

August 30, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, August 30, 1971 at 7:00 p.m.

PRESENT: Mayor Prittle in the Chair;
Aldermen Blair (8:15 p.m.), Dailly, Drummond,
Emmott, Ladner, Mercier and McLean

ABSENT: Alderman Clark

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the minutes of the Council meeting held on August 9, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) L. de Verheyen, on behalf of the Broadway Street Homeowners, re Strata Plan N.W. 27 (2000 Block Holdom Avenue and 5500-5600 Blocks East Broadway;
- (b) Reverend Lance Stephens, Incumbent of St. Albans's Anglican Church, re Proposed Church Site.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That all of the delegations be heard but, before that, Items #21, #22 and #24 of the Municipal Manager's Report No. 53, 1971 be read inasmuch as they pertain to the subject of the presentations to be made by the delegations."

CARRIED UNANIMOUSLY

The following is the substance of the reports of the Manager dealing with the submission to be made by Mr. L. de Verheyen:

(21) Strata Plan N.W. 27

The Chief Building Inspector has reported that the following matters are still outstanding as regards the construction of the development known as Strata Plan N.W. 27:

- (1) Landscaping has not been completed in accordance with the approved plans.

The developer was asked, by letter on March 2nd and again on June 21st, to attend to this matter. A reply was received on August 2nd that the work would be undertaken in conjunction with landscaping of another project by the same developer immediately to the West.

Since the neighbouring project was near completion and the weather had been too hot for planting, the undertaking of the developer was accepted.

Aug/30/1971

- (ii) Metal form ties must be removed from the inner side of the foundation walls in the crawl spaces.

The developer was asked by letter on April 20th and again on July 13th to rectify this situation. He replied on August 2nd that the matter had been attended to but, as a result of an inspection on August 25th, it was found that the situation had not been corrected. The developer will be requested to attend to the matter immediately.

- (iii) Dampness and water problems in crawl spaces are considered to be serious. This problem was brought to the attention of the developer in an objection notice dated April 20th and in a letter of July 13th.

The developer replied on August 2nd that the crawl spaces would be ready for inspection by September 30th. In the inspection made on August 25th, it was noted that the repairs had commenced but little progress has so far been made. Provided the developer abides by his promise of completing the work in a satisfactory manner by September 30th, no further problems are likely to develop. If, however, the work is delayed or the repairs are not adequate, the rainy season will be upon us and may well aggravate the situation. Some further assurances will be sought from the developer concerning the solution of the drainage problem.

The Chief Building Inspector has also indicated that, while occupancy of the development was permitted, final approval and the Occupancy Certificate have been withheld until the objections mentioned above are overcome.

The Engineering Department determined from Mr. Lederer, who represents the homeowners on the North side of Broadway, that their concern was the absence of storm sewers and the effect this might have on the quality of drainage within the site itself. Mr. Lederer was advised that drainage for the site was by means of drain tiles to the open ditch on Loughheed Highway. This is a common method of draining properties in the municipality and has found to be completely suitable and adequate in such cases. Mr. Lederer was also informed that a storm sewer on Broadway would have performed no useful purpose for the development on the site of Strata Plan N.W. 27 because Broadway is so much higher than the development. Moreover, a storm sewer on Broadway would have been of no use in intercepting possible underground water seepage.

It would appear that the drainage problems which are being experienced lie entirely within the site of Strata Plan N.W. 27 and have no relationship with the lack of storm sewers in connection with the development.

The Planning Department has reported as follows on the points indicated:

- (a) The scheme was developed under the Zoning By-Law, which requires one parking space for each suite.
- (b) The exterior of the development has been built substantially in accordance with the plans and perspective that was submitted to the Department.

Aug/30/1971

The landscaping has not been done to an acceptable standard and this matter, along with other aspects of building detail, is being pursued.

(22) Strata Plan N.W. 27 ((2000 Block Holdom Avenue and 5500-5600 Blocks East Broadway)

The following additional comments are being provided in connection with the above development:

- (a) The development plans for the project were not presented to Council because the site had been zoned years previously to permit the type of development which has been constructed.

The number of units which were built is according to plan, but play areas and open space have not been fully developed.

- (b) No commitment as to selling restrictions was given or implied to the Planning Department.

- (c) Remaining sites along Broadway in the area will require rezoning to permit multiple-family development so a suitable plan of development will be required.

The Planning Department has registered its concern about a development proposed for the Totem Motel property.

- (d) As to the question of density, the subject project was developed under BMI standards, the floor area ratio being 0.538 even though the maximum permitted under that zone is 0.6.

Mr. Lederer then spoke and stated that the two reports of the Manager answered all the questions which were in the minds of the Broadway Street homeowners.

Mr. Lederer did enquire, however, as to whether the municipality only required the construction of buildings to a minimum standard.

It was drawn to the attention of Mr. Lederer that the National Building Code, which the municipality uses, contains regulations that are considered to be above normal standards.

Mr. Lederer suggested that, if a poor quality development is allowed to be built on the site in question, the properties of the homeowners on the North side of Broadway will be devaluated.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:
"That the two reports of the Manager be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That, if the remedying of the dampness and water problems in the crawl spaces referred to Item #21 of the Municipal Manager's Report is delayed beyond the September 30th deadline mentioned or the repairs made are not adequate at that time, the Chief Building Inspector, at his discretion, proceed with prosecution of the developer for failing to do the work required within the time specified."

CARRIED

AGAINST -- ALDERMAN LADNER

Aug/30/1971

The following is the substance of the report from the Manager dealing with a proposed site for St. Alban's Anglican Church:

- (24) Lots 1-5 inclusive except Plan 10599 and Lot 6, D.L. 91N part, Plan 1869

Before a site for a Church can be created and placed in a sale position, the following major steps are necessary:

- (a) The proposed site consist of six existing Corporation-owned lots as well as a redundant portion of the Humphries Avenue right-of-way.

In accordance with the Buckingham Heights Development Plan, the existing Humphries Avenue alignment is to be relocated to the East.

It will be necessary to pass a Road Closing By-Law to abandon the redundant portion of Humphries Avenue.

- (b) Access to the site will be from Humphries Avenue, which will need to be constructed to a 28-foot standard.

The Engineering Department has estimated the cost of the project, including ancillary curb and gutter work, at \$13,300.00.

- (c) In addition to the road, water and storm sewer service will need to be provided. The existing lane will need to be constructed as well as a walkway connecting Humphries Avenue and the proposed park to Malvern Avenue. The estimated cost of this work is \$17,850.00.

Sanitary sewer service is available.

Although the services are necessary to proceed with the development of the Church site at this time, they are also necessary for the development of municipal land in the Buckingham Heights area.

The Planning Department was recommending that the following steps be taken toward the creation and sale of the site in question:

- (i) The application to rezone the properties from Residential District One (R1) to Neighbourhood Institutional District (PI) be advanced to a Public Hearing.
- (ii) The site be provided with appropriate municipal services.
- (iii) A Road Closing By-Law be introduced to abandon the portion of Humphries Avenue mentioned above.
- (iv) The site, including the abandoned road allowance, be sold by public tender.

It was being recommended that:

- A. the rezoning proposal be advanced to a Public Hearing;
- B. no decision be made at this time as to the servicing of the site or the passage of a Road Closing By-Law;
- C. the St. Alban's Church be advised of the fact the site will need to be sold by public tender.

Aug/30/1971

Reverend L. Stephens of St. Alban's Anglican Church then spoke and stated that, if Council wished, he would report to the Public Hearing on the results of the poll the Church conducted to determine the opinions of those residing in the subject area regarding the location of a Church on the site in question.

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

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

Mr. Tom Goode, M.P., submitted a letter with which he forwarded a cheque from the Federal Government in the amount of \$60,900.00 for the development of the Museum-Heritage Park Complex in Burnaby as a Centennial Project.

Mr. and Mrs. C. B. Gingrich wrote to outline a situation pertaining to a sanitary sewer connection to their property at 3149 Bainbridge Avenue.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That action on the situation mentioned by Mr. and Mrs. Gingrich be deferred until consideration of Item #13 of the Municipal Manager's Report No. 53, 1971 later this evening."

CARRIED UNANIMOUSLY

Mr. James Mahaffey and others submitted letters requesting that the parking prohibition on Hastings Street between Springer Avenue and Holdom Avenue be eliminated.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Item #8 of the Municipal Manager's Report No. 53, 1971, which deals with the subject of the submissions from Mr. Mahaffey and the others, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(8) Parking Restrictions on Hastings Street Between Springer Avenue and Holdom Avenue

The need to maintain the parking restriction on the subject portion of Hastings Street until the final widening work on that Street to six lanes is completed was recently reported to Council by the Traffic Safety Committee.

It is intended that contracts be awarded this Fall by the municipality for the completion of the outstanding work. The final pavement will need to await the Spring of 1972.

For the safe and efficient movement of traffic in general, it was being strongly recommended that Council continue to uphold the recommendation of its Traffic Safety Committee that parking be prohibited on Hastings Street between Springer Avenue and Holdom Avenue until such time as the widening to six lanes is completed.

Aug/30/1971

It was also being recommended that Mr. Mahaffey be advised of the current status of the widening project.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the Traffic Safety Committee consider the matter of a loading zone, principally for moving vans, being established in front of the apartments on Hastings Street between Springer Avenue and Holdom Avenue until such time as that Street is widened to six lanes."

CARRIED UNANIMOUSLY

Mr. E. Vogt submitted a letter suggesting that certain private property adjacent to the swimming area at Deer Lake Park be purchased by the municipality to form a part of the Park.

Mr. Vogt also made a number of points in a postscript to his letter regarding the construction of ditches at various locations in the municipality.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the suggestion of Mr. Vogt regarding property being purchased for park purposes be referred to the Parks and Recreation Commission for consideration and report."

CARRIED UNANIMOUSLY

T A B L E D I T E M S

The following matters are then lifted from the table:

- (a) Appointment of Century Park Museum Association;
- (b) Use of Land at 4696 Marine Drive by Pioneer Auto Salvage

It was drawn to the attention of Council that Mr. V. Stusiak of the Centennial Committee who was instrumental in the matter of endeavouring to have the Century Park Museum Association appointed was present and could elaborate on the proposal.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:
"That Mr. Stusiak be heard."

CARRIED UNANIMOUSLY

Mr. Stusiak then spoke and made the following points:

- (1) The reason for advancing the proposal that an Association such as that suggested be created was the feeling that the function to be performed should be separated from both the political and administrative offices of the municipality.
- (2) Loans and other funds, plus a variety of materials, are being solicited from the public and there must be a legal body to accept such things.
- (3) The people in the organization have special interests which in no way relate to the normal operations of municipal government.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:

"That the proposal advanced by the Centennial Committee to establish a body to be known as the Century Park Museum Association be approved in principle."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the foregoing motion be amended by stipulating "that the Council or Parks and Recreation Commission appointee to the Association in question be a member of the Finance or Budget Committee of the Association."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That Part (3) of the Constitution proposed for the Association be reviewed by the Centennial Committee to ensure that there is a differentiation between the Board of Directors and the Table Officers of the Association, and that the delegation of authority is clearly spelled out in the Constitution."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:

"That the matter of land use for property known as 4696 Marine Drive (Pioneer Auto Salvage) be retabled until the September 7th meeting in order to await a reply from the owner of the property on the matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Alderman Ladner, as Chairman of the Pollution Committee, submitted a report entitled "Municipal Pollution Control Programme - Bacteriological Sampling" pertaining to the Central Valley Drainage Basin (Still Creek).

Page 2 of the introductory letter from Alderman Ladner contained a recommendation that overtures be made to the City of Vancouver relative to sewer connections in the City that are causing a degree of pollution in Still Creek.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation in the report of the Pollution Committee be adopted."

CARRIED UNANIMOUSLY

QUESTION AND ANSWER PERIOD

When Alderman McLean enquired as to what had happened to the proposal that 5% of land on which an apartment project is built be donated for park use, Mr. Armstrong of the Planning Department replied that there was no legislation authorizing the municipality to impose such a requirement. He pointed out that, as an example of the municipality asking for things which are not normal prerequisites to rezonings being effected, the development in the area North of Lougheed Highway was required to provide an overpass for pedestrians.

R E P O R T S

Mayor Prittie submitted a report recommending that Alderman J. Dailly be appointed Acting Mayor for the months of September and October, 1971.

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

CARRIED UNANIMOUSLY

Municipal Clerk submitted Certificates of Sufficiency covering:

- (a) the paving of the lane East of Cliff Avenue from Blaine Drive to Kitchener Street;
- (b) the paving, to a width of 28 feet plus concrete curbs on both sides, on Lister Court from Carleton Avenue to the W.P.L. of Lots 74 and 75, D.L. 35, Plan 27645;

as Local Improvements.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MCLEAN:
"That the two Certificates of the Municipal Clerk be received and the necessary Local Improvement Construction By-Laws to authorize the works be prepared."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LADNER:
"That Mrs. M. Akins, 4543 Carson Street, Burnaby 1, and Mrs. R. Knabke, 8010 Sussex Avenue, Burnaby 1, be appointed ASSISTANT DEPUTY MUNICIPAL CLERKS, on:

- September 2nd, 3rd & 4th, 1971 (Super-Valu Store, Middlegate)
- September 9th, 10th & 11th, 1971 (Safeway Store, E. Hastings near Willingdon)
- September 16th, 17th & 18th, 1971 (Simpsons-Sears)
- September 23rd, 24th & 25th, 1971 (Simpsons-Sears)

AND Mrs. M. Warner, 9033 Cameron Street, Burnaby 3, and Mrs. E. Hudson, 3440 Keswick Avenue, Burnaby 3, be appointed ASSISTANT DEPUTY MUNICIPAL CLERKS, on:

- September 9th, 10th & 11th, 1971 (Lougheed Mall)
- September 16th, 17th & 18th, 1971 (Brentwood Shopping Centre)
- September 23rd, 24th, & 25th, 1971 (Brentwood Shopping Centre)

for the purpose of taking Declarations of Resident Electors for entry on the 1971/72 List of Electors for this Municipality."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 53, 1971 on the matters listed below as Items (1) to (25) either providing the information shown or recommending the courses of action indicated for the reasons given:

Aug/30/1971

- (1) Easement - Lot 1, Block 32, D.L. 34, Plan 3333 (5550 and 5584 Inman Avenue)

REZONING REFERENCE NO. 29/71

It was being recommended that, in order to finalize the rezoning proposal covered by the above reference number, authority be granted to accept an easement over a portion of the above described property for sewerage and drainage purposes.

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

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

CARRIED UNANIMOUSLY

- (2) Lot 7, Blocks 1/3, D.L. 94S, Plan 3754 (5276 Kingsway)
REZONING REFERENCE NO. 49/71

It was being recommended that Council approve for further consideration, and advance to a Public Hearing, the rezoning of the above described property to Community Commercial District (C2) and establish the following prerequisites to the rezoning proposal:

- (a) The submission of a suitable plan of development for both the subject property and the adjacent Lot 6.
- (b) The consolidation of the two lots into one site.
- (c) The dedication of the North 16.5 feet of the two lots for the widening of Kingsway.
- (d) The rezoning of the two lots on the South side of Grimmer Street, for parking purposes, which are controlled by the Canadian Legion.

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

CARRIED UNANIMOUSLY

(3) Revenue and Expenditures

A report of the Municipal Treasurer covering Revenue and Expenditures for the period between January 1st and August 15, 1971 was being submitted for approval.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Expenditures itemized in the report of the Treasurer be approved."

CARRIED UNANIMOUSLY

(4) Sanitary Sewers - Cariboo Road and Marine Drive Areas

It was being recommended that Council accept the tender of Gosal Bros. Contracting Ltd. in the amount of \$112,914.80 for the supply of those materials listed in the report and the installation of them in the above areas, with actual payment to be based on the unit prices tendered.

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

CARRIED UNANIMOUSLY

Aug/30/1971

- (5) Lister Court from Carleton Avenue to the W.P.L. of Lots 74 and 75, D.L. 35, Plan 27645

It was being recommended that the work described on the Certificate of Sufficiency from the Municipal Clerk, which Council received earlier this evening, for the above Street be undertaken on the petition basis and that the necessary cost report pertaining to the project be brought forward.

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

CARRIED UNANIMOUSLY

- (6) Easements - Portions of Lots 258, 260, 261 and 264, D.L. 86 SUBDIVISION REFERENCE NO. 155/70

It was being recommended that Council authorize the acceptance of easements over the ^{above}described properties, for sewerage and drainage purposes, and the execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

- (7) Lots 17-20 inclusive, Block 4, D.L. 153, Plan 1316 REFERENCE REZONING NO. 18/69

When this application to rezone the property described in caption to Parking District (P8) was initiated in 1969, the use had already taken place. Despite this, certain prerequisites were established which have not been met as yet.

When outstanding By-Laws rezoning properties were reviewed earlier this year, the applicants involved were given specific periods in which to meet the prerequisites. The one that is the subject of this report was given a 90-day extension, which expires on September 7, 1971. The applicant has written to request a further extension until November 5, 1971 because it (Astor Motor Hotel) is in a short cash position due to labour strife in the brewery industry.

The Astor has also mentioned that it is planning extensive renovations to the Hotel and it is hoped the financing for these renovations will be obtainable through mortgage funds, which will include \$10,000.00 for the things that are prerequisite to the rezoning.

It was being recommended that Council grant the Astor Motor Hotel an extension of time to November 5, 1971 to complete the prerequisites which were established in connection with the subject rezoning proposal, on the basis that the completion of the rezoning will be a prerequisite to the granting of any Preliminary Plan Approval for alterations to the Hotel itself.

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

CARRIED UNANIMOUSLY

Aug/30/1971

(8) Hastings Street between Springer Avenue and Holdom Avenue

(This item was dealt previously in the meeting.)

(9) Easement - Portion of Lot 86, D.L. 42, Plan 3800
SUBDIVISION REFERENCE NO. 134/71

It was being recommended that Council authorize the acceptance of an easement, for sewerage and drainage purposes, over a portion of the above described property in order that the subdivision in question can be finalized.

It was also being recommended that Council authorize the execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

(10) Alaska Street (Western Sleep Products Ltd.)

The Municipal Engineer has advised that his Department was already considering a request of the above Company that the opening in the median on Alaska Street be widened, but the investigation of the request is not yet complete.

It was being recommended that the matter be tabled until the September 7th Council meeting.

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

CARRIED UNANIMOUSLY

(11) Burnaby Sound Abatement By-Law 1971

A final draft of the above By-Law was being distributed this evening and it was being recommended that the draft be referred to the Noise Pollution Committee for study and report.

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

CARRIED UNANIMOUSLY

(12) Air Conditioning - Municipal Hall

It was being recommended that J. D. Kern & Company Ltd. be commissioned to prepare a detailed feasibility report, for a fee of \$600.00, to contain the following information on the question of providing air conditioning in the Municipal Hall:

- (a) The estimated total costs for various systems, including possible staging and doing only portions of the building.
- (b) A capacity check of the electrical system.
- (c) The costs of connecting electrical drive motors.
- (d) The costs of altering the building.
- (e) An indication as to what would be involved in a study of costs of installing and operating the system with municipal water versus cooling tower air-cooled condensers.

Aug/30/1971

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

CARRIED

AGAINST -- ALDERMAN MERCIER

ALDERMAN BLAIR ARRIVED AT THE MEETING.

(13) 3149 Bainbridge Avenue (Gingrich)

The following information was being supplied in regard to a submission from Mr. and Mrs. C. B. Gingrich, which Council received earlier this evening, pertaining to a sanitary sewer connection to their property and their request for a refund:

- (a) In accordance with a direction of Council, a letter was sent to them on September 16, 1970 advising that sanitary sewer service was available to their property and that connection thereto was required in accordance with Burnaby Sewer Connection By-Law 1961.

As they did not comply with this notice, a registered letter was sent to them on November 12, 1970 advising that the connection must be made within 60 days.

The Council, on February 1, 1971, directed that summonses be issued to those property owners who had failed to comply with the order issued on November 12, 1970 and who had not supplied acceptable reasons therefor.

It was following this (in May, 1971) that the R.C.M.P. delivered the summons to the Gingriches.

- (b) The sanitary sewer was initially made available to their property from Hillview Street in 1968 and, when a new sanitary sewer was constructed on Bainbridge Avenue as a result of a subdivision in November, 1970, it gave the Gingriches the opportunity to obtain a second connection to Bainbridge Avenue.

As provided in the Sewer Connection By-Law, they were charged the cost of the connection (\$650.00).

The first connection was installed free of charge, as is the policy. Second connections are installed at the cost and at the request of the owner, based on the estimate of the Engineering Department. In the case of the Gingriches, the cost was more than average because the main sewer line was in the 12' to 14' depth range on the East side of Bainbridge Avenue and required the construction of a riser at the main and continued across the street at a depth of approximately 7'.

If the sanitary sewer work did not proceed on Bainbridge Avenue in November, 1970 as a result of the subdivision mentioned earlier, they would have had no alternative but to connect their house to the sewer on Hillview Street.

Aug/30/1971

- (c) No one in the Engineering Department could have stated in 1966 that both the sanitary and storm sewers would be installed on Bainbridge because it was not until 1968 that sanitary sewers were provided on Hillview Street. This gave the Gingriches the initial service to their property and there was no intention of installing sanitary sewers on Bainbridge Avenue nor was there any design or layout made for the area until the aforementioned subdivision occurred on the East side of Bainbridge Avenue in 1970.
- (d) As regards their point concerning the installation of a second connection, they basically answered their own question by indicating that it would have cost them approximately \$2,000.00 to travel the longer distance to the Westerly limit of their property and overcome obstacles in the back yard whereas, by spending \$650.00 for the second connection, they were able to do so at a cost of less than \$300.00.
- (e) Immediate action will be taken to have their paved driveway repaired, as requested.

It was being recommended that:

- (1) No refund be made to Mr. and Mrs. Gingrich because of the policy enunciated above.
- (2) Mr. and Mrs. Gingrich be informed of the reasoning behind that recommendation and also that their driveway will be repaired.

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

CARRIED UNANIMOUSLY

(14) Subdivision Reference No. 70/71

In order to provide sanitary sewers to the above subdivision, and possibly another area further West, approximately 590' of a 10-inch diameter sanitary sewer must be installed. The estimated cost of constructing the sewer is \$9,500.00 and it will benefit properties through which it would pass between Sperling Avenue and the property being subdivided, and could also be extended West.

Under the policy, a developer is entitled to ask that the municipality pay for the difference in cost between a 10-inch diameter sewer and an 8-inch one, which in this case amounts to about \$200.00.

An easement will also be required to accommodate the sewer, and the acquisition of it will need to be negotiated by the municipality. If the easement cannot be obtained at a reasonable cost, then the servicing proposal would become void.

It was being recommended that Council authorize the provision of the sewer extension described in the report at an estimated cost of \$9,500.00, subject to the satisfactory negotiation of the easements mentioned at a reasonable cost and acceptance of the easements by Council before any work proceeds.

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

CARRIED UNANIMOUSLY

Aug/30/1971

(15) Phase I - Stage III D.L. 86 Subdivision (Lambeth Drive)
SUBDIVISION REFERENCE NO. 155/70

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

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LADNER:

"That the owner of Lot 263, D.L. 86, Plan No. (to be assigned upon registration) 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 Bryan S. Berting and sworn the 10th day of August, 1971."

CARRIED UNANIMOUSLY

(16) Pedestrian Overpass - Lake City East Development
REZONING REFERENCE NO. 37/70

The Engineer has advised that Mr. Townsend of Dawson Developments has agreed, and without any responsibility on the part of the municipality, to suspend further work on the construction of the above overpass for at least a two-week period as August 25, 1971, and possibly longer if necessary.

The walkways within the Lots 4 and 6 have already been built to within a reasonable distance of the overpass.

The Planning Department has reported as follows on the matter:

- (a) The overpass in question is 135 feet long and 5 feet wide, crossing Beaverbrook Drive at a point approximately 350' East of the Eastlake Drive-Beaverbrook Drive intersection.

- (b) The structure links areas 4 and 6 of the Lake City East Housing Development.

Area 4 involves a 130-unit townhouse condominium, which has been completed and of which approximately 75 units have been sold.

Area 4 includes 35 units of another 121-unit condominium presently under construction on both sides of Centaurus Drive.

- (c) Since the early stages of conceptual planning and design for the whole of the Lake City East Housing Development, an overpass in the area has been an integral part of the proposed internal walkway system and related green space structure. References to the overpass had been made in various reports that have been submitted to Council over the past two years or so.

- (d) The basic function of the overpass is:

- (i) to provide a grade-separated crossing over Beaverbrook Drive;
- (ii) to accommodate a trail system serving all of the Lake City East Development as an internal system which is part of the open space structure of the development.

- (e) Beaverbrook Drive is constructed to a four-lane, 46-foot standard and will serve as a major collector for the area. The street links with East Lake Drive and a new road between Noel Drive and North Road to the East. Although traffic volumes will increase gradually, it is expected that the flows will be substantial, particularly after the closure of Bell Avenue at Lougheed Highway, which is proposed in the Community Plan for the area. In view of the density of population and the expected traffic flows, a graded separation of pedestrians and vehicles is considered essential. The internal pedestrian system has been carefully designed in relation to the location of the sidewalks on public streets and pedestrian movements along the major routes (Eastlake Drive, Beaverbrook Drive and Crescent) have been discouraged by deleting sidewalks in undesirable locations.

Provision has been made for another grade separated crossing of Beaverbrook Drive by means of a pedestrian trail following the Stoney Creek Ravine under a new bridge.

- (f) The reasons for the pedestrian arrangement described are to:
- (i) provide the shortest, most pleasant and convenient route to a small neighbourhood commercial development that is planned for the overall area;
 - (ii) provide an alternate route to the Stoney Creek Elementary School;
 - (iii) provide a continuity throughout the open space structure of the existing and proposed Lake City East Housing Scheme by linking the various green spaces together;
 - (iv) connect the internal green spaces with the public parks.
- (g) It is apparent that, if the overpass is not built:
- (1) additional crossing hazards on Beaverbrook Drive would be created;
 - (2) the route to the proposed neighbourhood shops would be made substantially longer for the residents of Area 6;
 - (3) pedestrians would be compelled to use Eastlake Drive and Beaverbrook Drive, both of which are major collectors and have no adequate sidewalks to accommodate a change in pedestrian movements;
 - (4) an alternate safe route to the Stoney Creek School would be jeopardized and would disrupt the continuity of open space and the links with the public parks.
Council
- (h) The legal of the owners of Strata Plan N.W. 39 has not yet been constituted and the occupancy is presently below the level of 60%. The developer therefore has the actual control over the management of Strata Plan N.W. 39.

Aug/30/1971

- (i) In conclusion, it was being recommended that Council confirm the need for the overpass for the reasons cited above and that the structure be completed.

It was drawn to the attention of Council that Mr. J. P. Daem, spokesman for the owners in Strata Plan N. W. 39, was present and desired an audience on the subject of the report from the Manager.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN EMMOTT:
"That Mr. Daem be heard."

CARRIED UNANIMOUSLY

Mr. Daem then spoke and made the following points:

- (a) He understood the road shown on the map on display, coloured yellow, was not a dedicated allowance.
- (b) The overpass in question is considered to be in the wrong location and should be further East.
- (c) The Strata Council may be obliged to maintain the development.
- (d) Eastlake Drive is now a "drag" strip.
- (e) The walkway to which reference has been made is not actually built in a straight alignment. It also has three sets of steps and ramps.
- (f) The owners in Strata Plan N.W. 39 will be required to maintain their lawns and therefore do not want them subjected to excessive foot traffic.
- (g) The walkway is behind the recreation centre.
- (h) The owners involved are not opposed to a third overpass being built but do not really feel one is necessary.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That action on the subject of the overpass being built in the Lake City East Development be deferred until the September 13th meeting and discussions be held with the developer of the Lake City East Project on the propriety of postponing construction of the overpass for that length of time so as to enable Council to further consider the entire matter and related issues involving the road pattern for the general area and that to the East."

CARRIED

AGAINST -- ALDERMAN BLAIR

MAYOR PRITTIE DECLARED A RECESS AT 9:10 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Manager bring forward the report endorsed by Council which dealt with the road pattern in the Sullivan Heights area and the region to the West, including the incorporation of any amendments to that plan which have been accepted since the original report was approved by Council."

CARRIED UNANIMOUSLY

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

The Planning Department has interviewed four Landscape Architects to prepare the necessary plans for the proposed landscaping and screening of the Winston Industrial Collector Street, and it was being recommended that the Firm of Man, Taylor, Muret, Lantzuiz and Associates, Landscape Architects, be commissioned as Consultants for the project mentioned for a fee based on specified hourly rates to a maximum of \$4,875.00.

It was also being recommended that the necessary contract formalizing this arrangement be prepared by the Legal Department.

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

(18) 4696 Marine Drive (Pioneer Auto Salvage Ltd.)

The above Company was informed that Council, on August 9th, had refused to grant it a business licence and had given the Company until December 31, 1971 to relocate its operations.

The Company has replied that a licence is necessary if it is to operate under Provincial legislation because of the particular nature of the business.

The Council can authorize the issuance of a licence to expire with the termination of occupancy of the property on December 31, 1971.

As directed by Council on August 23rd, the Planning Department has advised the owner of the property concerned of the August 9th decision and has asked for his comments.

It was being recommended that a licence be issued to Pioneer Auto Salvage Ltd. for the balance of 1971 to conduct an open storage yard for damaged vehicles on property known as 4696 Marine Drive, subject to the Company posting a \$3,800.00 Letter of Credit to serve as a performance bond guaranteeing the relocation of its operations by December 31, 1971.

The Municipal Manager drew attention to the fact that the Letter of Credit mentioned in his report should be in the amount of \$3,000.00 and not \$3,800.00.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation in the report of the Manager be amended by changing "\$3,800.00" to "\$3,000.00" and the recommendation, as amended, be adopted."

CARRIED UNANIMOUSLY

(19) Senior Citizens' Recreation Centre - Kingsway at Edmonds Street (Former Municipal Hall Site)

The Architects estimated it would cost \$342,500.00 to build the above Centre. The lowest tender received was from Taggart & Son Contracting Ltd. for \$465,318.00.

Soon after all tenders for the Project were opened, a representative of one of them (K. and F. Construction Limited) indicated that he had probably made a mistake in his tender. This was later verified.

Aug/30/1971

The Architects, Robert F. Harrison and Zoltan S. Kiss, have provided a letter commenting on the fact the tenders exceeded the estimate by some 36%. In that regard, they have indicated that the basic reason was that the building industry was not very competitive at the time of tendering and therefore not many were interested in bidding. In addition, a 25% increase in lumber costs contributed to the tendered amounts.

The Capital Improvement Programme allows for a total cost of \$382,000.00 for the project, including furnishings and consultant's fees, with financing to be by a Provincial grant of \$103,000.00 and a loan through the Federal-Provincial Special Development Loan Fund of \$279,000.00. The Fund expires on March 31, 1972 and the Provincial grant will probably be paid in two installments (one in the 1971 Fiscal year and the other in 1972).

The building, to be totally functional, should have the basement area completed. This would cost an extra \$100,000.00.

The Parks and Recreation Commission has not considered the layout of the structure and it will be responsible for the supervision of the building. A meeting was held with some of the Commission and that resulted in some suggested changes in the layout because of the high tenders.

The deletion suggested in the letter from the Architects will not substantially change the layout or the size of the rooms but will affect the quality of the finish and will eliminate some of the architectural "niceties".

Negotiations with the low bidder are not recommended because, when there are two bids approximately \$2,000.00 apart and some \$120,000.00 could be eliminated from the total cost, it is quite possible the contractors' positions could be reversed.

It is questionable whether it is worth the expense of having a totally underground parking structure.

It will be necessary to re-evaluate the entire building and possibly make some changes in the layout.

The Planning Director and the Recreation Director were actually involved in the initial stages of design and it was the Recreation Director's outline of the activities that should be programmed for the building that basically established the design.

It was being recommended that:

- (a) all tenders for the project in question be rejected and the bid bonds returned;
- (b) the total design of the structure be reviewed on the return of the Planning Director and Recreation Director;
- (c) the Parks and Recreation Commission be asked to assist in the review;
- (d) a further progress report be submitted by August 27, 1971, if possible;
- (e) the Architect be informed he will be expected to redesign the complex at his cost and expense to entire satisfaction of the municipality in accordance with Article VII of the agreement between the municipality and the Architect.

Aug/30/1971

Municipal Manager pointed out that the date under Point (d) in his recommendations should be September 27, 1971 and not August 27, 1971.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation under (d) in the Manager's report be amended by changing "August" to "September" and the recommendations, as amended, be adopted."

CARRIED UNANIMOUSLY

(20) Lot "B", S.D. 1, Block 19, D.L. 6
CAMERON-NOEL-SULLIVAN AREA

The Planning Department has reported as follows on a proposed subdivision of the above described property:

- (a) On November 27, 1967, an application to subdivide the property was received by the Planning Department. On January 9, 1968, the owner was informed that:
 - (i) there is a proposal for a collector road extending West into Noel Drive from the interior of the properties concerned fronting on Sullivan and Cameron Streets. The exact alignment for this road has not yet been determined by survey;
 - (ii) the recent Apartment Study designates the area between the new collector road and Cameron Street for future low density multiple-family development. For this reason, subdivision which would ultimately be suitable for garden apartments or other low density multiple-family uses will be encouraged;
 - (iii) a possible layout for the area based on the foregoing considerations was being provided;
- (b) on February 26, 1968, the Council resolved to not approve an application to rezone the subject property and land to the East because:
 - A. the properties straddle the projected East-West collector road between Sullivan and Cameron Streets;
 - B. the area has been designated for Stage II Apartment Development and thus is considered to have a future potential for apartment use.
- (c) the Planning Department would be prepared to proceed with its approval of the subdivision, based on the pattern shown on Drawing #B2009, which shows the approximate route of the road mentioned;
- (d) a large-scale proposal for low-density apartment development would also receive serious consideration;
- (e) in 1970, discussions were held with an Architect who proposed an RM3 type of scheme for the property, but nothing materialized;
- (f) in accordance with Council policy, the owner of the property was directed to connect to the sanitary sewer in a letter dated September 3, 1970. As there was no reply to this letter, a registered letter was sent on November 12, 1970 and, when there was no reply to that letter, an Information was sworn against the owner. This action prompted a return letter appealing against the

Aug/30/1971

summons and requesting an extension of time to make the connection because the property is in an area proposed for apartment development.

The owner was subsequently informed that it was too late to apply for an extension of time.

The owner appeared in Court on May 20th and was allowed until June 25, 1971 to make the connection. The Corporation obtained a remand for thirty days when the owner did not appear on June 25, 1971. Evidence given revealed that there was no application before the Planning Department for rezoning. Subsequently the Engineering Department asked the Court for an extension to August 27, 1971.

After Council received the letter from Mr. J. E. Butler, arrangements were made with the Municipal Solicitor to defer action on the Court decision to make the sewer connection until the entire situation has been resolved by Council.

- (g) Mr. Butler suggested the creation of four fifty-foot lots facing Noel Drive instead of sixty-foot lots:
 - (i) so as to allow the owner some compensation for the delay in obtaining the future rezoning of the property, the acquisition of the land for the new road and the realignment of the lane.
 - (ii) because it seems that the transition from existing lots to low density multiple family use is better served by a strip of slightly higher density.
- (h) The Engineering Department was subsequently asked to establish the center line for the proposed road and to determine the width of the right-of-way. Preliminary approval of the subdivision will need to await the information regarding that road.
- (i) The road in question has been approved in principle by Council as part of the overall road system for the area. The dedication of Beaverbrook Drive, the acquisition of two properties on Noel Drive and construction of Beaverbrook Drive and a bridge over Stoney Creek are all part of the road link.

It was being recommended that:

- (a) If Preliminary Approval for the subdivision is granted and it is decided that the existing houses are to remain, connection to the sewer be mandatory within thirty days of the issuance of such approval.
- (b) Mr. Butler be advised of the contents of the foregoing report.

It was mentioned to Council that Mr. Butler was present and wished to speak.

Aug/30/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That Mr. Butler be heard."

CARRIED UNANIMOUSLY

Mr. Butler then spoke and made the following points:

- (a) It would appear, from the information that has been submitted this evening, that there is some justification in delaying the subdivision application.
- (b) Any disrespect shown by the owner regarding the sewer connection was due to a misunderstanding.
- (c) The owner merely wishes to know how to use his land.
- (d) He should be allowed to proceed with his plans for the part of his property that is not affected by the major road.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER
"That the subject of the report from the Manager be tabled for two weeks until the major road plan which is the subject of the resolution preceding item 17 of the Municipal Manager's Report this evening is available for Council and a decision in regard to that major road plan is made."

IN FAVOUR -- ALDERMEN McLEAN,
MERCIER, DRUMMOND AND EMMOTT

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

MOTION NEGATIVED

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

CARRIED

AGAINST -- ALDERMAN MERCIER

(21) Strata Plan NW 27 (2000 Block Holdom Avenue and 5500 - 5600
Blocks East Broadway)

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

(22) Strata Plan NW 27 (2000 Block Holdom Avenue and 5500 - 5600
Blocks East Broadway)

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

(23) Bfg Bend Area

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

- (a) In the area zoning concept for the area, three agricultural zones were being recommended, they being General Agricultural

(A1), Small Holdings District (A2) and Intensive Agricultural District (A3).

The A1 zone would be restricted to the general area where mixed land uses and filling have occurred and would permit the development of intensive gardening practices plus agricultural uses that could occur on filled or unprepared land. The minimum lot size within this zone is five acres. The A2 zone reflects the existence of the residential/ agricultural development in the Eastern portion of the area. The minimum lot size is one acre.

The A3 category, which is a new one, will provide for farming, truck gardening, orchard or nursery cultivation, green houses and other intensive or related uses and would encourage the development of large parcels to benefit from scale economies. This zone is proposed for the two large areas where intensive agricultural development exists or where the potential for this type of use is the highest. Preliminary discussions with the Department of Agriculture indicate Federal funds may be available for land clearing and development of the lands in question.

- (b) The major industrial zones proposed for the area include Heavy Industrial District (M3), Special Industrial District (M3(a)), General Industrial District (M2) and Light Industrial District (M5).

Each of the zones is intended to either reflect current situations in the area or encourage the type of development that is considered appropriate.

In order to gain the most beneficial and structured development resulting from possible municipal servicing in the area, a comprehensive industrial control covenant is recommended in order that the municipality can gain assurances as to the type and conditions of industrial development which will occur subsequent to such servicing.

Areas of concern might include provisions for selective clearing or existing vegetation, the submission of a suitable plan of development, the proper use of all available transportation facilities, etc.

The intent basically would to promote a higher form of development in certain areas where transportation facilities and planned ownership could combine favourably in realizing optimum land use returns on municipal servicing investments.

The concept at this stage is introduced for completeness only and requires a more in-depth study of the various ramifications.

- (c) The golf course and sports complex have been shifted South of Marine Way to better utilize existing municipal land reserves, to avoid displacement of existing agriculture in the North and to better provide for water front access to the Fraser River.

The Parks and Recreation Commission has indicated its strong support for this location, as well as for the provision of a connecting park strip along the foreshore between the two major recreation areas on the River frontage.

Aug/30/1971

Further study is required to determine the most suitable means by which the park strip areas should be acquired.

Funds originally designated for the golf course - sports field complex in the Royal Oak - Marine Drive area can be used for the acquisition of the strategic parcels required for recreational purposes in the current proposal.

- (d) The Planning Department will, unless otherwise directed, proceed with the preparation of specific rezoning proposals in accordance with the terms of reference outlined above in the area zoning concept.

It was being recommended that the area zoning concept proposed by the Planning Department be adopted in principle.

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

CARRIED

AGAINST -- ALDERMAN DRUMMOND

It was understood by Council that the report of the Manager would be sent to all those who have expressed an interest in the subject of the report.

- (24) Lots 1 to 5 inclusive, Except Plan 10599 and Lot 6, D.L. 91N part, Plan 1869

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

- (25) Park Link Proposal and New Industrial Zoning Regulations For Winston Street Area

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

- (a) Following a decision by Council on June 28, 1971 to further consider the matter of providing a park link, a study was made of a number of alternatives for the acquisition of a 6.52 acre tract east of Piper Avenue and a 5.5 acre parcel on the west side of that Avenue.

Both the Parks and Recreation Commission and the Vancouver-Fraser Park District were asked for their views on the matter.

On August 9, 1971, the Commission reported that it agreed with the park link concept and concurred with a recommendation that the Corporation not acquire the 5.5 acre parcel (Lot 87) and that the subject of purchasing the park which contains the Eagle Creek Stream course be deferred.

The Vancouver-Fraser Park District has not yet replied to the request.

- (b) The Easterly portion of Lot 87 has an area of approximately 3.35 acres and was recommended for park use in the park sites review report of 1967. The parcel is considered to be a key one in the future development of a proposed parkway system between the residential district North of Winston Street and Warner Loat and Burnaby Lake Parks. Negotiations have taken place for the purchase of the property but they have not been consummated.

Inasmuch as the property is important and the amenities on it make it even more desirable, it was being recommended that the Corporation purchase the land.

Because of the inability of the Parks and Recreation Commission to meet the purchase costs at this time, it would appear desirable that the necessary funds be budgeted separate from the regular park acquisition allotment. It may be that arrangements could be made for later reimbursement from the Commission or possibly the Vancouver-Fraser Park District.

- (c) The five lots included in the proposed park link on the East side of Piper Avenue, which have a combined area of 6.52 acres, have a current value of some \$250,000.00. In view of these costs, the implementation of the proposal will likely depend to a large degree on the extent to which the Vancouver - Fraser Park District is prepared to become involved. Since this information is not yet available, the Planning Department has been examining a number of possible alternatives, most of which involve a reduction in the park area on the East side of Piper Avenue.
- (d) Inter-City Express, which occupies the lot immediately to the East of the subject lot, has recently expressed interest in an exchange. Its site is 2.78 acres.
- (e) The proposed M5 and M6 zoning categories, and related regulations, have been developed following considerable research and examination of comments from interested groups, organizations and individual firms.
- (f) It was being recommended that:
 - (i) The Easterly (3.35 acre) portion of Lot 87, including the Eagle Creek Watercourse, be acquired as part of the proposed park link between the residential district North of Winston Street and Burnaby Lake Regional Park.
 - (ii) The amendment to the Zoning By-law covering the M5 and M6 zoning categories, and related area and site rezonings, be finalized.

It was being recommended that:

- (a) The above report be tabled.
- (b) The Vancouver-Fraser Park District be asked to:
 - (i) provide its views on the matter of acquiring the Easterly 3.35 acre portion of the Lot 87 described in the report, including the Eagle Creek Watercourse, as part of a proposed park link between the residential district North

Aug/30/1971

of Winston Street and Burnaby Lake Regional Park.

(ii) Provide an indication as to whether or not the District is prepared to assume the cost of the acquisition.

(c) The Parks and Recreation Commission be asked if it will consider the inclusion of the acquisition of the property in its 1972 priorities.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN EMMOTT:
"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

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

* * *

BY - L A W S

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1971" #5942 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That:

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1971" #5945

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1971" #5947
be tabled until the September 7th meeting."

CARRIED UNANIMOUSLY

- 26 -

Aug/30/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY