

JANUARY 24, 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, January 24, 1972 at 7:00 p.m.

PRESENT: Mayor R. W. Prittle in the Chair;
Alderman W. R. Clark;
Alderman T. W. Constable;
Alderman J. Dailly;
Alderman G. M. Dowding;
Alderman J. D. Drummond;
Alderman H. G. Ladner (7:05 p.m.);
Alderman D. A. Lawson

ABSENT: Alderman W. A. Blair;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager
Mr. J. H. Shaw - Municipal Clerk
Mr. E. A. J. Ward - Deputy Municipal Clerk
Mr. A. L. Parr - Director of Planning
Mr. E. Olson - Municipal Engineer

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That the minutes of the Council Meeting held on January 17, 1972 and the Public Hearing on January 18, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DAILLY:
"That Alderman Blair be granted Leave of Absence from this meeting."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, then proclaimed the period between January 23rd and January 30, 1972 as Big Brother Week.

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DELEGATION

Mrs. Lynne C. Whaley, Secretary-Treasurer, Burnaby Tenants' Association, wrote to request an audience with Council in connection with the subject of landlord-tenant relations.

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MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:
"That a delegate from the Burnaby Tenants' Association be heard."

CARRIED UNANIMOUSLY

ALDERMAN LADNER ARRIVED AT THE MEETING.

Mrs. C. Cox then appeared and presented a Brief in which the following points were made regarding the subject of landlord-tenants relations:

- (a) Though the Association raised the question of a Grievance Board being established approximately two and one-half years ago, one does not yet exist. In addition, the By-law providing for the establishment of an Advisory Bureau in connection with the subject at hand, though passed on January 11, 1971, has never been implemented.
- (b) Vancouver, Surrey, and the City of North Vancouver have passed By-laws under the provisions of the 1954 Rent Control Act to govern situations of the kind concerning the Association, and therefore the Burnaby Council should establish similar regulations.
- (c) The Association has prepared a model draft By-law, which includes some of the clauses contained in the By-laws in Vancouver, Surrey and North Vancouver, which was being presented this evening for consideration. Also being submitted are various legal opinions about the subject matter.
- (d) The model draft By-law contains, among other things, two main provisions dealing with just cause for evictions and collective bargaining rights.
- (e) As regards the first item, it was being pointed out that a landlord is not required to give a reason when evicting tenants from their homes - he merely needs to give the tenants a notice to move. If the tenant resists, all that is required of the landlord is to prove that he actually gave such a notice. Sometimes just cause can be a whim or a desire for more rent.
- (f) An example of this is an incident which occurred in Suite 2 of 3961 Bond Street (where Mrs. Cox lives) when, following efforts to obtain heat or hot water during the Christmas holidays, a registered letter was received from the landlord serving notice for the Cox's to vacate the premises by January 31, 1972. Another example involves a home known as 7926 - 14th Avenue where the tenant was ordered to move by January 31, 1972 if he was not prepared to pay an additional \$65.00 per month for rent.
- (g) A collective bargaining procedure would ensure that landlords show just cause before increasing rent, prevent the raising of rents beyond a tolerable level and require landlords to keep buildings in a good state of repair. A survey in 1971 indicated rents had increased an average of 18% over two years. During that year, municipal taxes consumed an average of 12 to 14% of the gross income of an apartment block.

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- (h) Because tenants have the right to know where their money for rent is going, collective bargaining will ensure this occurs.
- (i) Because of recent changes in the income tax legislation, it is expected rents will increase at an even greater rate than previously due to the fact landlords will no longer be afforded a tax shelter as before. The expected increased housing shortage and the demand of money lenders, combined with the profit motive of landlords, will have the effect of creating greatly increased rents in the near future.
- (j) The Burnaby Tenants' Association was urging Council to act now on the foregoing matters.

Mayor Prittie mentioned that Council will be receiving a report from him at its February 7th meeting in regard to the general subject of landlord-tenant relations.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:

"That the draft By-law the Burnaby Tenants' Association submitted in connection with the matter of landlord-tenant relations be referred to the Legal Department for comment on that part of it pertaining to the question of collective bargaining in such matters."

CARRIED UNANIMOUSLY

ALDERMAN CONSTABLE served a Notice of Motion that he would be proposing to Council that the Legal Department prepare a By-law to regulate situations in connection with landlord-tenant relations that would be based on the three submissions Council received this evening from the Burnaby Tenants' Association.

* * * *

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That all of the below listed Original Communications be received and considered of the subjects of the letters from Mr. Fred R. Stevens, Mr. D. C. Edwards and Mrs. Nancy Cotton be deferred until receipt of Item (15) of the Municipal Manager's Report No. 5, 1972 and the report of Mayor Prittie, respectively, on the matters."

CARRIED UNANIMOUSLY

Mr. P. J. Farmer, Executive Director, Canada Safety Council wrote to advise that Burnaby was among 44 Canadian communities with populations of 40,000 or more which completed Safe Driving Week 1971 without a fatal traffic accident, and that a Certificate of Commendation commemorating that occasion will be presented to the municipality in the near future by the Provincial Safety Council.

Mayor Prittie mentioned that he had forwarded a copy of the letter from the Canada Safety Council to the Traffic Safety Committee.

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Mrs. L. C. Johnson, Secretary, Burnaby Heights District, Boy Scouts of Canada, submitted a letter requesting permission to hold a Church Parade, in conjunction with the Guides and Brownies in the Burnaby Heights Area, on February 20, 1972 between 1:15 p.m. and 1:30 p.m. from the I.G.A. Parking Lot at Hastings Street and Madison Avenue along the route outlined in her submission.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That permission be granted to the Burnaby Heights District of the Boy Scouts of Canada to conduct its Parade at the times and along the route mentioned, subject to:

- (a) The approval of the R.C.M.P.
- (b) The Provincial Department of Highways having no objection to the use of that portion of Hastings Street involved."

CARRIED UNANIMOUSLY

Mr. C. W. Nash, Manager, Corporate Services Division, B. C. Hydro and Power Authority, submitted a letter providing additional information in respect of a proposal of the Authority to cross a 217 acre Nature Park in Richmond with a transmission line.

Mr. Fred R. Stevens wrote to suggest that there should be a By-law to require people to remove the snow from the sidewalk in front of their properties.

See Item (15) of the Municipal Manager's Report No. 5, 1972 for information in regard to the suggestion of Mr. Stevens.

Mr. John McKeown, Secretary, Vancouver and Lower Mainland Industrial Development Commission, submitted a circular notice advising that the Annual General Meeting of the Commission will be held at the Villa Motor Inn on February 18, 1972.

Mr. R. Thompson, City Clerk, City of Vancouver, wrote to indicate that it is anticipated the Engineering Department of the City will be making a report early in 1972 on the matter of sewer connections in the City that are allegedly causing a degree of pollution in Still Creek.

Mr. D. C. Edwards wrote to express his views on a proposed redevelopment of land in the Curtis - Phillips - Tank Farm - Golf Course Area, particularly on a three-dimensional model that was displayed to some of the owners in the area last fall illustrating a form of such redevelopment.

Mrs. Nancy Cotton submitted a letter in which she expressed support for the position taken by Mr. D. Edwards in regard to the redevelopment proposal involving land in the Curtis - Phillips - Tank Farm - Golf Course Area.

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(See report of Mayor Prittie for an explanation of the situation concerning Mr. Edwards and Mrs. Cotton.)

Mr. R. S. Macdonell, Manager, New Westminster Chamber of Commerce, submitted a letter requesting that Council provide some indication as to when it will be dealing with the application of the Chamber for a grant.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DOWDING:

"That the letter from the New Westminster Chamber of Commerce be referred to the Grants and Publicity Committee for consideration."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That members of the Council who have been appointed as representatives on various organizations operating within the Lower Mainland area be granted any out-of-pocket expenses which may be incurred during the performance of their duties."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:

"That action on the proposal embraced by the previous motion be deferred until consideration of the Annual Budget this Spring."

CARRIED

AGAINST -- ALDERMEN LAWSON,
DRUMMOND AND CLARK

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

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

CARRIED UNANIMOUSLY

* * *

R E P O R T S

MAYOR PRITTIE submitted a report on the subject of redeveloping land in the Curtis - Phillips - Tank Farm - Golf Course Area, advising as follows:

- (a) The meeting held on October 28, 1971, which Mr. Edwards refers to in his letter, was attended by a number of property owners in the area, two representatives of a development company, Alderman Ladner, Mr. Sixta of the Planning Department and the Mayor. The meeting was held at the urging of a spokesman for several of the owners who wanted the Mayor and the Planners to see and hear what they described as an interesting and imaginative development plan for the area.
- (b) A model was displayed and the scheme explained. Alderman Ladner and the Mayor agreed that the plan had merit and ought to be shown to the Council early in 1972. Commitments were neither asked for nor given, except that the plan and model should be presented to Council in 1972.

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- (c) At the meeting, it was evident there were differences between Mr. Edwards and the developers - presumably about the price and conditions concerning the acquisition of the properties by the developers. Alderman Ladner and the Mayor considered, and so stated, that the Corporation was not involved in disputes between private parties.
- (d) The major part of the area is owned by the municipality. For some time now it has been suggested that the area should be developed as a town centre. Anyone who has a plan for a comprehensive development of this kind is free to present and explain it to Council. If Council agrees the plan that was shown on October 28th has merit, an extensive investigation by staff would be required and this could be followed by Public Hearings.

Mayor Prittie stated that he would be approaching the owners mentioned in his report to determine when they wished to make a presentation to Council on the question of redeveloping the subject area.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the report of Mayor Prittie be received."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 5, 1972 on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Mobile Home Parks

The Municipal Solicitor has expressed the following opinion on the question of the municipality becoming involved in the development of mobile home parks:

- (a) Council's only authority in the field of housing is contained in the Housing Act.
- (b) There is no power in the Municipal Act which permits Council to develop or operate mobile home parks. Section 714 of the Act only allows Council to regulate the construction of mobile home parks and the facilities to be provided therein.
- (c) Section 465 of the Municipal Act provides that Council may develop municipally-owned property as a use in residential, commercial and industrial areas. This Section, particularly Sub-Section 3, contemplates that the property developed will be sold by the municipality. The Section is not intended to permit the municipality to enter into the industrial or commercial aspects of the mobile home park business.
- (d) Section 621 of the Municipal Act provides that Council may hold real property for pleasure, recreation or community uses of the public. A broad meaning of the

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word "public" could include tourists from outside the municipality. However, the Section refers to public library, art gallery, museum, arena and exhibition buildings. These uses are obviously intended for permanent residents of the community, not applicable to transient residents such as tourists.

It appears doubtful that the Housing Committee can really do much work on the subject at hand since municipal jurisdiction is limited, and therefore the matter should perhaps be withdrawn from the Committee.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DOWDING:
"That the report of the Municipal Manager be referred to the Housing Committee, along with an indication that Council wishes the Committee to remain seized of the subject of either the municipality or private enterprise establishing mobile home parks."

CARRIED UNANIMOUSLY

(2) 1971 Annual Report of the S.P.C.A.

1970 was the first complete year the S.P.C.A. operated in and for the municipality. The aim of the Society in that year was to rigidly control the running of dogs at large through aggressive enforcement of the By-law. In 1971, the control of trespassing dogs continued to be of primary concern but greater emphasis was placed on public relations in the form of direct personal contact with owners of animals. The Society is now placing more concentrated effort on specific problem areas and is providing a broader service in terms of general animal control.

The 1971 Annual Report of the Society contains comparative statistical information for the year 1970.

Explanatory remarks for three of the items listed in the Annual Report were herewith being provided.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:
"That the report of the Manager be received and he provide an elaboration on why the number of dead animals picked-up, the number of dogs destroyed (upon request), and the number of cats destroyed (upon request) increased so substantially from 1970 to 1971."

CARRIED UNANIMOUSLY

Mayor Prittie drew attention to the fact that he had ascertained the number of licenced dogs in the municipality, in 1971, was 5,743 and it has been estimated that there are approximately 2,500 which are not.

(3) Part I of 1972 - 73 Local Improvement Programme

It was being recommended that Council authorize the execution of an agreement with Stanley Associates Engineering Ltd. for the engineering design required for Part I of the 1972 - 73 Local Improvement Programme, based on its proposal dated January 14, 1972, with payment to be based on the schedule of minimum fees prescribed by the Association of Professional Engineers of B. C. with the maximum not to exceed \$4,900.00.

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

CARRIED UNANIMOUSLY

(4) Easement - Lot 39 East 60 feet, D.L. 80N½, Plan 10063
SUBDIVISION REFERENCE NO. 170/70

It was being recommended that Council authorize the acquisition of an easement, for sewerage purposes, over a portion of the above described property, at no cost to the Corporation, in order that a subdivision covered by the above Reference No. can be finalized.

It was also recommended that Council authorize the execution of the easement document.

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

CARRIED UNANIMOUSLY

(5) Vancouver - Fraser Park District

The following is a chronology of events pertaining to the question of the Vancouver - Fraser Park District levy being increased last year:

- (a) On December 29, 1970, the Township of Langley advised that it was not in favour of a proposed increase in the levy from 0.35 to 0.5 mills for the Vancouver - Fraser Park District.
- (b) The Provisional Budget of the Vancouver - Fraser Park District was received on January 27, 1971, and it showed the municipal requisition at both the .5 mill and .35 mill rates.
- (c) Alderman McLean introduced the subject at the Council Meeting on February 1, 1971, and urged Council to approve the .5 mill levy. The matter was tabled for one week on the understanding any evidence substantiating the increase was to be presented at that time.
- (d) On February 8th, the Council decided not to take any action on the proposed increase until consideration of the Annual Budget, although it was understood it was not likely any increase would be approved.
- (e) The Park District, when it discussed its Annual Budget in March, 1971, decided to not increase the levy so no further consideration was necessary by Council.
- (f) On November 25, 1971, a circular letter was received from the Chairman of the Park District attaching a brief outlining the background and nature of the Park District, and again requesting all members to support an increase in the District's Budget from .35 to .5 mill for 1972.

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

CARRIED UNANIMOUSLY

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(6) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department during the month of December, 1971 was being submitted.

(7) Admission Policy of B. C. Housing Management Commission

A copy of the policy of the B. C. Housing Management Commission respecting admissions to all units managed by the Commission was being submitted herewith.

The rent levels established for the following Burnaby Senior Citizens' Projects are as follows:

FP2 (Edmonds Kingsway)	Bachelor	\$67.00 per month
	1 Bedroom	\$77.00 per month
FP3 (Stratford)	Bachelor	\$61.00 per month
	1 Bedroom	\$71.00 per month

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the above two reports of the Manager be received."

CARRIED UNANIMOUSLY

(8) Area I - Street Lighting Design

It was recommended that Council authorize the execution of a contract with R. P. Shaflik Engineering Ltd. to provide engineering design services for street lighting in the above area, which is from the lane North of Dundas Street to the lane South of Parker Street between Willingdon Avenue and Boundary Road, on the basis that payment to the Company will be in accordance with the scale of minimum fees prescribed by the Association of Professional Engineers of B. C. with the maximum not to exceed \$3,280.00.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Municipal Engineer was directed to indicate, in the future when reporting on the results of tenders being submitted for various works, the estimate he originally developed for the project(s) so that a comparison can be made between the two figures.

(9) Easements - Lot 65, D.L. 56, Plan 31569

It was being recommended that Council authorize the:

- (a) Acquisition of easements over portions of the above described properties, for drainage and road purposes, at no cost to the Corporation in order that a subdivision of the property can be finalized.

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

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

CARRIED UNANIMOUSLY

(10) Lot 163, D.L. 83,
SUBDIVISION REFERENCE NO. 143/71

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 described property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section as a highway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the owner of Lot 163, D.L. 83, Plan number to be assigned, be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described, as shown on a survey plan prepared by A. C. Bunbury and sworn the 12th day of October, 1971."

CARRIED UNANIMOUSLY

(11) Public Walkway - Big Bend Area

The Parks and Recreation Commission has indicated that, as a result of reconsidering its opinion that the public walkway planned to be provided on the North edge of the Fraser River in the Big Bend Area should be an average of 250 feet in width, it now feels this width should be 200 feet from the high water line in order to take advantage of the topography and natural vegetation in the area.

It was being recommended that this view of the Commission be referred to the Planning Department for consideration and report at the time the Department advises of the progress being made in connection with the study of the land use situation in the Big Bend Area.

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

CARRIED UNANIMOUSLY

(12) Burnaby Art Gallery Association

The Parks and Recreation Commission has included in its 1972 Provisional Budget an amount of \$32,475.00 to assist the Burnaby Art Gallery Association with administration costs of the Gallery. The Association has requested an advance, and the Commission has approved an advance of \$8,000.00 for that purpose.

It was being recommended that Council authorize an advance of \$8,000.00 being made to the Burnaby Art Gallery Association for the purpose indicated above, on the understanding this in no way commits the Parks and Recreation Commission or Council to approving the total amount of the sum presently provided in the 1972 Provisional Budget for the Association.

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

CARRIED UNANIMOUSLY

- (13)(a) Bonsor Park
(b) Burnaby Art Centre

It was being recommended that Council authorize the Parks and Recreation Commission to:

- (a) Temporarily charge, against the Minor Development Account, the sum of \$35,000.00 for the redevelopment of the Bonsor Park Playing Fields in preparation for the construction of Swimming Pool No. 2.
- (b) Spend up to \$26,500.00 from the Budget of the Commission for the work on the "Mather" and "Green" Houses in the Burnaby Arts Centre Complex.

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

CARRIED UNANIMOUSLY

- (14) Contract No. 1 - Storm Drainage
FEDERAL - PROVINCIAL EMPLOYMENT LOANS PROGRAMME (Part II)

It was recommended that Council accept the tender of H. B. Contracting Ltd. for the supply and installation of the storm drainage materials mentioned in the report, in the amount of \$227,851.43, with final payment to be based on the actual quantities and the unit prices tendered for each item.

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

CARRIED UNANIMOUSLY

- (15) Snow and Ice on Public Sidewalks (Stevens)

The following was being submitted in connection with a suggestion Council received earlier in the evening from Mr. Fred R. Stevens that there should be a By-law to require people to remove the snow from the sidewalk in front of their properties:

- (a) The Streets and Traffic By-law of the municipality presently contains the following provision for the removal of snow or ice:
 - "31. Any accumulation of snow or ice upon any sidewalk shall be removed by the owner or occupier of abutting premises not later than ten o'clock in the morning of any day except Sunday."
- (b) Even though this requirement exists, the enormity of attempting to enforce this Section of the By-law to the letter of the law is quite obvious. In that connection, there are serious practical limitation because, in purely

residential areas, it is not considered essential to require absolute adherence to the By-law inasmuch as the exercise of caution by motorists and pedestrians renders reasonably safe winter use of the residential streets by both pedestrians and vehicular traffic.

- (c) The Section is used to require commercial establishments guilty of gross misuse of the sidewalk for the disposal of snow from their properties to remedy the situation created by such action. In this respect, service stations have been found to be main offenders.

It was being recommended that Mr. Stevens be sent a copy of the report.

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

CARRIED UNANIMOUSLY

(16) Lane West of Fell Avenue between Aubrey Street and Charles Street (McIntosh)

The following was being submitted on a request from Mr. Duncan McIntosh to complete the above lane.

The present policy concerning the development of private property for lane purposes is as follows:

- (a) All land required for lane construction must be dedicated at no cost to the municipality.
- (b) The property owners benefiting from the lane construction must present a valid petition expressing their willingness to pay a special assessment to have the lane paved as a Local Improvement.
- (c) When property is subdivided, the owners are required to dedicate to the municipality a suitable part of the property for the lane and must also pay for its construction.
- (d) Expropriation is not used to acquire property for lane purposes.

In 1958 when the parcel from which Mr. McIntosh's lot was being subdivided, land was acquired for lane purposes and a trust fund established to cover the cost of constructing a portion of the lane.

In 1965, \$200.00 of the money in trust was used to build approximately 115 feet of lane. The municipality had a ten foot allowance beyond that point through to Aubrey Street but the owner of the adjacent lot refused to dedicate an additional ten feet that was required to provide a twenty-foot wide lane.

The municipality still has in trust the remaining \$240.00, which can be used only for the continued construction of the lane through to Aubrey Street. The owner who refused to dedicate land objects to a through lane being built because she feels it would cause an increase in the assessment of her property and would create annoyances that presently do not exist.

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Mr. McIntosh's driveway is on the ten-foot lane allowance. By entering the driveway from Aubrey Street, a vehicle can be driven to the carport which is located at the rear of the house. Portions of the driveway are gravelled but the overall condition is generally poor and in need of repair.

The Health Department noted, in its inspection of the area, that there is no infestation of rats despite the accumulation of debris and grass cuttings. Testing for rats is being conducted in order to verify the initial findings.

Mrs. Purser's property is not subdividable because the frontage of the parcel is only 98 feet; therefore, the acquisition of ten feet of it for lane purposes, as a result of subdivision, is not possible.

In summary, approximately one half of the total length of the lane has been fully developed. The municipality has a ten foot allowance for the development of the remaining Northerly longitudinal half but has not proceeded with this portion because Mrs. Purser has refused to dedicate an additional ten feet that is required for the provision of a twenty-foot wide lane.

It was being recommended that:

- (a) The policy of requiring lane construction to conform to standard widths of twenty feet be strictly enforced.
- (b) The allowance between Lots 44 and 45, as shown on an attached sketch, not be developed until an additional ten feet of dedicated property is acquired.
- (c) The driveway connecting Aubrey Street and the carport of Mr. McIntosh, which is on the lane right-of-way, be regavelled.
- (d) A copy of the above report be sent to Mr. McIntosh.

It was drawn to the attention of Council that Mr. McIntosh was present and desired an audience.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LADNER:
"That Mr. McIntosh be heard."

CARRIED UNANIMOUSLY

Mr. McIntosh then spoke and reiterated some of the points mentioned in the report of the Manager.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That the recommendations of the Manager be adopted but, in addition, the regravelling mentioned in the report be extended to meet the portion of the lane to the South that is presently paved."

CARRIED UNANIMOUSLY

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(17) Fire Hazards

Following two tragic fire deaths in December, 1971, the Fire Chief discussed the matter on various news media.

Fire Department personnel distribute National Fire Protection Information pamphlets which include articles on the subject, during Fire Prevention Week, and to all individuals who visit the Fire Halls.

The Chief is presently considering the feasibility of including a Safety Bulletin with tax notices for mailing in 1972.

An investigation has been made to determine the possibility of placing stickers on furnaces to advise the homeowners of the hazards involved with the presence of vapours. It does not appear practical to do this with the Fire Department as it does not make that many home inspections. The idea will be discussed with officials of the B. C. Hydro and Power Authority to determine whether they think it is feasible.

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

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 8:45 P.M.

THE COMMITTEE RECONVENED AT 8:55 P.M.

ALDERMAN CLARK WAS ABSENT.

(19) Municipal Land in Big Bend Area (B. C. Hydro and Power Authority)

The B. C. Hydro and Power Authority has written to request permission to temporarily lease some 13 to 15 acres of municipal land in the Big Bend Area for the temporary storage of new automobiles during the U. S. dock strike. The following points were made in the letter from the Authority:

- (a) The municipal land involved is the former "Maarsman" and "Lloyd" properties adjacent to the V. and L. I. Railway Line.
- (b) The rental period would be for the length of the strike mentioned plus approximately 30 to 90 days to ship the stored vehicles to the United States.
- (c) The rental rate for the property would be \$1,500.00 per month.
- (d) The site to be rented excludes that portion of buildings and the site (one acre) currently being leased.
- (e) The site would be accepted on an "as is" basis, and the Authority will only regrade the site to provide a level parking area.

It was recommended that the 13 to 15 acres of land in question be leased to the B. C. Hydro and Power Authority, on a month-to-month basis, at the rate of \$1,500.00 per month.

It was also recommended that a two month temporary permit for new auto storage, which would be subject to consideration for renewal, be issued to the Authority depending on a letter of undertaking supported by a \$5,000.00 Letter of Credit being supplied by the Authority to ensure that the delivery of automobiles to the site will cease as soon as shipping to U.S. Ports has been restored and that any new automobiles then in storage will be removed as directly and as quickly as possible.

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

CARRIED UNANIMOUSLY

(18) Miscellaneous Rezoning Applications

The Planning Department has reported as follows on the rezoning applications indicated:

(1) Reference RZ #80/71

Lot 277, D.L. 131, Plan 36428

(Located on the South side of Jordan Drive approximately 234 feet West of Sperling Avenue)

FROM RESIDENTIAL DISTRICT TWO (R2) TO RESIDENTIAL DISTRICT FOUR (R4)

It was recommended that this application not be approved because the lot lies in an established Single Family zone and would likely lead to increased pressures from adjacent and surrounding owners for similar zoning concessions, thereby negating the intent of residential districting to create and maintain a certain level of residential homogeneity, stability, density and amenity.

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

CARRIED UNANIMOUSLY

ALDERMAN CLARK RETURNED TO THE MEETING.

(2) Reference RZ #83/71

Lot 8, Except Pcl. "A", Ref. Pl. 8041, D.L. 74N½, Plan 2603

(Located on the North side of Regent Street approximately 409 feet East of its intersection with Royal Oak Avenue)

FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL DISTRICT (M6)

It was recommended that this application be advanced for further consideration.

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It was suggested in Council, while dealing with the above application, that the Planning Department should investigate a proposal that a walkway be provided adjacent to the entire length of Still Creek.

It was also indicated that, if it is decided by Council to establish the walkway, then it should be a prerequisite to the subject rezoning being approved that the owner of the property provide land, perhaps in the form of an easement, for the walkway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Planning Department in regard to RZ #83/71 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:
"That the Planning Department investigate the proposal outlined above regarding a walkway being provided adjacent to the entire length of Still Creek."

CARRIED UNANIMOUSLY

(3) Reference RZ #86/71

Lot 2, S.D. "C", Blk. 1, D.L.'s 78/131, Plan 8696

(Located on the North-West corner of the Lougheed Highway and Ellerslie Avenue)

FROM SMALL HOLDINGS DISTRICT (A2) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

It was recommended that Council indicate a willingness to consider a low density development of the subject property once a suitable assembly of land can be arranged and that, after this has been done, a plan be submitted which reflects the following:

- (a) The creation of a suitable family living environment by providing adequate usable open space and suitably-sized living units.
- (b) The provision of an adequate setback of the units from Lougheed Highway.
- (c) No access from Lougheed Highway.
- (d) The maintenance of as much existing growth on the site as possible, particularly in the Southerly portion of the site adjacent to Lougheed Highway.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

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(4) Reference RZ #87/71

Lots 3 to 6 and 8 and 9 East Half, Block 10, D.L. 69, Plan 1321

(Located West of Gilmore Avenue between Myrtle and Regent Streets)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)

It was recommended that Council approve in principle the use of the properties for industrial purposes but that further consideration of the matter be deferred until the following is done:

- (a) A review of the 1967 Myrtle Street Area Study to determine the appropriate Industrial zoning category under which the application could proceed.
- (b) Obtaining more detailed information as to the servicing required for the site.
- (c) Discussions between the applicant, the Land Agent of the Corporation, and the Planning Department regarding the reconciliation of ownership boundaries in the area.

The Planning Department was asked by Council to endeavor to expedite the further report mentioned above.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

(5) Reference RZ #88/71

Lot 1, D.L. 4, Plan 23581

(Located between Cameron Street and Erickson Drive West of Bartlett Court)

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that Council approve this application in principle and authorize the Planning Department to work with the applicant towards the creation of a plan suitable for presentation to a Public Hearing.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

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(6) Reference RZ #89/71

Lot 4, Block 10, D.L. 79S, Plan 4044

(Located on the South side of Canada Way opposite the end of Norland Avenue)

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that Council approve this application for further consideration and stipulate that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitable plan of development which reflects the points outlined in the report.
- (b) The sale to the School Board of the Southerly portion of the property mentioned in the report for inclusion in the Central Senior High School site.
- (c) The provision of an undertaking that all existing structures on the subject property will be removed within six months of the rezoning being effected.
- (d) The deposit of sufficient monies to cover the costs of constructing Iris Avenue from Canada Way to the point indicated on the attached sketch however if the rezoning of the adjacent properties referred to in the report, that are covered by RZ #60/71 proceeds concurrently, these costs can be shared.
- (e) The dedication of a portion of the subject property for the Iris Avenue cul-de-sac.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(7) Reference RZ #90/71

Lots 5 to 9 inclusive, S.D. 6, Blk. 4, D.L. 206, Plan 1323

(Located on the West side of Clare Avenue and the East side of Sperling Avenue North of Frances Street)

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

It was recommended that Council not approve this application and that an earlier recommendation to rezone the site to R6 be reaffirmed.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the application to rezone Lots 5 to 10 inclusive, S.D. 6, Block 4, D.L. 206, Plan 1323 to RM3 not be approved."

CARRIED UNANIMOUSLY

(8) Reference RZ #91/71

Lot 65, D.L. 29, Plan 38396

(Located on the South side of 13th Avenue approximately 313 feet East of Kingsway)

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FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT ONE (RM1)

It was recommended that this application be approved for further consideration and that as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The retention of the 20-foot Greater Vancouver Sewerage and Drainage District easement which crosses the property diagonally.
- (b) The deposit of sufficient monies to cover the cost of providing storm sewer service to the site.
- (c) The submission of a suitable plan of development for the property.

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

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(9) Reference RZ #92/71

Lots "C", 24 and 25 and West 13' of Lot 23, Block 12, D.L. 121,
Plan 1054

(Located on the North side of Pender Street approximately
145 feet West of Willingdon Avenue)

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL
DISTRICT (C3)

It was recommended that Council approve this application for further consideration and that, as prerequisite to the rezoning being effected, the following be undertaken:

- (a) The submission of a suitable plan of development for the site.
- (b) The provision of an undertaking that all existing structures on the properties will be removed within six months of the rezoning being effected.
- (c) The passage of a by-law that will authorize the exchange of the East-West lane allowance for a new 20-foot wide North-South lane along the East side of Lot 23, as more particularly explained in the report.
- (d) The consolidation of the redundant lane allowance and the subject properties with the remaining Safeway holdings in the block, as indicated in the report.
- (e) The granting of the necessary easements to the municipality, B. C. Hydro and Power Authority and the B. C. Telephone Company which are mentioned in the report.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That a Public Hearing be held on Tuesday, February 22, 1972 at 7:30 P.M. in the Council Chambers of the Municipal Hall to receive representations in connection with those rezoning proposals which were approved for further consideration this evening."

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1972" #6031"

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #77/71

- (a) FROM R5 to M1 - S. 50 feet of Pcl. 1, Expl. Pl. 10599 except pl. 25451, Blk. 2, D.L. 73, Pl. 4326, except E. 50 feet thereof
- (b) FROM M1 TO M6 - Pcl. 1, Expl. Pl. 10599 except Pl. 25451, Blk. 2, D.L. 73, Pl. 4326, except the E. 50 feet, the S. 140 feet and approximately the North 440 feet

(4878 Manor Street -- Located on the West side of Westminster Avenue between Manor Street and Canada Way)

Municipal Clerk stated that the Planning Department has reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1972 be now read three times."

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 2, 1972" #6048

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1970" #5760
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 CLARK:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1972" #6043

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1972" #6044

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1972" #6045

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1972" #6047

be now introduced and that Council resolve itself into a Committee
of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

These By-laws provide for the following proposed rezonings:

1) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1972 #6043

FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL DISTRICT
(M6)

Reference RZ #84/71

- (a) A 3.2 acre portion of the South-East 10.09 acres South
of the railway, D.L. 124S, Plan 3348
- (b) That portion of Delta Avenue South of the Burlington
Northern Railway and North of Still Creek Avenue

(2550 Beta Avenue -- Located on the North-West corner of Still
Creek Avenue and Delta Avenue)

2) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1972 #6044

FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL DISTRICT
(M6)

Reference RZ #85/71

Lots 1, 2, 3, 4, 5 and a portion of 6, Block 9, D.L. 125, Plan
3782

(4989, 5007, 5071, 5107, 5131, 5171 Still Creek Avenue -- Located
on the North side of Still Creek Avenue immediately East of
Delta Avenue)

(3) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1972 #6045

FROM HEAVY INDUSTRIAL DISTRICT (M3) AND RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #57/71

6.28 and 7.56 acre parcels of Lot 67, D.L.'s 6 and 56, Plan 30574

(Located on the West side of Centaurus Circle approximately 550 feet North of its intersection with Centaurus Drive and at the North-East corner of Beaverbrook Drive and Centaurus Drive)

(5) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1972 #6047

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #67/70

Block 2S½, Part North of Lougheed Highway, D.L. 4, Plan 845

(9545 Lougheed Highway -- Located on the North side of the Lougheed Highway approximately 300' West of its intersection with Austin Road)

Mr. Peter Cole, Architect, submitted a letter in which he provided information in response to two questions which were raised by Council at the Public Hearing on January 18th in connection with the rezoning proposal covered by RZ 67/70.

Manager, B. C. Shopping Centres, Triton Centres Ltd., also submitted a letter in which he expressed the concern of the Lougheed Mall in regard to the same rezoning proposal mentioned by Mr. Cole.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the Committee now rise and report progress on the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the By-laws be now read two times."

CARRIED UNANIMOUSLY

* * *

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1972 #6046" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

(4) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1972 #6046

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO RESIDENTIAL DISTRICT SIX (R6)

Reference RZ #78/71

Lots 5 to 7 inclusive, S.D. 6, Block 4, D.L. 206, Plan 1323

(515, 539 and 579 Clare Avenue -- Located on the North-West corner of Frances Street and Clare Avenue)

Jayberg Enterprises Ltd., the applicant for this rezoning proposal, wrote to indicate that it would not be feasible to proceed with this proposal.

Miss I. MacKay submitted a letter expressing support for a proposal to rezone the properties in question to Residential District Six (R6).

The view was expressed in Council that this rezoning proposal should be advanced in order to ensure that no development which would be permitted under the present zoning on the property takes place.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the Committee now rise and report progress on the By-law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That the By-law be now read two times."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1972" #6042 be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-law..

CARRIED UNANIMOUSLY

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(6) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1972 #6042

FROM RESIDENTIAL DISTRICT FIVE (R5) TO SPECIAL INSTITUTIONAL DISTRICT (P7)

Reference RZ #76/71

- (a) Lots 12 to 14 inclusive, Block 3, D.L. 53, Plan 3037
- (b) Lot "F" as on By-law 44715, D.L. 53, Plan 3037

(7118, 7112, 7106 and 7102 - 11th Avenue -- Located on the South-East corner of 11th Avenue and 18th Street)

Braidwood and Company, Barristers and Solicitors, wrote to advise that the applicant for this rezoning is prepared to enter into any type of agreement with the municipality that would govern the development of the property for the purpose intended.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the Committee now rise and report progress on the By-law."

CARRIED

AGAINST -- ALDERMAN CLARK

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN CLARK

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the By-law be now read two times."

CARRIED

AGAINST -- ALDERMAN CLARK
