living for nearby residents.
- (d) Twenty horse owners will have exclusive use of the site.
- (e) Though membership in the Association is open, one must have a horse and a \$1,500.00 stall.
- (f) The presence of the Equestrian Centre, and the activities there and nearby, will have a depreciating effect on other land in the area.
- (g) The Burnaby Horsemen's Association should purchase a twenty acre tract at Lougheed Highway and Gagliardi Way for its activities, and should be prepared to finance the total cost of providing its activity.

The letter from the Burnaby Horsemen's Association, which Council received earlier in the evening, indicated that a spokesman for the Association would be present to comment on any points raised during Council's consideration of the matter involving the Equestrian Centre.

Items and (1) and (17) of the Municipal Manager's Report No. 27, 1971, which deal with the subject at hand and were due for consideration later in the evening, were brought forward.

The following is the substance of those two report items:

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(1) Lease - Portion of Lot 4, Block 3, D.L. 14, Plan
3047 (Burnaby Horsemen's Association)

The Parks and Recreation Commission has agreed to lease the above property to the Burnaby Horsemen's Association and permit the Association to construct stables thereon.

Apparently, a lease was prepared by the Legal Department some time ago and the Association wished some changes made in it.

The lease has now been returned to the Legal Department with a request that a new one be prepared incorporating certain amendments the Parks and Recreation Commission has approved.

The Commission now wishes Council to authorize the construction of the first stable on the property pending the execution of the lease.

The Municipal Manager has the following concerns in regard to the matter:

- (a) The Corporation is not aware that the Association has, in writing, accepted the new terms of the lease.
- (b) The land in question is not dedicated as a park and is still in the name of the Corporation, which means there could be a liability problem.

The land has, however, been set aside as a park site reserve and is zoned P3.
- (c) The municipality is not aware of any insurance that the Association may have to protect the Corporation from any claims, because the land is still in the name of the municipality.
- (d) The Corporation is, at the present time, not aware of what additional clauses the Legal Department may or may not recommend be included in the lease.

(17) Lease - Portion of Lot 4, Block 3, D.L. 14, Plan
3047 (Burnaby Horsemen's Association)

The Parks and Recreation Commission has requested that:

- (a) Council increase the size of the watermain on Avalon Avenue from 2 inches to 6 inches, at no cost to either the Commission or the Burnaby Horsemen's Association.
- (b) Council not impose any taxes on the property involved, as is done with other non-profit recreational developments.
- (c) The Engineering Department rough grade a road on the Christie Avenue allowance.

Assessments are based on market value, not on whether an organization which owns the property is a profit or non-profit one.

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As soon as municipal property is leased, it becomes taxable.

The Council can, if it wishes, give a grant annually equivalent to the value of the taxes.

An opportunity has not yet been afforded to investigate the costs involved in the three requests outlined above from the Parks and Recreation Commission.

As a result of being asked, the Planning Director read an excerpt from the report his Department submitted to the Parks and Recreation Commission pertaining to the selection of a site on Avalon Avenue for the Equestrian Centre.

Mr. Lenson was present and, when asked, stated that the group he represented were opposed to the establishment of the Equestrian Centre on Avalon Avenue.

Mrs. D'Altroy, President of the Burnaby Horsemen's Association, also passed some comments on the matter at hand when asked questions.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the action of the Parks and Recreation Commission to select the "Avalon Avenue" site for development as an Equestrian Centre be endorsed, providing the questions listed under Item (1) of the Municipal Manager's Report (as shown above), are clarified and satisfactory answers are produced."

CARRIED

AGAINST -- ALDERMAN MERCIER

Chairman, Vancouver Region, Institute of Public Administration of Canada, submitted a letter inviting members of the Council to attend a Seminar on "Pollution - Administerial Aspects" at the Planetarium in Vancouver on Monday, April 26, 1971 commencing at 9:00 a.m.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That authority be granted to pay the registration fee for the Seminar for any member of Council wishing to attend."

CARRIED UNANIMOUSLY

Mrs. D. Brown John, Secretary, North Burnaby Rock and Gem Club, submitted a copy of a petition requesting that Council preserve Burnaby Lake and its environs as a park area.

Mrs. Elizabeth Orser wrote to request that Council pass a By-law for the control of cats.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:
"That the proposal advanced by Mrs. Orser be referred to the Licence Department for consideration and report, with it being understood that the Department will also solicit the views of the S.P.C.A. on the matter."

CARRIED UNANIMOUSLY

Mr. C. Home-Douglas, Director and Secretary, Institute of Environmental Studies of Douglas College and of the Save Burnaby Lake Association, filed a submission urging the members of Council to attend the Save Burnaby Lake Association's Open Day at Seaforth School on Sunday, April 25, 1971 to become involved in a discussion on the future of Burnaby Lake and the area around it.

Secretary, Lower Mainland Municipal Association, submitted a circular notice of a Seminar the Association is holding at the Matsqui Armoury on April 28, 1971 to deal with the subject "Condominiums - What Lessons To Be Learned?".

The following submitted a letter asking that the Trap/Skeet Shoot on Sperling Avenue be immediately suspended until those involved in the activity erect an artificial noise barrier to retard the incessant blasts from guns being discharged there:

- J. & J. Taggart, 7044 Fielding Court
- F. E. Murdoch, 7016 Hillview Street
- Mr. & Mrs. H. E. Davis, 3115 Bainbridge Avenue
- R. Barry, 5003 Claude Street
- Mr. and Mrs. C. Gingrich, 3149 Bainbridge Avenue
- E. and A. Pakirnus, 3276 Bainbridge Avenue
- Z. & T. Lepik, 7076 Fielding Court
- A. Koll, 3184 Bainbridge Avenue
- J. S. Taylor, 3116 Bainbridge Avenue
- Mr. & Mrs. J. Weddell, 7017 Hillview Street
- D. & C. Duncan, 7038 Fielding Court
- R. A. Dibb, 7008 Greenwood Street

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That the request regarding the Trap/Skeet Shoot be referred to the Parks and Recreation Commission for consideration and report."

CARRIED UNANIMOUSLY

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TABLED ITEM

The following matter was then lifted from the table:

Proposed Commercial Development for property in D.L.'s 137 and 138, (J. Diamond and Sons Ltd.)

The following is the resolution on the above matter which was tabled by Council on April 13th:

"That the development proposed by J. Diamond & Sons Limited be allowed to proceed on the basis set out in a January 7, 1971 report of the Planning Department, providing a suitably detailed plan of development is submitted and an adequate road system for the site and the surrounding area is arranged."

The letter dated April 12, 1971 from J. Diamond and Sons Limited, which was distributed to Council at the April 13th meeting, was brought forward for consideration.

That letter indicated the following:

- (a) It has been shown in many other developments throughout the country that there is compatibility between a Golf Course, a shopping centre and a residential area; moreover, in the design of the shopping centre proposed for the subject property, care has been taken to ensure that the traffic flow will in no way be impeded.
- (b) J. Diamond and Sons Limited has had good response from prospective tenants, receiving firm commitments from several.
- (c) Because of the foregoing and the fact the Planning Department supports the proposed development, it is felt to be a proper location for the project.
- (d) A shopping centre located in the area will offer added convenience for the nearby residents and will provide an increase in revenue for the municipality.

Parks and Recreation Commission submitted a report in connection with the matter at hand, requesting that Council not exchange or sell the property at the North-West corner of Phillips Avenue and Halifax Street at this time but retain it until the actual road pattern in the area is established and the roads are constructed.

The Commission pointed out that its reason for this request was to ensure that planning for the final suitable development of the area, including the approach and entrance to the Burnaby Mountain Golf Course, will not be hindered.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:
"That the development proposed by J. Diamond and Sons Limited be allowed to proceed on the basis set out in a January 7, 1971 report of the Planning Department, providing a suitably detailed plan of development is submitted and an adequate road system for the site and the surrounding area is arranged."

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:
"That the part of the January 7, 1971 report of the Planning Department relating to the exchange of properties be deleted, except where reference is made to a portion of Parcel 6 for the Hastings - Broadway Diversion."

IN FAVOUR -- ALDERMAN EMMOTT

AGAINST -- ALDERMEN BLAIR,
CLARK, DAILLY, DRUMMOND,
LADNER AND MERCIER:

MOTION LOST

A vote was then taken on the original motion, and it was Carried with Alderman Drummond Against.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That Alderman McLean be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

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MAYOR PRITTIE DECLARED A RECESS AT 8:50 P.M.

THE COUNCIL RECONVENED AT 9:05 P.M.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"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

ADVISORY PLANNING COMMISSION submitted a report indicating that it agreed with the recommended goals and objectives expressed in the report of the Planning Department dealing with Phase I of the Land Use Study that is being made of the Big Bend Area, with the following reservations:

- (a) That the municipality endeavor to gain some authority in controlling the removal of top soil from agricultural land in the area.
- (b) That consideration be given the full utilization of railway facilities on both the North and South sides of the present tracks in any part of the area that is to be zoned for industrial purposes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the report of the Advisory Planning Commission be received."

CARRIED UNANIMOUSLY

Manager, Burnaby Chamber of Commerce, submitted a letter requesting an opportunity to address Council on the subject of the report from the Advisory Planning Commission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That a spokesman for the Burnaby Chamber of Commerce be heard."

CARRIED UNANIMOUSLY

Mr. Angus J. Macdonald, Manager of the Burnaby Chamber of Commerce, appeared and presented a Brief containing comments on the report of the Planning Department pertaining to Phase I of the study of the land use situation in the Big Bend Area.

The Brief from the Chamber contained the following recommendations:

- (1) That the area North of the currently proposed relocation of Marine Drive be zoned for park purposes, residences and perhaps agriculture, on five acre minimum lots, with care to be taken to ensure that the industrial zone on Greenall Avenue North of the V & L I line is allowed to continue.

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- (2) That all land South of the relocated Marine Drive be zoned industrial, with the major portion being M3 and M3a, because higher uses (e.g. M2 and M5) should be used with great care unless drastic changes are to be made in coverage and height restrictions in these M2 and M5 zones.
- (3) That, if lands in the Big Bend Area are zoned for agricultural use, then under no circumstances should the A2 zone be allowed.
- (4) That sufficient land for park purposes be reserved South of the current Marine Drive in a "belt" not more than 400 to 500 yards wide.
- (5) That parkways on a North-South access through the industrial area be limited to pedestrians only and to facilities provided on the river bank; and further, any other green belts be situated on an East-West access to assist in screening for the benefit of the residents of the South Slope.
- (6) That the completion of Marine Drive on its new alignment be placed in the Capital Budget of the Corporation as soon as possible and a start be made no later than 1973.
- (7) That Council make it known it will entertain development proposals for industrial sites within the Big Bend Area, subject to the provision of services, consolidation of sites and fill to sufficient height under the control of the Engineering Department.
- (8) That Council indicate whether it considers the municipality should or should not actively solicit industrial development.

ALDERMAN BLAIR LEFT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation of the Advisory Planning Commission be adopted, with it being understood that the Planning Department will now produce a report showing precise details of the policies which are intended to serve as guide lines for future developments in the Big Bend Area according to the goals and objectives recommended in its March 26, 1971 report."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

When a question was raised as to whether any rezoning applications or Preliminary Plan Approval applications which have been held in abeyance pending a decision on the report of the Planning Department dealing with the Big Bend Area can now be processed, the Planning Director stated that he would report, as soon as possible, on the situation in regard to those outstanding matters.

* * *

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MUNICIPAL MANAGER submitted Report No. 27, 1971 on the matters listed below: as Items (1) to (17) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Lease - Portion of Lot 4, Block 3, D.L. 14, Plan 3047
Burnaby Horsemen's Association

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

- (2) Lot 19, Except Parcel "A", Sketch 12407, Block 4, D.L. 125,
Plan 3520 (5429 Lougheed Highway)
REFERENCE REZONING #53/70

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

- (a) On February 1, 1971, the Council deferred action on the rezoning proposal to allow the applicant to advance a plan of development which was acceptable.
- (b) Emphasis was placed by the Department on the necessity of removing the existing motel on the property as a first step toward the creation of a suitable plan which provided family accommodation.
- (c) Since then, the Department has continued to work with the developer in an attempt to resolve problems associated with the plan.
- (d) Progress in this regard has been made as follows:
- (1) Plans have been submitted which increase the floor area of the dwelling units, bringing the accommodation more in line with accepted standards for family living.
 - (2) The new plans reorient the proposed new buildings to correspond to alignments considered optimum for sites within the block.
- Although the new plans can be considered a substantial improvement over previous submissions, the applicant is not prepared to remove the existing motel structure.
- (3) In his latest submission, the applicant has shown an underground parking structure to accommodate all on-site parking, the effect of which will be to minimize paved areas and create more open space.
- (e) The following points are significant in regard to the matter at hand:
- (1) The spaces between buildings, although meeting the minimum standards of the Zoning By-law, are less than that which would be considered desirable for a family-oriented environment with individually owned dwelling units.
 - (2) The distance from Lougheed Highway for the units in the extreme South-West corner is minimal, considering the particular problems of noise, glare, vibration, dust and smell.

A means of maximizing this distance is considered essential to the creation of a suitable plan.

- (f) In light of the above, the Department was reaffirming its recommendation that the existing motel structure be removed because it is felt the improvement in development flexibility and living amenity, particularly in respect of the two points under (e) above, that would be achieved by the removal of the motel will be reflected in the salability of the units, which factor would outweigh the short term advantages of retaining the motel.
- (g) It was therefore being recommended that Council concur with the Planning Department that RMI zoning of the site will be considered with the removal of the motel and the submission of a suitable plan of development.

It was mentioned to Council that the applicant for the above rezoning proposal wished to meet with Alderman Ladner, as the Liaison with the Planning Department, to discuss the report of the Department.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That action on the rezoning proposal which is the subject of the above report from the Planning Department be deferred until the April 26th meeting of Council in order to allow Alderman Ladner an opportunity to discuss the rezoning proposal with the applicant."

CARRIED UNANIMOUSLY

(3) South 33 feet of Lot "A", D.L. 118, Plan 3067 (Link-Belt Ltd.)

The necessary documents for the formalizing of the acquisition of the South 33 feet of the above described property, which is required for sewer purposes and for the widening of Still Creek Street, have not yet been completed.

The contractor constructing the sanitary sewer pumping station on the property wishes to proceed.

It was being recommended that a "Save Harmless" agreement with Link Belt Ltd., to protect the Company while the contractor is working on its property, be executed.

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

CARRIED UNANIMOUSLY

(4) 1971 Budget

Statutorily, the Council is required to pass the annual Rating By-law on or before May 15th of each year.

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The Council was therefore being asked to establish further meeting dates to complete its discussions on the 1971 Budget.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the report of the Manager be received and the question of establishing further meeting dates to discuss the 1971 Budget be considered later in the evening."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(5) Lots 3 and 4, Block "B", D.L. 90, Plan 9287
SUBDIVISION REFERENCE NO. 20/70

The following is a summary of the events pertaining to the above subdivision, a letter on which was submitted earlier this evening by Mr. J. F. Friesen:

- (a) On April 6, 1970, the Planning Director wrote to Mr. Friesen and, among other things, indicated that, at the time of an earlier preliminary approval of the subdivision, a recommendation was made to the Manager that the Corporation share the servicing costs for Berkley Street.

The Manager had indicated on September 3, 1969 that because the municipal property involved on the Southerly side of Berkley Street was earmarked for park purposes, there would be no opportunity to offset the cost of servicing by the subsequent sale of land and the sharing of costs could therefore not be considered. In a later discussion with the Manager, he suggested the possibility of the applicant acquiring both Lots 6 and 7, which are formed largely from the Sixth Street right-of-way, since the Corporation was not in a position to share construction costs for Berkley Street.

- (b) On May 11, 1970, the Manager submitted the following recommendations of the Planning Department to Council:
- (1) That the applicant be permitted to have both of the proposed lots 6 and 7.
 - (2) That the Corporation contribute toward the cost of road and water services on Morley Street with respect to the future Lots "A" and "B", on the understanding the cost to the Corporation of providing road and water services to the said Lots "A" and "B" would be approximately \$1,000.00.
- (c) The decision rendered by Council on May 11, 1970 varied from the above recommendation in that Council decided the Corporation would share in the costs of road and water services on Morley Street to the amount of \$1,000.00 and that negotiations would be undertaken with the owner to effect an arrangement whereby he would become the owner of Lot 6 and the Corporation would become the owner of Lot 7.
- (d) It was being recommended that consideration be given to the original submission from the Planning Department that:
- (1) The applicant, Mr. Friesen, be permitted to have both lots 6 and 7.

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- (2) The Corporation share in the cost of services on Morley Street to the amount of \$1,000.00.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the recommendation contained under Point (d) in the Manager's Report be adopted."

CARRIED UNANIMOUSLY

ALDERMEN DRUMMOND AND BLAIR RETURNED TO THE MEETING.

(6) Overnight parking

The Solicitor has reported as follows on the question of issuing an annual permit to allow parking on the sides of streets between midnight and 6:00 a.m.:

- (a) The Council has the power, by By-law, to regulate, control and prohibit parking.
- (b) The Council may therefore make regulations concerning street parking between midnight and 6:00 a.m.
- (c) If parking is prohibited on any street between those hours, the Council may not grant an exemption permit.
- (d) If Council has in mind issuing parking permits and charging a fee, there is no authority to support this action.
- (e) Since streets are public highways for the use of the public, it would require specific authority to deny the use of streets for parking unless a fee were paid for this privilege.
- (f) At present, the only power to prescribe parking fees is by the use of parking meters.

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

CARRIED UNANIMOUSLY

(7) Century Gardens Complex

The Parks and Recreation Commission is requesting Council to authorize the Planning Department to prepare a detailed study and cost estimates regarding any future road affecting the Century Gardens Complex, and is also asking that the study be done in full consultation with the Park's Planner and be based on the premise that any future roads must be so designed, engineered or directed so as to retain the park and public use environment currently available to the public.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the request of the Parks and Recreation Commission, as detailed in the report of the Manager, be granted; and further, the Planning Department give AI priority to the matter and include the project in the work programme of the Department."

CARRIED UNANIMOUSLY

(8) Deer Lake

The Health Department has provided the following report in regard to the presence of dead fish in Deer Lake:

- (a) On March 29, 1971, four gold fish were taken from Deer Lake and delivered to the Fisheries Research Board at Nanaimo, B. C.
- (b) Upon examination, it was concluded that the four fish were infected with a protozoa, *Chilodentalla-cyprini* (a skin parasite that produces a heavy slime growth on fish and usually occurs in winter). This protozoa has caused death to carp in Russia and has been known to occur in trout.
- (c) Secondary bacterial and fungi infections were also present in the fish.
- (d) It is not known how long the condition described will persist but the situation is presently being discussed with the Federal Department of Fisheries.
- (e) Further developments in regard to this matter will be reported.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(9) Proposed Church Site - Morley Street and Buckingham Avenue
REZONING REFERENCE NO. 14/71

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

- (a) The application, which is to Neighbourhood Institutional District (PI), involves the following land:
 - (i) Lot "H" Except Expl. Pl. 10599, D.L. 91N, Plan 3243.
 - (ii) A portion of Buckingham Avenue that is to be abandoned.
 - (iii) A portion of a North-South lane allowance Each of Buckingham Avenue which is to be abandoned.
 - (iv) A 0.151 acre portion of Block "H", Expl. Plan 10599, D.L. 91, Plan 3243

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- (b) The area of the site, when created, will be approximately 1.3 acres.
- (c) It was being recommended that the rezoning proposal be approved for further consideration and that the following be established as prerequisites:
 - (1) The completion of the abandonment of the portion of Buckingham Avenue and the East-West lane mentioned above which are required to create the site.
 - (2) The registration of a survey plan creating the site and all necessary dedications and easements.
 - (3) The completion of the servicing of the site.

Mr. Michael G. Weller, Chairman, Planning Committee, St. Alban's Church, submitted a letter on the subject of the Planning Department's Report requesting that Council set an early date for the Public Hearing recommended by the Department.

Mr. H. Greenberg and others in either the 7600 Block Morley Street or the 6400 Block Gordon Avenue, which is West of Morley Street, submitted a petition expressing opposition to the rezoning proposal detailed in the report of the Planning Department.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Planning Department be adopted and the rezoning proposal which is the subject of its report be advanced to a Public Hearing, with it being understood that the submissions from Mr. Weller and Mr. Greenberg will be brought forward at the Hearing."

CARRIED

AGAINST -- ALDERMEN BLAIR,
DAILLY AND MERCIER

(10) Mobile Home Park Standards

The Planning Department has submitted a report containing an indication as to the appropriate standards which should be established to allow for the development of mobile home parks in the municipality.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the report of the Planning Department be referred to the Advisory Planning Commission for comment and also be sent to mobile home developers in the area for their views, with a request that they provide the Commission with their opinions on the subject at hand."

CARRIED UNANIMOUSLY

(11) Opportunities for Youth

The Federal Government has attempted to stimulate the employment of students during the summer of 1971.

The Programme planned is to be paid for entirely by the Federal Government.

The portion of the Programme covering Parks and Recreation has been prepared with the knowledge of the Parks and Recreation Commission, although the Commission has not given its approval to the Programme.

A summary of the Programme recommended is as follows:

	<u>Students</u>	<u>Months</u>	<u>Cost</u>
(a) Teens help	4	3.5	\$7,187.00
(b) Trails Restoration	6	1.5	6,965.00
(c) Brunette Creek	6	1.5	7,875.00
(d) Student Housing	2	3	3,117.00
(e) Senior Citizens Housing	2	3	3,117.00
(f) Citizen Participation	2	3	3,117.00
(g) Urban Planning Data Study	2	3	3,117.00
	<u>24</u>		<u>\$34,495.00</u>

The programme should provide 56 man-months of work.

Because of the deadlines imposed on the municipality, it was necessary to submit the Programme without Council's approval but there is no commitment by doing this.

It is not certain whether any or all of the applications which have been submitted will be accepted because they may be deemed by the Federal Government to not be within the terms of reference for the Programme.

A submission "Notes for Applicants" plus a report from the Personnel Director dealing with the subject at hand were being provided to Council.

It was being recommended that Council:

- (a) Ratify the action taken to submit the work projects to the Department of State for inclusion in the Federal Government Plan "Opportunities for Youth".
- (b) Authorize expenditures for those projects which are accepted by the Department of State, on an interim basis from municipal reserves, pending reimbursement by the Federal Government and subject to the approval of the Department of Municipal Affairs in Victoria.

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

CARRIED UNANIMOUSLY

(12) Multi-Purpose Covered Stadium

Simon Fraser University has, on its own, decided to study the feasibility of a Recreational Stadium being constructed so it was being recommended that no further action be taken in regard to the municipality undertaking the feasibility study, except for the answering of questions and the providing of certain data for the

University as the study progresses.

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

CARRIED UNANIMOUSLY

(13) Bonding on Engineering Contracts

The above subject has been reviewed, as a result of an enquiry from Alderman Drummond at the last Council meeting, and it was being recommended that a policy be established whereby 50% performance, labour and materials bonds be required in connection with contracts to undertake engineering works for the municipality rather than the 100% bonds now demanded, on the basis that the Corporation maintains the 15% holdback provision in such contracts.

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

CARRIED UNANIMOUSLY

(14) Lot "A", Block 2, D.L. 119E½, Plan 4307
REFERENCE REZONING #61/70

The Planning Department has reported on the above rezoning proposal, recommending that the proposed Comprehensive Development Concept for the property be endorsed in principle so as to permit further discussion with the developers, on the understanding a detailed report will be submitted to Council in due course together with the prerequisites which should be established in connection with the rezoning proposal.

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

CARRIED UNANIMOUSLY

(15) 5045 Deer Lake Avenue (Baker)

On each occasion during the past few years when reports have been submitted on outstanding "pockets" of unsewered areas, the portion of Deer Lake Avenue on which Mr. Baker and three others own land has been included, and it has been indicated that it would cost approximately \$10,000.00 to provide sewer service.

On each occasion, the installation of sewer service has been deferred in favour of more urgent problems.

The four private properties on the street are almost entirely surrounded by municipal land that has been acquired in connection with the plan for the James Cowan Centre. The four properties will eventually be acquired for the same purpose.

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The figure, 1,780.00 per lot, mentioned in the letter from Mr. Baker represents an estimate of the cost of extending the main line from the Sewer Board Trunk to the South as far as the Baker property and the construction of a connection to his property. This cost arises from the need to extend the sewer across the frontage of the property neighbouring Mr. Baker a distance of approximately 125 feet. His neighbour does not need the sewer extension in front of his property because he already has one to the existing Greater Vancouver Sewerage And Drainage District Trunk. Extension of the sewer line across the neighbour's property would not be recommended because it would necessitate the acquisition of an easement.

If the properties concerned were to receive sanitary sewer service, an extension on Deer Lake Avenue would be the recommended location because of the slope of land and a recent proposal to connect the two existing recently-acquired park buildings to the sewer on Canada Way.

A revised estimate of providing sanitary sewer service to the remaining houses on Deer Lake Avenue would be approximately \$7,000.00 rather than the \$10,000.00 mentioned earlier. It would, however, not be prudent to recommend this expenditure if it is the intention of the Corporation to acquire the properties for incorporation in the James Cowan Complex.

The Health Department has indicated that there is no evidence of ponding or the direct discharge of sewage or effluent to the yard or front street.

According to Mr. Baker's wife, the septic tank has not been pumped and cleaned in some 13 years. The Health Department is of the opinion that there is sufficient land available for the adequate control of sewage by septic tank and tile field disposal methods.

It has been suggested to Mr. Baker that, if he wishes to install further fixtures and feels this will cause a future problem, he should:

- (a) Have the septic tank opened, pumped and cleaned.
- (b) Provide two test holes on the North side of the property above the tile disposal field so that the ingress of sub-surface water from the next property can be ascertained (if excessive quantities of drainage are evident, then an intercepting drain may need to be installed.)
- (c) Observe the depth of the septic tank installation because there has been some filling on this portion of the property.
- (d) Be prepared to enlarge the tile disposal system as solids could have carried into the field due to the lack of periodic cleaning of the septic tank.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Council accept the information in the report of the Manager and convey that data to Mr. Baker."

CARRIED UNANIMOUSLY

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(16) Revenue and Expenditures

It was being recommended that the expenditures detailed in the Municipal Treasurer's Report covering revenue and expenditures for the period between January 1st and March 28, 1971 be approved.

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

CARRIED UNANIMOUSLY

(17) Proposed Equestrian Centre - Portion of Lot 4, Block 3, D.L. 14, Plan 3047

(A summary of this report was provided earlier in the Minutes of this meeting.)

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:
"That the report of the Manager be tabled until the April 26th meeting in order to allow him an opportunity to present answers to the questions posed by the Parks and Recreation Commission, as detailed in the report."

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

CARRIED UNANIMOUSLY

* * *

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

CARRIED UNANIMOUSLY