

NOVEMBER 14, 1972

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 14, 1972 at 7:00 p.m.

PRESENT: Acting Mayor Drummond in the Chair;
Alderman W. A. Blair (7:04 p.m.);
Alderman W. R. Clark (7:04 p.m.);
Alderman T. W. Constable;
Alderman G. M. Dowding;
Alderman J. D. Drummond;
Alderman H. G. Ladner;

ABSENT: Mayor R. W. Prittie;
Alderman J. Dailly;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;
Mr. J. H. Shaw - Municipal Clerk;
Mr. E. A. J. Ward - Deputy Municipal Clerk;
Mr. A. Parr - Municipal Planner
Mr. E. Olson - Municipal Engineer

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the Minutes of the Council Meeting held on October 30, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

* * *

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. H. Doig, Barrister and Solicitor, re towing services.
- (b) Mr. R. Miller, Miller's Body Shop, re the same matter.
- (c) Mr. A. E. Harvey, Barrister and Solicitor, re the same matter.

The following also submitted letters in regard to the question of a contract being awarded for the provision of towing services to the municipality:

- (i) Mundle's Towing and Storage and Service Ltd.
- (ii) Noel's Auto Body Ltd.
- (iii) Crown Collision

- (iv) Inter-City Motors Ltd.
- (v) Century Auto Body Ltd.
- (vi) Donn Dean Collision Ltd.
- (vii) Jan's Precision Auto Metal Ltd.
- (viii) Modern Paint and Body Ltd.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LADNER:
"That all of the delegations be heard."

CARRIED UNANIMOUSLY

ALDERMEN BLAIR AND CLARK ARRIVED AT THE MEETING.

(*) Mr. Doig first spoke and indicated he was appearing on behalf of Mundie's Towing and Storage and Service Ltd. to urge that Council award the contract for towing services to that Company.

Mr. Doig made the following remarks:

- (1) Mundie's now have no affiliation whatsoever with any particular body shop, the Company being solely in the towing business.
- (2) Mundie's does not wish to favour one body shop over another and is prepared to confirm this arrangement in the contract and to accept any violation of such arrangements as a cause for terminating the contract.
- (3) Mundie's will also provide the municipality, monthly, with a list of the cars towed, their origin and their destination.
- (4) Mundie's will make a statutory declaration that it will purchase the tandem vehicle, within ten days, that the Corporation requires be provided.
- (5) The storage lot in North Burnaby, owned by Exclusive Auto Storage Ltd., has no legal connection with Mundie's.
- (6) Mr. Ed Mundie has lived in Burnaby more than 13 years and has enjoyed the towing contract for the past six. So far as is known, the municipality has had no complaints about Mundie's.
- (7) Mr. James Moore no longer is a director at Mundie's nor has he any interest whatsoever in the Company.
- (8) Mr. Don Barnes has one share in Exclusive Auto Storage Ltd. but this was done for convenience only because of the requirements of the B. C. Companies Act. Mr. Barnes has resigned as a Director for that Company and really has no interest in it.
- (9) Mundie's will exercise its option to purchase the lot in South Burnaby which they are currently leasing.
- (10) Drivers for Mundie's receive \$3.43 per hour.

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(b) Mr. R. Miller then spoke and indicated his sole concern was that Mundie's not favour one body shop over another when towing vehicles.

(c) Mr. Harvey spoke and advised he was representing Buster's Auto Towing Service Ltd.

Mr. Harvey presented a Brief in regard to the subject under discussion.

He made the following comments about the entire matter:

- (1) He regarded the proceedings of Council in connection with the matter to be somewhat unusual.
- (2) All bidders should naturally be required to comply with the specifications before their bids are considered.
- (3) It seems that Council and the Administration are "bending over backwards" to accommodate the offer of Mundie's.
- (4) The information in the reports Council has received from the Manager on the matter do not seem pertinent nor material to the subject under discussion.
- (5) The tandem vehicle that the specifications requires should be in the possession of the bidder at the time he submits his tender.
- (6) The ratings for the vehicles in Mundie's bid are not adequate.
- (7) Mundie's is now saying that it recognizes its past practices in regard to body shops was not desirable but it will change that situation.
- (8) The Council should not award any contract when the matter of fair wages paid to employees is questioned.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That Item 27 of the Municipal Manager's Report No. 74, 1972, which deals with the subject under discussion, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(27) Towing Services

The following comments were being made on points made by the Automotive Retailers Association in its Brief that was presented to Council on November 6, 1972:

- (a) The point regarding the telephone listing for Mundie's Towing had already been researched and, in Mr. Dolg's letter, comments were made about the matter. In that regard, Mundie's towing telephone number is listed as an "emergency" number in a joint advertisement involving a number of auto body shops.

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- (b) Kaban's Auto Towing was told it would need to divest itself of the service station at 5708 Kingsway.
- (c) The property at 2916 Norland Avenue is owned by Mr. Gordon Lutz.
- (d) Exclusive Auto Storage Limited is owned by Mr. Paul Marchie and Mr. David Melvin.
- (e) The information provided by the Manager in the last report concerning the three others who bid for the contract was supplied solely to show that there were apparent conflicts with the specifications for all bidders.
- (f) The Automotive Retailers Association has been corresponding with the Corporation since April 14, 1972 in regard to the subject of towing services. The Association has supplied the municipality with a draft contract to cover the matter and the one that was finally accepted was based on a review of the Association's model and other contracts.
- (g) Council has been supplied with a copy of the contract document.
- (h) Despite the fact the Automotive Retailers Association has had one month to offer views on Clause 31 in the Contract, which states that the Company will not solicit any business while at the scene of any accident, no such action has been taken by the Association.
- (i) Clause 32 of the Contract states that the contractor shall not carry on a body shop or vehicles repair business nor have any financial or contractual obligation to any body shop or vehicle repair business either directly or indirectly.

Clause 22 of the Contract requires that towing vehicles be equipped with two-way radios, which must be licenced by the Department of Transport (unless radio telephones are used). The regulations of that Department require that certain dispatch records be maintained. The Department monitors the various frequencies and then examines the dispatch records from time to time. Copies of the dispatch records should be filed with the Municipality on a regular basis. An examination would clearly show whether there was a pattern of favouritism being shown to any one particular body shop. There is a "fair wages" clause in the contract, as is done with all construction contracts.

Kaban Towing and B. C. Auto Towing did not include, on the equipment list submitted with their tenders, a tow truck capable of handling 72,000 lbs. G.V.W. but it is understood that B. C. Auto Towing has made an arrangement with Buster's to provide such a unit. Mundie's has given an oral undertaking to purchase a tow truck capable of handling vehicles of 72,000 lbs. G.V.W. prior to signing the contract.

Being provided this evening was a copy of the Purchasing Agent's report containing information respecting the contract used by the City of Vancouver and regulations of the Federal Government relating to the payment of fair wages.

Nothing has been seen to cause any change in the original recommendation of the Manager, especially in light of the acceptance by Mundie's Towing of a 30 day termination clause.

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It was recommended that:

- (a) The contract be amended to provide that copies of the daily dispatch sheets be filed monthly with the Purchasing Agent for the Corporation showing the tow truck number, the licence number and the make of the unit picked up, where it was picked up and where it was delivered, the invoice number and amount, and the caller.
- (b) The thirty-day termination clause agreed to by Mr. Doig be inserted in the contract.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That Mr. Doig be allowed to again address Council, if he wishes."

CARRIED UNANIMOUSLY

Mr. Doig spoke briefly and, in response to a question, stated that if there was any relationship between Mundie's and J. and M. Motors, this would be severed.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the recommendations of the Manager be adopted but, in addition to the information to be shown on the daily dispatch records, an extra column indicating where a towed vehicle was taken after it was delivered to the storage yard of the Company be provided."

CARRIED

AGAINST -- ALDERMEN LAWSON,
CONSTABLE AND DOWDING

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ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Mr. Charles Hindley, Universal Foundation of Equality, submitted a letter requesting permission to canvass the citizens of Burnaby for donations his Organization considers necessary to sponsor a programme commencing on November 27, 1972 for a two week period that is designed to communicate and establish equality for all people.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the request of the Universal Foundation of Equality be denied because its base of operation lies outside the municipality."

CARRIED UNANIMOUSLY

Messrs. D. Tanner and R. A. Bembem submitted a joint letter requesting that Council, instead of the Board of Variance, consider an appeal

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against the provisions of the Zoning By-law relating to set-back distances connected with the construction of a residence proposed to be built at 6182 Gordon Place.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That all reports of the Municipal Manager which relate to items of correspondence on the Agenda this evening be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

The following is the substance of the report from the Manager pertaining to the request of Messrs. Tanner and Bemben:

(28) 6182 Gordon Place

The Chief Building Inspector has reported as follows on this matter:

- (a) Plans for a dwelling for Mr. and Mrs. Tanner on the property in question were submitted by Liedtke Construction on October 17, 1972 in conjunction with an application for a building permit.
- (b) During an examination of the plans, siting discrepancies were noted with regard to the minimum front yard setback and sideyard total requirements.
- (c) The contractor returned to the Building Department on October 20th and was made aware of these discrepancies. The site plan was amended to reflect the siting requirements, and the building permit was therefore issued.
- (d) Form work for building foundations was inspected on November 6th when it was noted that side yard and front yard discrepancies had occurred.
- (e) The owner of the property, in a letter dated November 9th, mentioned his desire to preserve trees on the site and that this is what caused the difficulty in siting the building in exact accordance with the By-law requirements.
- (f) The Zoning By-law is quite clear in the setback amounts for siting but difficulties often arise on odd shaped lots, such as those with cul-de-sac frontages or diverging side-lines. In these cases, it has always been the practice of the Building Department to give the widest latitude of interpretation possible.
- (g) Following a discussion after November 6th with the contractor, it was understood an appeal would be made to the Board of Variance to accept the siting as it existed. A formal appeal has not yet been made and instead the owner has appealed to Council. The Council has no specific authority to waive the By-law since this is a function that belongs to the Board of Variance.
- (h) The siting of the building now designed does become a hardship if the existing trees are to be preserved. The discrepancies in the side and front yards are not great.

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The Municipal Solicitor has indicated that the proper course of action is an appeal to the Board of Variance.

It was recommended that Messrs. Tanner and Bemben be advised to direct their appeal to the Board of Variance in time for consideration by the Board at its next meeting on December 7, 1972.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the Planning Department submit a report indicating whether there is any way Council can allow some latitude in the regulations pertaining to setback distances and the like."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager under Item 28 of his Report be adopted."

CARRIED UNANIMOUSLY

Mr. R. G. Bushell submitted a letter expressing opposition to the proposed Willingdon - Patterson Connection South of Kingsway.

Mr. and Mrs. G. F. Rustige also wrote about the same matter.

Item (9) of the Municipal Manager's Report No. 74, 1972, which deals with the subject of the letters from Messrs. Bushell and Rustige, was brought forward for consideration at this time.

The following is the substance of that report:

(9) Proposed Willingdon - Patterson Connection South of Kingsway

The Planning Department has reported as follows on this matter as a result of a direction of Council:

- (a) It is feasible to delete that section of the subject road proposal South of the B. C. Hydro and Power Authority railway tracks from the Capital Improvement Programme but this decision should be reviewed at such time as a major road study has been completed.
- (b) To substantiate and develop a major road plan for the acceptance and guidance of Council, by establishing the travel demand and development patterns which will exist in the mid 1980's, it was recommended that an earlier limited transportation study be extended. This study "Transportation Aspects of the Year 2000" was undertaken to test the viability of the road system suggested for the concept proposed in "Urban Structure". It would be desirable to involve the use of a transportation consultant because of the extensive computer facilities required to handle the road networks and due to the pressing need for a major roads plan.
- (c) A viable major roads plan and supporting policy would have distinct advantages for longer-term planning and continuity and would ensure that any improvements to major roads are

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fully substantiated and form part of a desirable future major road system.

- (d) It is possible that much of the land required for the road allowance between Kingsway and Imperial Street could be obtained on rezoning or subdivision. The situation with regard to specific portions of the right-of-way is as follows:
- (i) Kingsway to Kemp Street, no additional land would be required because the allowance is currently 86 feet.
 - (ii) From Kemp Street to the B. C. Hydro and Power Authority tracks, an additional six feet would be required from the West side.
 - (iii) Between the B. C. Hydro and Power Authority Railway tracks and Maywood Street, an additional 20 feet would be required from the West side and could be obtained on rezoning applications. One exception is the Fresh Pak Plant, which would need to be acquired altogether.
 - (iv) Between Maywood Street and Imperial Street all the land for the road allowance would be required and should be obtained on rezoning.

It was recommended that:

- (a) Authority be granted to investigate the cost of retaining a transportation consultant to develop a comprehensive major road plan which will show travel demands and development patterns that will exist in the mid 1980's, using as a basis an earlier Planning study entitled "Transportation Aspects of the Year 2000".
- (b) The section of the road extension proposal South of the B. C. Hydro and Power Authority Railway tracks be deleted from the Capital Improvement Programme, with this decision to be reviewed when the major roads study has been completed.
- (c) Land for the proposed road extension be acquired only as the result of rezoning and subdivision applications.
- (d) A copy of the report at hand be sent to all persons who have recently expressed an interest in the subject matter.

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

CARRIED UNANIMOUSLY

Mr. T. F. Jervis wrote to draw attention to matters concerning the abortive attempt to have his son and daughter registered as voters for Municipal Elections.

It was understood by Council that the Municipal Clerk would provide Mr. Jervis with an explanation of the situation concerning him.

Mrs. J. Murphy wrote to ask a number of questions concerning the development of road and other public facilities in the Sullivan Heights-Simon Fraser Hills Areas, and to suggest that a meeting

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be held between residents in the area and the Planning Department to discuss the situation.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the Planning Department arrange a meeting such as that proposed by Mrs. Murphy and invite to the meeting those in the subject areas plus the property owners residing to the North."

CARRIED UNANIMOUSLY

Mr. John N. Laxton, Barrister and Solicitor, wrote to request, on behalf of Johnson and Franklin Wholesale Distributors Limited, that Council defer any action to revoke the Trades Licence the Company holds to operate a business in the municipality until after present litigation involving the Company is concluded.

Item (23) of the Municipal Manager's Report No. 74, 1972, which deals with the subject of the letter from Mr. Laxton, was brought forward for consideration at this time.

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

(23) Johnson & Franklin Wholesale Distributors Ltd.

To wait for the outcome of any pending litigation would mean that the case would be held up for a considerable length of time. Charges instituted early in 1970 have not yet been heard so the Company is carrying on its business in the meantime.

It was recommended that the Company be asked to appear before Council, as previously directed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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TABLED ITEMS

The following matters were then lifted from the table:

- (a) Motion of Alderman Ladner re financial aspects relating to land in the "Big Bend" area.
- (b) Request of Russell & DuMoulin, Barristers and Solicitors, re specific properties in the "Big Bend" area.
- (c) Report Items:
 - (i) #22 of Municipal Manager's Report No. 68, 1972 and
 - (ii) #30 of Municipal Manager's Report No. 72, 1972

re the "Big Bend" Area.

Alderman Ladner pointed out that the Member of the Legislative Assembly for Burnaby-Edmonds, Mr. G. Dowding, had indicated during his recent campaign that the New Democratic Party would, if elected, use the provisions of the Green Belt Protection Act to provide municipalities with financial assistance that would enable them to purchase properties (in Burnaby's case, in the Big Bend Area)

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which are considered to be in the public interest.

The motion advanced approximately six weeks ago by Alderman Ladner concerning financial aspects relating to land in the "Big Bend" Area was then considered, and it was lost when Aldermen Ladner, Clark, Blair, Dowding, Constable and Drummond voted against it.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:

"That action on all of the matters relating to the land use situation in the Big Bend Area be deferred until the December 11th Council Meeting; and further, in the meantime, all owners of property in the Big Bend Area that is presently zoned Heavy Industrial and is proposed to be rezoned to an Agricultural category be informed that Council may be prepared to consider the exchange of their parcels for other municipal industrially-zoned land."

CARRIED

AGAINST -- ALDERMAN CLARK

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:

"That it be respectfully suggested to the Minister of Municipal Affairs that, in view of the comments attributed to Mr. G. Dowding during his campaign for office as a Member of the Legislative Assesbly for Burnaby-Edmonds in regard to the use of the Green Belt Protection Act, the Minister give serious consideration to the use of that Act to provide municipalities with financial assistance that would enable them to purchase properties which are considered to be in the public interest."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:

"That a Public Hearing be held on Tuesday, November 28, 1972 at 7:30 p.m. to receive representations in connection with a proposal to rezone a portion of Lot 1, D.L.'s 73/81, Plan 40648 to Comprehensive Development District (CD)."

CARRIED UNANIMOUSLY

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ENQUIRIES

Alderman Constable mentioned that he had had occasions recently to visit a number of agencies providing social services.

He suggested that, inasmuch as the municipality is paying the rent for some of these privately-operated agencies and as the Liquor Store on Hastings Street is soon to become vacant, perhaps consideration should be given the matter of the municipality leasing the store in question so as to accommodate all such agencies in one building.

It was understood by Council that a report would be submitted on the matter broached by Alderman Constable.

Alderman Lawson mentioned that it had been reported in the newspapers lately that the Willingdon School for Girls is to be closed shortly.

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It was understood by Council that an enquiry would be made as to whether any decision has been rendered in regard to the future intended use of the Willingdon School for Girls property and/or the buildings thereon following cessation of the School activities.

ACTING MAYOR DRUMMOND DECLARED A RECESS AT 9:00 P.M.

THE COUNCIL RECONVENED AT 9:15 P.M.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"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

ELECTION PROCEDURES COMMITTEE submitted a report advising that contact was made with suppliers of voting equipment and a proposal from Computer Elections Systems has been submitted as a result. The Committee indicated that, essentially, the municipality could purchase 250 units of one model (III-A) for \$47,550.00 or another model (I Votomatic Vote Recorders) for \$33,550.00. An alternative to this would be the leasing, for one year, of 250 units for \$15,000.00.

The Committee also indicated the services that would be provided by Computer Elections Systems.

The Committee pointed out that the Organization has agreed to lease to the municipality 200 Vote Recorders for \$10,000.00.

It was recommended that the lease proposal for 200 Model III Votomatic Vote Recorders, as outlined in the proposal of Computer Elections Systems, be accepted on the basis of it costing \$10,000.00, for use at the Municipal Elections to be held in December, 1972.

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

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted a report recommending that the report of the Planning Department dealing with proposed warehouse sales facility regulations be referred back to the Department for review since the present proposals do not contain the necessary controls to prevent an abuse of the regulations.

The Commission also indicated it was concerned as to whether the public services would be adequate to handle any extra traffic that would be generated as a result of the proposed regulations.

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 74, 1972 on the matters listed below as Items (1) to (28), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department during the month of September, 1972 was being submitted herewith.

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

A report of the R.C.M.P. covering the policing of the municipality during October, 1972 was being submitted herewith.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(3) Swangard Stadium

The plans and specifications for the proposed changes in the playing field at Swangard Stadium were approved by the Central Park Committee on November 8th and authority was granted to invite tenders for the work.

The plans and specifications have also been approved by the Canada Summer Games Society and the Parks and Recreation Commission.

The contract is in four parts and tenders will close on December 13, 1972 at 3:00 p.m.

The scope of the work includes the removal of the crown and the rebuilding of the central portion only of the playing field.

It was recommended that:

- (a) The plans and specifications mentioned be approved.
- (b) Authority be granted to invite tenders for the work.
- (c) Copies of the report at hand be sent to the Canada Summer Games Society, the Burnaby Parks and Recreation Commission and the Central Park Committee.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN LAWSON:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department between October 9th and November 3, 1972 was being submitted herewith.

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(5) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department during the month of September, 1972 was being submitted herewith.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(6) Kensington Park Skating Rink

It was recommended that Council authorize the Municipal Manager to:

- (a) Immediately call for tenders for the above project in anticipation of being prepared for advancing the work so as to maximize the benefits under a possible Winter Works Employment Programme.
- (b) Advise the Department of Municipal Affairs of the statement of intention to only invite tenders with the hope that such action will not make the project ineligible to be considered under any winter employment programme for the period of the programme.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CLARK:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

- (7) Lots 1 and 4, Block 13, D.L. 79, Plan 2814
Lot "B", S.D. 1, Block 16, D.L. 79, Plan 5294
Remainder of Lot "A", Except North 142 feet, Block 13, D.L. 79, Plan 4893
OPERATING ENGINEERS UNION
Reference RZ #55/72 and 72/72
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The Planning Department has reported as follows on rezoning proposals involving the above described properties:

- (a) Remainder of Lot "A", Except North 142 ft., Blk. 13, D.L. 79, Pl. 4893
Lots 1 and 4, Blk. 13, D.L. 79, Plan 2814

It was recommended that the Comprehensive Development (CD) plan relating to the above described Lot "A" be amended to include the Northerly 20 feet of the captionally described Lot 4 and that the following be established as prerequisites to this amendment:

- (i) The submission of a suitable and complete amended plan of development for the parcels.
- (ii) The consolidation of the said Northerly 20 feet with the property presently occupied by the building of the Union.
- (iii) The assumption by the Union of all survey and subdivision costs relating to the consolidation mentioned under (ii).

- (iv) The approval of the Provincial Department of Highways being obtained.

It was also recommended that Council approve the deletion of the Northerly 20 feet of the said Lot 4 from the acquisition programme and that negotiations to acquire Lot 1 and the Remainder of Lot 4 be actively pursued without unnecessary delay.

(b) Lot "B", S.D. 1, Block 16, D.L. 79N, Plan 5294

It was recommended that Council approve for further consideration the rezoning of the above described Lot "B" to Parking District (P8) and that the following be established as prerequisites to this rezoning:

- (i) The submission of a complete and suitable plan of development reflecting the matters outlined in the report.
- (ii) The provision of storm drainage facilities to accommodate runoff from the site in a manner acceptable to the Provincial Department of Highways.
- (iii) The submission of an undertaking to guarantee the removal of all existing structures on the property within six months of the rezoning being completed.
- (iv) All services to the site being provided underground.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Planning Department relating to the rezoning proposals detailed be adopted."

CARRIED UNANIMOUSLY

(8) Winston Street Area

The following was being submitted as a result of the enquiry Council received from Mr. C. B. Pritchard concerning situations in the above area:

- (a) As part of the general land exchange agreement reached with Inter City Express Ltd. concerning its ultimate relocation, provision had been made for its occupancy to terminate six months after the conveyance of the exchanged municipal land to that Company. The conveyance was finalized on September 21, 1972 so the municipality will take possession of the property no later than March 21, 1973.
- (b) The Council, at its meeting on October 2, 1972, directed that representations be made to the Company to determine whether it could expedite the relocation. No reply has yet been received from the Solicitor for the Company.
- (c) Rolico Pipe Supply Limited has also been actively involved with the municipality in land exchange discussions as part of that firm's relocation. The Land Agent has advised that the proposed exchange is approaching finalization and that the conveyance of the municipal parcel should be completed in possibly two or three weeks time. A condition of the exchange specifies that the firm will have six months occupancy of 8042 Winston Street after

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completing the exchange, with a review to be made at the end of that time to determine whether any extension is warranted. It could be expected that the relocation of Rolco could be completed by June, 1973 at the earliest.

- (d) As a result of Council agreeing to consider the provision of a park link between the residential district on the North side of Winston Street and Burnaby Lake as part of the overall plan for the area, the property at the corner of Winston Street and Piper Avenue (which contains a portion of Eagle Creek) was acquired last year.
- (e) Priorities have been developed for the park acquisition programme, and the Winston Street - Burnaby Lake Park Link is in the first priority.
- (f) Because a parcel at the South-East corner of Winston Street and Piper Avenue is included in the proposed park link, discussions have been held with officials of the owner of that property (Dominion Construction Company Ltd) concerning the possible municipal acquisition through exchange.
- (g) The landscaping project for the North side of Winston Street adjacent to the residences has been in progress since the Spring of 1972. The grade and soil preparation and screen fence were substantially completed by August 3, 1972 but the planting phase has been delayed by a combination of seasonal factors and the municipal employees strike. This planting is expected to be completed by the fourth week in November. During the course of preparing plans for the landscape project, the development of earth berms was considered as an element of screening and landscape design. Such a berm requires a considerable depth of property to contain its base and can possibly cause problems by interfering with natural drainage flows. Because the depth of municipal right-of-way available for berming was limited to 15 feet (which does not allow for major moulding) and the upslope location of private properties would have necessitated extensive drainage works to prevent mounding, the landscape design therefore combined planting, fencing and moderate mounding in an appropriate way to achieve the desired screening and spacial character. The sporadic planting was only the first coniferous elements in the planting scheme. Additional deciduous and coniferous trees, shrubs and ground cover are yet to be added.
- (h) The municipality cannot ordinarily impose a requirement that Columbia Trailers provide landscaping on the Winston Street side of its property but the Company has indicated an interest in enhancing its image so it is hoped their co-operation may be expected in voluntarily improving the Southerly boundary of the property.
- (i) A new high quality industrial zoning category (M5) was instituted and includes standards designed for locations adjacent to residentially-zoned districts. This particular zoning has been applied to all the former M1 sites in the area, as well as to undeveloped M2 properties. Also included is the provision of greater setbacks for industry in such areas as well as the introduction of more stringent landscaping and screening standards for industrial uses.

- (j) The Council has also approved the closure, to traffic, of Piper and Lozells Avenues North of Winston Street in order to confine industrial vehicles to Winston Street and prevent their movement through the residential neighbourhood.
- (k) The suggestion of Mr. Pritchard that the municipality acquire industrially-zoned properties in the area would be unrealistic because of the high costs involved. The question of possible Provincial participation in the purchase and leasing back of properties located in certain portions of the Big Bend Area is currently being investigated and the results may possibly have application to other parts of the municipality.
- (l) The section South of Winston Street is unsuitable for most of the institutional uses suggested by Mr. Pritchard. Senior citizens developments, for example, should be located in close proximity to shopping and community facilities and easily accessible to public transportation. Other institutional uses, such as kindergartens, schools for the handicapped, etc. are residentially-oriented activities that would be more suitably located within the area between Winston Street and Lougheed Highway than occupying relatively isolated sites in the industrial section on the South side of Winston Street.

It was recommended that a copy of the report at hand be sent to Mr. Pritchard.

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

CARRIED UNANIMOUSLY

- (9) Proposed Willingdon - Patterson Connection South of Kingsway
(This item was dealt with previously in the meeting.)

- (10) Byrne Road from Griffiths Avenue to Salisbury Avenue

It was recommended that, as a result of asking each owner of property on the above portion of Byrne Road, authority be granted to prepare a Street Naming By-law to change the name of that part of Byrne Road to 21st Avenue.

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

CARRIED UNANIMOUSLY

- (11) Sand Fallout - October 13, 1972 (Shell Canada Ltd.)

The municipality has had the fallout which occurred on the above date analyzed and this was being submitted in a report now being presented. The report substantiates the findings of an investigation which was conducted by the Health Department immediately following

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the emission; namely, that the substance was inert and did not represent a health problem.

It was recommended that a copy of the report in question be sent to the Refinery Manager for Shell Canada Ltd.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted, on the understanding that Shell Canada Ltd. will be indicating what caused the upset that produced the dust fall in question and that the Company will advise as to what measures will be taken to prevent a recurrence of the situation."

CARRIED UNANIMOUSLY

(12) Gasoline Service Station Sites

It was recommended that Council approve for further consideration the rezoning of the following properties to Service Commercial District (C4) for the reasons indicated in the report and that the proposal be advanced to a Public Hearing:

<u>Map Ref. No.</u>	<u>Service Station</u>	<u>Location</u>	<u>Existing Zoning</u>	<u>Legal Description</u>
1.	Shell	4203 Hastings	C6	Lot B, Blk. 7, D.L. 121, Plan 1054
2.	Standard	4295 Hastings	C6	Lot 41, D.L. 121, Plan 27654
3.	Pacific 66	4301 Hastings	C6	Lots 33 to 36, Blk. 6, D.L. 121
4.	Texaco	4363 Hastings	C2	Lots 20 to 25, Blk. 6, D.L. 121, Plan 1054
5.	Esso	4472 Hastings	C2	Lots 15 to 18, exc. N. 20 ft., Blk. 12, D.L. 121, Plan 1054
6.	Gulf	4481 Lougheed	C6	Lots 10 and 11, Blk. 3, D.L. 119
7.	Texaco	4490 Lougheed	C6	Lots 8 and 9, exc. Expl. Pl. 30951, D.L. 119, Plan 2855
8.	Independent	4512 Lougheed	C2	Lot 120, D.L. 124, Plan 32911
9.	Esso	North Road and Austin	C6	Lot Rem. 53, D.L. 4, Plan 31308
10.	Shell	4177 Kingsway	C6	Lot 11, Plan 1662, D.L. 151, Plan 1316
11.	Texaco	4509 Kingsway	C6	Pcl. A, Ref. Pl. 17013, Blks. 11 and 12, D.L. 13 and 33.
12.	Gulf	4765 Kingsway	C6	Lots 13 and 14, Blk. 9, D.L. 32
13.	Shell	7342 Kingsway	C6	Lot 8, Sk. 929, D.L. 95N Plan 556

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

CARRIED UNANIMOUSLY

(13) Plumbing Inspection and Sewer Connection Fees

It was recommended that the schedule of plumbing and sewer connection fees shown below be approved by Council and that the necessary amendment to Burnaby Plumbing By-law and Burnaby Sewer Connection By-law to incorporate the schedule be prepared:

4. Re: Plumbing and Sewer Connection Fees.

The Chief Building Inspector, Treasurer and Engineer have reviewed our plumbing and sewer connection fee structure, taking into consideration current costs of making the inspections and new developments in the trade, particularly those concerning condominiums or townhouses. Generally speaking, this type of housing is constructed on large parcels of land, and is served by water and sewer lines transversing the land, instead of making direct connection to municipal mains. These extra lengths of plumbing must be inspected, but there is no provision in the plumbing bylaws and the sewer connection bylaw for recompense in the way of fees.

The following amendments to Burnaby Plumbing Bylaw 1966, Bylaw No. 4951 and to Burnaby Sewer Connection Bylaw 1961, Bylaw No. 4247 are recommended:

Bylaw No. 4951

1. In every case where, due to non-compliance with the provisions of this Bylaw or to unsatisfactory workmanship, more than two inspections are necessary, then for each inspection after the second inspection a fee of \$4.50 shall be paid. (\$ 3.50)
2. Appendix "A" Schedule of Plumbing Fees. Delete and substitute therefor the following:

(1) For the installation of (1) fixture, a fee of	\$ 4.50	(3.50)
For the installation of two (2) fixtures, a fee of	8.00	(5.00)
For the installation of three (3) fixtures, a fee of	11.50	(7.50)
For the installation of four (4) fixtures, a fee of	15.00	(10.00)
For the installation of five (5) fixtures, a fee of	18.50	(12.50)
For the installation of six (6) fixtures, a fee of	22.00	(15.00)
For the installation of seven (7) fixtures, a fee of	25.50	(17.50)
For the installation of eight (8) fixtures, a fee of	29.00	(20.00)
For the installation of nine (9) fixtures, a fee of	32.50	(22.50)
For the installation of ten (10) fixtures, a fee of	36.00	(25.00)
For the installation of each additional fixture,		
For the rough-in only, 50% per fixture of foregoing fees	3.00	(2.00) new
(2) For the installation or alteration of plumbing where no fixtures are involved, and for water piping, for each 100 ft. of piping or portion thereof,	7.50	new
(3) For the installation or alteration of catchbasins or sandtraps, sumps, manholes, and grease interceptors for paved areas, a fee each of	5.00	new
(4) For the connection of the Corporation water supply to any hydraulic equipment, a fee of	4.50	(4.00)
(5) Special inspections of plumbing, being inspections made in response to a request by a person having a legal interest in establishing the fitness of the plumbing to be inspected may be made for a fee per inspection, payable in advance by the person requesting such inspection, of	15.00	new

() represents the fees currently contained in the Bylaw.

Continued...

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Bylaw No. 4247

1. Section 5. Delete and substitute therefor the following:

"The applicant for a permit shall pay an inspection fee as follows:

- | | |
|---|---------|
| (1) For the first 100' ft. or portion thereof of house sewer, a fee of | \$ 7.50 |
| (2) For each additional 100 ft. or portion thereof of house sewer, a fee of | 7.50" |

Increases in plumbing fee rates range from 28% to 44%. 1970 revenues totaled \$29,069. The proposed increases will raise an estimated additional \$10,000. on an annual basis.

The current sewer inspection fee is \$5.00. A raise to \$7.50 increases them by 50% and, of course, by a further \$7.50 for each additional 100 feet of connection line.

The plumbing fees were last raised in 1966 and the new schedule compares favourably with the rates presently in effect in the adjoining Municipalities. Other Municipalities have raised the plumbing fees within the last five years which has made ours somewhat low in comparison.

It is intended that the fees would become effective immediately upon the passage of the Bylaw Amendment.

It is recommended that the new schedule of Plumbing and Sewer Connection Fees be adopted and that Council authorize the preparation of the necessary Bylaw Amendment.

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

CARRIED UNANIMOUSLY

(14) Lane North of Grandview Highway between Gilmore Diversion
and Gilmore Avenue

It was recommended that a By-law be prepared to close the above lane allowance and that the Land Agent be authorized to negotiate the sale of the allowance to the abutting property owners.

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

CARRIED UNANIMOUSLY

(15) Tax Exemptions

Appearing on the Agenda are By-laws and resolutions containing properties ^{which} are eligible for exemption from taxation in 1973.

It was recommended that:

- (a) The By-laws in question be considered by Council.
- (b) The grant in lieu of taxes plus penalties to the Slovenian Society, which was approved by Council on October 27, 1972, be reconsidered by the Grants Committee in the light of advice from the Legal Department.

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

CARRIED UNANIMOUSLY

(16) Shops Closing Hours

The following is the situation with respect to current practices in effect in surrounding municipalities concerning Shops Closing Hours in December:

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<u>Municipality</u>	<u>December Shopping Hour Regulations relative to the Christmas Trade</u>
VANCOUVER	Shops allowed open to 9:00 p.m. on 7 business days before Christmas (same as in 1971)
NORTH VANCOUVER CITY	Same as Vancouver (same as in 1971)
NORTH VANCOUVER DISTRICT	Same as Vancouver (same as in 1971)
WEST VANCOUVER DISTRICT	Same as Vancouver (same as in 1971)
DELTA	Unrestricted hours (same as in 1971)
NEW WESTMINSTER	Unrestricted hours
COQUITIAM	Unrestricted hours
PORT COQUITLAM	Unrestricted hours (same as in 1971)
SURREY	Unrestricted hours (same as in 1971)
RICHMOND	Unrestricted hours (same as in 1971)

Also being provided were excerpts from the Municipal Act (Sections 857 to 862 incl.) relating to Shops Closing Hours, along with a copy of the existing Shops Closing By-law of the municipality and a draft one that was prepared at Council's request last year.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager, including the attachments to it, be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That Council consider the introduction of the Shops Closing By-law that was considered by Council last year."

IN FAVOUR -- ALDERMEN CLARK, BLAIR
DREUMOND

AGAINST -- ALDERMEN LADNER, LAWSON,
CONSTABLE AND DOWDING

MOTION LOST

(17) Estimates

It was recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$60,700.00 be approved.

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

CARRIED UNANIMOUSLY

(18) Oil Spill - Gulf Oil Company

On November 3rd, a Seaspan Barge was being loaded at the East dock of Gulf Oil Canada Ltd., which is on the Burnaby side of the Burnaby/Port Moody Boundary. At 3:00 a.m. on that day diesel fuel over-flowed its compartment and entered Burrard Inlet. Approximately 875 gallons of such fuel was discharged to the Inlet.

Gulf Oil Officials immediately proceeded to set their containment booms and succeeded in holding the spill. Work then commenced on the gathering of the spill material. The National Harbours Board was alerted by Gulf Oil personnel and an official from the Federal Department of Environment attended during clean-up operations. Clean Seas Canada Ltd. was retained for this operation. An oil slicker was employed in the removal of spill material and dispersants were not used. The Department of Environment advised that the clean-up operation was satisfactory.

Where spills occur directly to the Inlet, the Federal Department of Environment and National Harbours Board superintend clean-up operations. Information regarding the progress and finalization of the clean-up is relayed to the Health Department.

When spills occur involving Burnaby lands or watercourses, municipal authorities are directly involved.

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

CARRIED UNANIMOUSLY

(19) 4 - Door Station Wagon (Fire Department)

It was recommended that the tender of Cedarvale Motors (Ralph Williams Motor Ltd.) in the amount of \$3,251.91 (including all taxes, licence and registration fees but excluding the tire option) for the sale to the Corporation of a 1973 Matador Station Wagon be accepted.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the report of the Manager be tabled until the November 20th meeting and the Municipal Manager advise then as to the legal status of Ralph Williams Motors Ltd. and its affiliates."

CARRIED

AGAINST -- ALDERMEN BLAIR
AND LADNER

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(20)

- (a) Brighton Avenue from Loughheed Highway to Winston Street
- (b) Government Street Eastward (P.P. A #1827)

The Planning Department currently has under active consideration a development proposal for the construction of a large warehouse of approximately 150,000 square feet on land at Loughheed Highway and Brighton Avenue, shown more particularly on an attached sketch. The applicant intends to use 50,000 square feet for retail space once amendments presently before Council to permit the use are approved.

The development proposal, because of the nature of the use and the extremely large floor areas involved, has made provision for the parking of in excess of 300 passenger vehicles and the loading and unloading of about 10 medium to large sized trucks. The areas in which the two exterior uses are accommodated are generally separated from each other with the parking area taking primary access from Brighton Avenue and secondary access from Government Street. The loading area takes access strictly from Government Street.

The Engineering and Planning Departments have determined that the existing road services are inadequate to facilitate suitable traffic circulation to and from the site without causing major congestion on the existing streets. It was therefore concluded that, in order to physically accommodate this development and control the accompanying traffic volumes to Brighton Avenue and Government Street, both streets would need to be up-graded.

The current 6 year Capital Improvement Programme proposes that a Local Improvement be initiated in 1972 to finance the widening and up-grading of Brighton Avenue from Loughheed Highway to Winston Street, to full-design standard, but no provision has been made for the financing of any Government Street widening East of Brighton Avenue. As both streets require up-grading to accommodate the proposed warehouse and retail facility, it is necessary that firm arrangements be made to finance the work prior to the issuance of development permits.

Brighton Avenue should consist of two 23-foot pavements, a 14 foot median and a 5½ foot sidewalk on the West side only, including street lighting and storm sewer construction.

A Local Improvement Cost Report has been prepared for the project, the total cost of which is estimated to be \$112,000.00. The Corporation's share is \$107,842.00, the owner's share on the East side is \$3,120.00 and on the West side it will be \$1,038.00.

Government Street East of Brighton Avenue is developed to an interim standard. It should be up-graded to a full 46-foot standard for a distance of approximately 655 feet in order to facilitate the control of vehicles using the loading area at the South of the structure to be built through the introduction of curbs and defined access crossings and to enable physical access to the site without causing major traffic congestion on the street.

The Engineering Department is preparing an estimate of the cost of the work. The financing of this road widening project is not included in the 6-Year Capital Improvement Programme. Because of the need for the service to be provided concurrent with the proposed development, firm financing arrangements must be made prior to commencing construction.

It was recommended that:

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- (a) Council initiate the reconstruction of Brighton Avenue from Loughheed Highway to Winston Street, as a Local Improvement, to the standard outlined above.
- (b) The applicant for the warehouse proposal deposit with the Corporation, prior to the issuance of any permit, his share of the Local Improvement charges and agree in writing to support the scheme.
- (c) The developer be required to pay the total cost of improving the portion of Government Street East from Brighton Avenue 655 feet, to the standard indicated above, and deposit the total cost with the Corporation prior to the issuance of building permits.

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

CARRIED UNANIMOUSLY

(21) Brighton Avenue from Loughheed Highway to Winston Street

The class of work to be undertaken on the above portion of Brighton Avenue, which was more particularly detailed in the previous report item, is not included in the Local Improvement Charges By-law so the By-law will need to be amended to incorporate that type of work. Specific particulars are as follows:

Twin 23' wide roadways with curbs both sides, separated by a median 14' wide with a 5 1/2' wide concrete sidewalk abutting the curb on one side of the street

- (a) The grading and roadbed preparations on existing streets, of twin roads separated by a 14 foot median, the roads to be curbed on both sides with 23 feet of asphaltic pavement between curb faces and a 5 1/2 foot portland cement sidewalk abutting the roadway on one side of the street, including retaining walls, storm drainage facilities and boulevard restoration incidental thereto.
- (b) \$.75 per taxable front foot in fifteen annual instalments to properties abutting curbs only and \$.92 per taxable front foot in fifteen annual instalments to properties abutting curb sidewalks only, except that where a pavement is already in place for which local improvement charges are currently being paid, the annual rate shall be reduced by \$.37 to the affected properties only, and where a four foot sidewalk is already in place for which local improvement charges are currently being paid the annual charge shall be reduced by a further \$.37 to the affected owners only.

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It was recommended that the Local Improvement Charges By-law be amended to include the category of work described.

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

CARRIED UNANIMOUSLY

(22) Brighton Avenue from Lougheed Highway to Winston Street

It was recommended that the following Cost Report of the Municipal Treasurer, which was prepared in accordance with Section 601 of the Municipal Act and which relates to the Local Improvement planned for the above portion of Brighton Avenue (as per Item 20 of the Manager's Report this evening) be received and that the work be initiated after the amendment to the Local Improvement Charges By-law is passed:

Length in feet	1,200
Taxable foot frontage	528
Actual foot frontage	2,128.46
Estimated cost	\$112,000.00
Owner's estimated share on East side of street	\$3,120.00
Owner's estimated share on West side of street	\$1,038.00
Annual rate East side	\$.75
Annual rate West side	\$.92
Years of levy	15 years
Estimated lifetime of work	20 years

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(23) Johnson & Franklin Wholesale Distributors Ltd.

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

(24) Trucks and Garbage Bodies

It was recommended that the following tenders for the vehicles shown be accepted:

- (a) Zephyr Mercury Sales Limited - 9 1973 Ford 100 Trucks - less 7 trade-ins, for the sum of \$15,419.88, including all taxes, licences and registration, subject to the Parks and Recreation Commission approving the tender since four of the vehicles and two of the trade-ins are required for their division.

- (b) International Harvester Company of Canada Ltd. -
2 International Model C.O.F. 1950 trucks c/w Heil
Collectomatic 25 cubic yard packers, including
the options itemized in its tender #4 (alternate 2).
- (c) International Harvester Company of Canada Ltd. -
3 I.H.C. Model CO 1950A Single Axle Trucks for
mounting Shu-pak bodies.
- (d) F. & F. Equipment Ltd. - three Maxon Shu-Pak Model
103-25 Side Loading Refuse Packers.

It was also recommended that:

- (a) All tenders for five window vans be rejected and
a revised tender call be issued.
- (b) The cash offer, in the amount of \$1,125.00, from
Mrs. Patricia Stevens of 18537 - 74th Avenue, Surrey,
B. C. for one of the Volkswagen vans be accepted.

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

CARRIED UNANIMOUSLY

(25) Clause 6 - Construction Contracts (Carpenters Union)

The Municipal Engineer has reported as follows on claims that
were made by Mr. C. Snell of the Vancouver, New Westminster and
Fraser Valley District of Carpenters to Council on November 6, 1972:

- (a) The municipality was not aware that non-union workmen
were being employed on the construction of retaining
walls on Holdom Avenue adjacent to the Capitol Hill
School as the contract does not require that such
workmen belong to a Union. It is also not possible
to establish, with certainty, that the employees
were not receiving fair wages nor working under
proper conditions on October 20th and October 21,
1972.
- (b) It is hoped to have certified copies of the payroll
or a statutory declaration that the men were being
paid in accordance with Clause 36.
- (c) It was not known whether there was "moonlighting" or
the use of unskilled labour on the project. The
municipal contracts say nothing regarding
moonlighting and we are not in a position to class
labour as skilled or unskilled unless a more blatant
case presented itself.
- (d) There is no requirement in the contracts for contractors
to post the rates for the various categories of
workmen. It is the responsibility of the contractor
to observe the provisions of Clause 36.
- (e) To ensure adherence to the provisions of Clause 36
would be time consuming and perhaps somewhat costly
to undertake in a fully adequate manner but the
municipality should be concerned with potential infraction
of the clause which allegedly took place in the case
at hand. A possible avenue of assuring reasonable

enforcement of the clause is the insertion of a further clause as part of Clause 36 to make a simple provision to make the clause operative. This could possibly take the form of a wording similar to that in Clause 32, 606 of the Public Works Fair Wages and Conditions of Employment Act wherein there is given to the workmen the opportunity of appealing to the official administering the contract for enforcement of the provisions with the requirement that adequate proof be furnished by such appellant.

It was recommended that the idea be explored with the Municipal Solicitor.

- (f) Having contracts only with companies having collective agreements is a policy matter. It would not be possible to differentiate in any of the projects between a company having such agreements and those not having them because the municipality is basically only concerned with adherence to the specifications and provisions of the contract as they relate to proper construction.

The Purchasing Agent has advised that many of the contracts are with non-union companies.

It was recommended that:

- (a) The Municipal Solicitor draft a clause to make provision for the possible easy enforcement of Clause 36 by including wording such as is in Clause 32, 606 of the B. C. Public Works Fair Wages and Conditions of Employment Act.
- (b) A copy of the report at hand be sent to Mr. Snell of the Carpenter's Union.

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DOWDING:
"That the previous motion be tabled until Council has had an opportunity to consider a proposal advanced by Alderman Constable requiring that all Construction Contracts include a clause requiring the contractor to pay union wages."

IN FAVOUR - ALDERMEN LAWSON,
DOWDING, AND CONSTABLE

AGAINST-- ALDERMEN LADNER,
CLARK, BLAIR AND DRUMMOND

MOTION LOST

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

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It was understood by Council that Alderman Constable would notify the Municipal Clerk if he wished his proposal, which was mentioned above, considered by Council.

(26) Lot 71, D.L. 29, Plan 39217 (Beattie)

The subject property, which is located on the West side of Kingsway between 13th and Ethel Avenues, was occupied for many years by the Yates Motel. Until 1966, only the front portion of the property adjacent to Kingsway was appropriately zoned while the rear portion was zoned R5. The owner applied for rezoning of the entire site but the Department did not support the request. Subsequently, the occupied portion of the site was zoned to C5.

The Planning Department learned later that the site had been covered by a Strata Title Plan and is now owned by a group of people. Strata Title Plans can be filed in the Land Registry Office without the knowledge and consent of the municipality. Following the creation of the Strata Title Corporation, some of the owners approached the municipality for permits to alter their units. The present use of the land is considered illegal as the only uses permitted in a C5 zone are motels and auto courts, motor hotels and accessory buildings and uses.

Permits cannot be granted as the use was not non-conforming but rather illegal; hence, the Board of Variance could not deal with the problem.

It does not appear there is any way of issuing permits under the current zoning. If Council wishes to allow the issuance of permits, this can only be accomplished by rezoning the site to a multiple family category which would permit the existence of more than two dwelling units on a site. If this were done, the existing structures would not meet the bulk regulations of any of the RM Districts but the use would be conforming. The draw back to this approach is that the property could ultimately be redeveloped under RM zoning, thus introducing a use which is in conflict with Council's policy on apartment zoning. The possibility of redeveloping at an RM density could be guarded against by requiring a covenant that would stipulate that the density would never exceed that which presently exists.

The only means open to Council by which the use of the site can be brought into conformity is through rezoning. If this occurred, permits could then be issued following waivers from the Board of Variance, which would be necessary as bulk regulations such as setbacks, space between buildings, suite area, do not comply with the By-law.

The motel was previously served by a single metered connection as are all commercial properties. Strata Title Corporations are served in the same manner and individual water connections would not therefore be provided by the municipality.

It is not true that a second means of access to each unit on the property must be provided because the building code does not so require unless the units are either a motel or an apartment.

The improvement of 13th Avenue and Ethel Avenue adjacent to the site was initiated and is presently being considered by the property owners. All owners in the Strata Title Corporation are assessed for both improvements, paying for 21.46 feet of frontage on 13th Avenue and 20.59 feet of frontage on Ethel Avenue.

The Board of Variance can deal with a variety of matters but can only authorize extensions or renovations to buildings the use of which is lawful. As the present use of the building is deemed unlawful,

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it is not within the power of the Board to act.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the Planning Department submit a report indicating the mechanics that would need to be used for rezoning Lot 71, D.L. 29, Plan 39217 from its present C5 designation to a category that allows the type of development presently in place, in order to make the use legal, and then rezoning the land back to C5 again to permit the Board of Variance to deal with Mrs. Beattie's problem."

CARRIED UNANIMOUSLY

(27) Towing Services

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

(28) 6182 Gordon Place

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

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* *

BY - LAWS

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

"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 1 to 9 inc., 1972" #6182 - 6190
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 5, 1972" #6179
be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Nov/14/1972

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LADNER:
"That the By-laws be now read three times."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

" RESOLVED THAT the Council of the Corporation of the

District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1973, those lands and premises more particularly hereinafter described:

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

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

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

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

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

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

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

Lots 1 to 14, Subdivision 3 of Block 11, District Lot 25 West, Group 1, Plan 1169, New Westminster District,

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

and the buildings thereon.

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

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

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

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

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

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

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being a portion of Lot 1, of Lot 1, of Block 10, District Lot 136, Group 1, Plan 6173, save and except the North 33 feet thereon, New Westminster District, Province of British Columbia and being more particularly described as follows:

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

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

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

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

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

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

CARRIED UNANIMOUSLY

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1972.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (1) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1973 those lands and premises more particularly hereinafter described:

(a) Lots 8, 9 and 10, Block 7, of Lot 186, Group 1, New Westminster District; Plan 1124, owned by the Catholic Public Schools of Vancouver Archdiocese and occupied by Saint Helen's School.

(b) Lot 89, District Lot 11, Group 1, Plan 25683, New Westminster District, owned and occupied by the Canadian Reformed School Association.

(c) Lot 7 of District Lot 126, Group 1, Plan 3473, New Westminster District, owned by the Roman Catholic Archbishop of Vancouver and occupied by Holy Cross School.

(d) Lot 91 of District Lot 83, Group 1, Plan 28684, New Westminster District, owned by the British Columbia Corporation of Seventh Day Adventists and occupied by The New Westminster Junior Academy."

CARRIED UNANIMOUSLY

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1972.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

RESOLVED THAT the Council of The Corporation of the District of Burnaby pursuant to Clause (h) of subsection (1) of Section 327 of the Municipal Act does hereby exempt from Taxation for the year 1973:

- (1) Those lands occupied by "THE PARISH OF ALL SAINTS, SOUTH BURNABY" described as portion of Lots "A" and "B", Sketch 5443, Block 29, District Lot 98, Plan 573, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (2) Those lands occupied by VANCOUVER HEIGHTS BAPTIST CHURCH described as portion of Lot 11, Block 3, North part of District Lot 116, Plan 1236, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (3) Those lands occupied by THE CONVENTION OF BAPTIST CHURCHES OF BRITISH COLUMBIA described as Lot "B", Block 3, District Lot 95, Plan 1795, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (4) Those lands occupied by WESTERN CANADIAN DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE described as portion of Lot 7, Block 91, District Lot 127, Plan 4953, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (5) Those lands occupied by TRUSTEES OF THE CLIFF AVENUE CONGREGATION OF THE UNITED CHURCH OF CANADA described as Parcel "A", Explanatory Plan 16397, of Block 60, District Lot 135, Group 1, Plan 3234, New Westminster District, Province of British Columbia, and the buildings thereon.
- (6) Those lands occupied by ROMAN CATHOLIC ARCHBISHOP OF CANADA described as North and South portion of Lots 11 and 12, Block 7, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (7) Those lands occupied by ALTA VISTA BAPTIST CHURCH described as South 66 feet of Lot 20, Block 6, District Lot 173, Plan 1034, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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

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

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

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

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

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

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

(15) Those lands occupied by ROYAL OAK BAPTIST CHURCH described as Lot 60, Subdivision 1/12, Block 1, District Lot 74 South, Plan 1547, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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

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

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

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

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

(21) Those lands occupied by PARISH OF ST. NICHOLAS CHURCH described as Lots 11, 12 and 13, Block 10, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(22) Those lands occupied by TRUSTEES OF WESTRIDGE CONGREGATION OF THE UNITED CHURCH OF CANADA described as Lots 9, 10, 11 and 12, Subdivision 2, Block 1/2, District Lot 207, Plan 4032, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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

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

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

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

(27) Those lands occupied by TRUSTEES OF THE CONGREGATION OF EAST BURNABY UNITED CHURCH described as the East 181.5 feet of the North Half of Block 13 of District Lot 28C, Plan 3287, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(28) Those lands occupied by CENTRAL BURNABY UNITED CHURCH described as Lot "A", Reference Plan 14874, of Lot 6 of Block "R", of District Lot 85, Plan 11109 and Lot "J", Sketch 7290 of District

Lot 85, Plan 5461, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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

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

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

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

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

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

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

(36) Those lands occupied by SYNOD OF THE DIOCESE OF NEW WESTMINSTER described as Lots "D" and "F", Blocks 45 and 46, District Lot 28N, Plan 18850, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

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

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

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

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

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

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

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

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

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

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

(47) Those lands occupied and held by the ALTA VISTA BAPTIST CHURCH described as Lot 85, District Lot 98, Plan 37924, Group 1, New Westminster District, and the buildings thereon.

(48) Those lands occupied and held by the APOSTOLIC CHURCH OF PENTECOST VANCOUVER, described as Lot 74, District Lot 34, Plan 31689, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon."

CARRIED UNANIMOUSLY

DATED at the Municipality of Burnaby, Province of British Columbia, this day of November, 1972.

CARRIED UNANIMOUSLY

MOVED BY ALGERMAN BLAIR, SECONDED BY ALGERMAN BLAIR
That Mayor and Aldermen be granted leave of absence from this meeting.

CARRIED UNANIMOUSLY

MOVED BY ALGERMAN BLAIR, SECONDED BY ALGERMAN BLAIR
That the meeting be adjourned.

The meeting adjourned at 11:15 p.m.

Nov/14/1972

It was directed by Council that the amendment to the Zoning By-law dealing with warehouse sales facilities be brought forward for consideration at the next meeting.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS.

17 to 21, 1972" #6164, 6192 to 6195

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 CONSTABLE:

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

CARRIED UNANIMOUSLY

* * *