

AUGUST 28, 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, August 28, 1972 at 7:00 p.m.

PRESENT: Acting Mayor Dailly in the Chair;
Alderman W. A. Blair;
Alderman W. R. Clark;
Alderman T. W. Constable;
Alderman J. D. Drummond;
Alderman H. G. Ladner;
Alderman D. A. Lawson;

ABSENT: Alderman G. M. Dowding;
Mayor R. W. Prittle;

STAFF PRESENT: Mr. B. McCafferty - Acting Municipal Manager
Mr. J. Plesha - Administrative Assistant to Manager
Mr. J. H. Shaw - Municipal Clerk
Mr. E. A. J. Ward - Deputy Municipal Clerk
Mr. V. Kennedy - Deputy Municipal Engineer
Mr. L. Armstrong - Administrative Planner

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the Minutes of the Council Meeting held on July 31, 1972 and the Public Hearing on August 15, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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DELEGATIONS

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

- (a) Mr. M. L. Parr, Business Manager, International Union of Operating Engineers, re proposal to develop Lot 4, Block 13, D.L. 79, Plan 2814 for parking use.
- (b) Mrs. W. J. Wolfe and Mr. O. Moysiuk, President, Burnaby S.P.E.C., re oil spill in Eagle Creek and Burnaby Lake

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the delegations be heard."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

ALDERMAN LAWSON questioned the Engineer on whether any consideration had been given to the development of road right-of-ways taking into account the best groves of trees in the area.

Mr. Armstrong advised that the original design of the area had taken this facet into consideration and in fact, during the planning of the whole area, the protection of the trees had been of concern to the Municipality. Some disappointment had occurred in that when development takes place, the trees which were to be protected suddenly disappeared.

ALDERMAN LAWSON enquired as to whether or not the lot lines in the subdivision had been positioned to save trees.

Mr. Armstrong submitted that the Department had so positioned the lot lines where it was possible to do so.

The Solicitor was asked to give his report on whether or not the preservation of trees in the area could be included as a restrictive covenant.

(16) Proposed Relocation of East/West Lane South of Imperial Street and East of Merritt Avenue

The Manager reported that two properties separated by a lane legally described, Lot "A", Block 7, D.L. 97, Plan 14581 - 5756 Imperial Street and Lot 14, Block 7, D.L. 97, Plan 14522 - 6850 Merritt Avenue, were involved in a proposed development. The development is a retail building supply and the establishment proposes to move onto Lot 14 which is zoned M4 Special Industrial District which does not permit retail building supply businesses. The developer has suggested exchanging the existing lane for a new East-West lane along the South side of Lot 14 and consolidating the redundant lane and Lots 14 and Lot "A" into one site.

The Planning Director recommended that Council authorize the introduction of a Road Exchange By-law subject to the following conditions:

- (i) The granting of a 20-foot easement over the former lane allowance to protect an existing sanitary and storm sewer.
- (ii) The consolidation of Lot "A", Lot 14 and the former lane allowance into one site.
- (iii) The deposit of sufficient monies to cover the costs of constructing a new lane.
- (iv) The retention of the existing drainage easement on Lot "A".
- (v) The costs of surveys, documents and registration being borne by the applicant.

The Manager recommended that authority be given to introduce a Road Exchange By-law subject to the conditions outlined in the report.

(a) Mr. Parr then spoke and made the following comments:

- (a) The reason for the parking area being sought is to provide sufficient space for the office building and auditorium on adjacent land.
- (b) It has been learned that the municipality intends to acquire both the subject Lot 4 and Lot 1 of the same Block, and therefore a permit cannot be obtained to use Lot 4 for parking purposes.
- (c) When the Union proposed the structure presently occupied at 4333 Ledger Avenue, the question of constructing the auditorium (which was part of the overall scheme originally planned) was deferred for economic reasons, although a letter of Intent in regard to the matter was provided.
- (d) The planned auditorium will accommodate 425 people and therefore parking facilities for these people will be required.
- (e) Council was being asked to expedite the issuance of a permit to develop the subject Lot 4 for parking purposes. It is important that such a permit be issued quickly so that the necessary work required to provide the parking lot can be done before inclement weather sets in.
- (f) It is planned to complete the construction of the auditorium during the next six months.

As a result of the discussion which took place on the subject of the request from the International Union of Operating Engineers, it was pointed out that the request was, in reality, an application to rezone the property to permit the parking use desired.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CONSTABLE:
"That Item (34) of the Municipal Manager's Report No. 52, 1972, which deals with the subject of the submission from the International Union of Operating Engineers, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(34) Lot 4, Block 13, D.L. 79, Plan 2814 (International Union of Operating Engineers)

It was recommended that the Planning Department be directed to prepare a reply to the request of the Union for permission to develop the captioned property for parking purposes.

Mr. L. Armstrong of the Planning Department was present and made the following comments as a result of questions by members of Council:

- (1) *The application to rezone the subject Lot 4 was received last Friday.*

- (2) *The Union originally acquired three parcels for its development.*
- (3) *The Council rejected the rezoning of the Lot 4 in question and another lot, and decided to acquire these properties for public use.*
- (4) *The plan presented by the Union when its original scheme was being considered included the provision of parking facilities for the auditorium.*
- (5) *Negotiations with the Union for the acquisition of the parcels sought by the Corporation were conducted.*

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Manager be adopted and, in the report the Planning Department submits, specific reference be made to the previously declared intention of the municipality to acquire the subject Lot 4 and other parcels in the immediate area for some public use."

CARRIED UNANIMOUSLY

(b)(1) Mrs. W. J. Wolfe spoke and made the following remarks:

- (a) At 9:00 a.m. on August 18, 1972, a number of birds were observed in Burnaby Lake where Eagle Creek enters to be covered with a light cooking oil. One dead bird (a young mallard) was picked up.
- (b) The Sanitation Department of the municipality was telephoned at 9:15 a.m. to report the situation. She was informed the oil was probably from roads and was also told that the creek had been checked the previous day.
- (c) Burnaby S.P.E.C. was phoned about the matter.
- (d) Two representatives of the municipality appeared at 2:15 p.m. on the same day, and they commented that there was nothing wrong with the birds. They were also suprised to see the quantity of oil floating down the creek.
- (e) The representatives left with the dead duck to analyse it and to determine the nature of the oil and to identify the source of the spill.
- (f) Mr. Moysiuk of Burnaby S.P.E.C. arrived at 2:55 p.m. and, at 3:00 p.m., spoke to the Chief Public Health Inspector for Burnaby to determine what steps would be taken to remove the oil from Eagle Creek and what would be done about the oiled birds.

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- (g) At 3:30 p.m., an employee of the Greater Vancouver Water District arrived in a truck at the foot of Piper Avenue and, after looking around, left.
 - (h) At 4:00 p.m., Mr. Woodhouse of S.P.E.C. arrived to observe the situation.
 - (i) At 4:55 p.m., employees of the Municipality, in four vehicles, arrived at the scene but none of the employees conferred with her.
 - (j) At 5:30 p.m., one mallard duck was caught and de-oiled by washing and then put in a makeshift pen in her basement.
 - (k) At 6:00 p.m., two municipal workmen arrived and placed some boards and some hay as a barrier across the creek. This helped to contain some of the oil.
 - (l) At 7:00 p.m., another oiled duck was caught and cleaned.
 - (m) At 8:00 a.m. on August 19th, a municipal employee arrived to look at the barrier on the creek.
 - (n) At 1:00 p.m., Mr. Morris of the Canadian Wildlife Service arrived and, after observing the situation, suggested the cleaned birds be released on the following Monday.
 - (o) Mr. C. Dumphries of the Canoeing Association arrived at 1:00 p.m. as well to help catch more of the oiled birds. Mr. Morris suggested that the birds be left alone and that a raft be placed in the water for the birds so they could escape children and dogs.
 - (p) On August 21st, a municipal employee looked things over.
 - (q) On August 22nd, employees of the municipality erected a wire screen across Eagle Creek. Porous material, like wallboard, was placed in the water with the screen.
 - (r) Though the municipality made an effort to do something about the situation, it was not considered enough.
 - (s) Though the source of the oil spill was located and the flow stopped, concern was still felt that:
 - (i) any oil should enter the creek in such massive quantities without being noticed by proper authorities;
 - (ii) industries bordering Eagle Creek should be made more aware of where their wastes go;
 - (iii) the oil in Eagle Creek was not skimmed off and birds unknowingly swam into this;
 - (iv) there was no help or facilities for looking after the birds.
 - (v) Burnaby needs a more effective plan of action to deal with future mishaps of a similar nature.
- (b)(ii) Mr. O. Moysluk then spoke and made the following comments:

- (a) Burnaby S.P.E.C. was called by Mrs. Wolfe and the points made by her were observed.
- (b) The action taken by municipal employees was appreciated but very little was really accomplished because no plan of positive action seemed to be available.
- (c) When did the oil spill occur?
- (d) What was the nature of the oil?
- (e) How much oil was involved?
- (f) Who is responsible for the oil spill?
- (g) Who will pay the cost incurred by the municipality?
- (h) How many birds died?
- (i) Have charges been laid against the polluter(s)?
- (j) Are those owning property adjoining Eagle Creek sufficiently aware of the danger of pollutants entering the creek and Burnaby Lake.
- (k) Does the municipality carry out a regular surveillance for pollution in Eagle Creek and, if so, how often?
- (l) It is realized that Burnaby Lake is under the jurisdiction of the Greater Vancouver Regional District.
- (m) Migratory birds in Burnaby Lake are protected by the Migratory Birds Act.
- (n) All authorities concerned (Burnaby, Greater Vancouver Regional District, the Canadian Wildlife Service) showed very little interest in caring for the oiled birds and in removing oil from the creek.
- (o) An effective plan of action should be prepared, not just to deal with pollution mishaps in Eagle Creek but also for all creeks emptying into Burnaby Lake.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That Item 40 of the Municipal Manager's Report No. 52, 1972, which deals with the subject of the presentations by Mrs. Wolfe and Mr. Moysiuk, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(40) Oil Spill in Eagle Creek

The Chief Public Health Inspector initiated an investigation of the situation on the morning of August 18, 1972 after being notified of the oil spill. The following action was taken by his Department:

- (a) The pollutant was identified as a cooking oil.
- (b) The source of the spill was discovered.

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- (c) Manholes involved were sealed off and pumped.
- (d) One dead duck was forwarded to Mr. Morris of the Canadian Wildlife Services at U.B.C.
- (e) A barrier was placed across the creek.
- (f) A meeting was held with officials from the Department of Environment.
- (g) The Greater Vancouver Sewerage and Drainage District and the Federal Department of Environment were advised of the oil spill.

A comprehensive report regarding the matter will be submitted to Council when the investigation has been completed. In the meantime, all action deemed proper has been taken.

It was recommended that all persons who have written to Council about the oil spill in Eagle Creek be informed that a comprehensive report concerning the matter is expected to be submitted to Council by the Health Department on approximately September 18, 1972.

The following persons also wrote in regard to the subject of the oil spill in Eagle Creek:

- (a) Mrs. Joan O'Dwyer
- (b) R. K. & E. B. Ross
- (c) V. A. Clark

Alderman Lawson served a Notice that she would be presenting a Motion to Council in two weeks time on the matter of establishing Burnaby Lake as a bird sanctuary.

ALDERMAN LADNER LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

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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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That action on the subject of the letters from Mr. Ralph H. Brine, Mr. R. Keating, F. and A. Hall, the Minister of Municipal Affairs and Conboy Machinery Limited be deferred until consideration of Items (23), (18), (24), (35), and (38), respectively of the Municipal Manager's Report No. 52 later in the evening."

CARRIED UNANIMOUSLY

Mrs. M. Key, President, South Burnaby Football Association, wrote to request permission to hold a Chocolate Drive on one of three dates.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Association to conduct its campaign on September 13, 1972 in the area bounded by Patterson Avenue, Gilley Avenue, Marine Drive and Imperial Street."

CARRIED UNANIMOUSLY

Mrs. Joan K. Hooley, Convention Co-Ordinator, New Westminster Convention and Visitors' Bureau, forwarded a News Release in which she provided comparative statistical information relating to the activities at the Tourist Information Booth on Highway 401 at the Brunette Interchange in 1971 and 1972.

Mr. Ralph H. Brine wrote to enquire as to whether the Corporation would consider disposing of the unopened portion of Haszard Street between Malvern and Sperling Avenues so that he may obtain a portion of it.

Mr. R. Keating submitted a letter questioning the desirability of a Pin Ball Machine Emporium operating from premises at 7150 Sperling Avenue.

Frank and Annie Hall wrote to draw attention to the use of the Randolph Avenue road allowance by a neighbouring commercial establishment and also asking that the ditch on the Avenue be cleaned.

Mr. H. Harnett, Secretary Treasurer, Fraser Valley Mosquito Control Board, wrote to advise that a new procedure for the handling of problems involving Mosquito Control is to be developed by the Board and will be considered at the fall meeting of the Board.

The Honourable Dan Campbell, Minister of Municipal Affairs, submitted a circular letter:

- (a) advising that it is the intention of the Provincial Government to introduce legislation at the next Session of the Legislature to prohibit the subdivision of land and the construction of residential buildings in areas that are recognized as being subject to flooding or other water damage;
- (b) suggesting that it would be prudent for Council to implement such restrictive measures in advance of the proposed Provincial Legislation.

Conboy Machinery Limited wrote to request that the municipality commence negotiations to purchase the property owned by the Company, which is described as Lot 1 and Lot 2 Except Plan 30225, Blocks 4/7, D.L. 162, Plan 19794, for some public use in view of the fact there is a possibility the land may be rezoned to an agricultural category.

ALDERMAN LADNER RETURNED TO THE MEETING.

As a result of a brief discussion, it was decided that Council would, in the future, deal with the Manager's Reports on items of correspondence on the Agenda for Council Meetings at the time Original Communications are being considered.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That a Public Hearing be held in the Council Chambers of the Municipal Hall on Tuesday, September 26, 1972 at 7:30 p.m. to receive representations in connection with the proposed amendments to the Zoning By-law dealing with land in the Big Bend Area of the municipality."

CARRIED UNANIMOUSLY

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ENQUIRIES

Acting Mayor Dailly mentioned that a recent oil spill occurred at the Chevron Refinery.

It was understood that a report on the matter would be submitted to Council for its information.

Acting Mayor Dailly stated that considerable noise is being made in the evenings by cranes and other machinery used by the Goodwin-Johnson operation.

It was understood that a report would be submitted to Council on the matter.

Alderman Constable indicated that some of the railway crossings in the municipality (particularly the one on Sperling Avenue South of Lougheed Highway and another on Douglas Road) are not in very good repair and are almost hazardous to motor vehicles due to the uneven surface of the planks that constitute the crossing.

The Manager was asked to indicate which jurisdiction is responsible for the proper maintenance of railway crossings.

Alderman Ladner commented that the Transportation Committee of the Greater Vancouver Regional District devised a plan, known as the "Kelly" Report, to deal with the transit situation in the Lower Mainland Area. He indicated the report was adopted by the District, subject to a number of problems involving the Provincial Government being resolved.

Alderman Ladner pointed out that no success was enjoyed by the Regional District in regard to the problems.

Alderman Ladner stated that it was felt the Regional District should withdraw from negotiations with the Provincial Government, and the City of Vancouver representatives on the Board of the District voted in support of this proposal. He pointed out that Alderman H. Wilson of Vancouver was recently reported in the press as having said that the City would "go it alone" on transit matters because other municipalities in the Lower Mainland were "dragging their heels". Alderman Ladner stressed that the statement attributed to Alderman Wilson was entirely incorrect.

He suggested that the Burnaby representatives on the Regional District pursue the matter at the next meeting of the Regional District to determine what Vancouver is actually proposing in connection with the question of transit in the Lower Mainland.

Alderman Ladner concluded by suggesting that the remark of Alderman Wilson was apparently politically-motivated.

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R E P O R T S

MAYOR PRITTIE submitted a report recommending that Alderman Constable be appointed as Acting Mayor for the months of September and October, 1972.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

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TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (15) recommending the courses of action indicated for the reasons given:

(1) 1973 Conference of Western Canada Traffic and Parking Association

It was recommended that Council approve, in principle, the sponsorship of the 1973 Conference of the above Association in Burnaby, on the understanding that a further report will be submitted in the near future outlining anticipated expenses, etc.

(2) Bus Stops - Casewell Street

The B. C. Hydro and Power Authority has been requested to instruct its operators to stop only at authorized bus stops on Casewell Street rather than in other locations there.

(3) Traffic In Sullivan Heights Area

The following was being submitted as a result of complaints being received regarding the two-way operation of the bus service on Casewell Street and other traffic problems in the Sullivan Heights Area:

- (a) The B. C. Hydro and Power Authority will be instituting a special school bus service on Casewell Street to cater only to Burnaby children.
- (b) Though the pavement on Casewell Street is only 28 feet wide and a playground is located there, this is no different than any other streets where bus routes are in effect.
- (c) The two-way bus service on Casewell Street was designed to provide an improved service to the general area. To return the Eastbound bus movement to Sullivan Street, as requested by a number of people in the area, will present no operational problem because it functioned adequately there before. As a matter of fact, the Eastbound route would be reduced by approximately 1,200 feet if that was done.
- (d) Without continual enforcement, the removal of the barricade at Still Creek Street and North Road and the installation or turn restriction signs would only create problems. Even if the turn restriction sign was obeyed, it would not discourage commuters from using Casewell Street, David Drive, Sullivan Street and Cameron Street.
- (e) The geometrics of the North-Lyndhurst Intersection, together with traffic volumes and the steep grade approaches, would make right turn movements from Lyndhurst Street onto North Road undesirable.
- (f) The provision of a right turn "cut-off" from North Road onto Austin Avenue where the shopping centre sign now stands would not be a meaningful improvement because there is a very heavy pedestrian movement in the area that would necessitate vehicular traffic being continually interrupted. Moreover, the shopping centre sign is substantial and would be valued in excess of \$20,000.00. The municipality would also need to acquire the land on which the land stands, and this would be a further cost.
- (g) As soon as the Engineering Department was informed that the playground on Casewell Street was in operation, adequate signing was installed.
- (h) The Municipal Engineer has been instructed to review the bus service on Casewell Street with the B. C. Hydro and Power Authority to determine whether an acceptable alternative to the two-way bus service, that will still provide the majority of transit patrons with the most efficient service, can be found. A further report on this matter will be submitted to Council after the next meeting of the Committee.

- (1) It was recommended that no action, other than that indicated above, be taken on the complaints that were received.

(4) School Patrols

It was recommended that Council approve, in principle, the concept of providing incentives for the children involved in School Patrol activities, it being understood that a further report will be submitted to Council on the matter following the next meeting of the Committee.

(5) Roy Street

It was recommended that no action be taken to remove the parking restriction on the South side of Roy Street because the regulation is considered justifiable in the interests of safe traffic movements.

(6) Gilmore Avenue and Oxford Street

It was recommended that no action be taken on a request for speed bumps on Gilmore Avenue and on Oxford Street at least 20 feet in advance of the four-way stops there for the same reasons that have been provided in past reports on the question of using speed bumps.

(7) Broadway and Cliff Avenue

It was recommended that Council ratify the action taken by the Municipal Engineer to attach 15 m.p.h. tabs to the curve warning signs on Broadway East and West of Cliff Avenue.

(8) Bus Route - Pandora Street

It was recommended that no action be taken on a request for bus service to the senior citizens development on Pandora Street and Stratford Avenue because:

- (a) The complex in question is only .15 of a mile from a bus stop, which is well within the walking distance established for route design in fully-developed residential areas.
- (b) The streets in the area are not suitable for the large buses that are used.

(9) Canada Way and Fulwell Street

It was recommended that no action be taken on a request for a marked crosswalk at the above location because the park there is not used very extensively and statistics show that the painting of such a

device is no certain safety measure.

(10) North Road

The following was being submitted on a request from the Coquitlam Chamber of Commerce for suggested improvements to the traffic flow on North Road:

- (a) The installation of a traffic signal on North Road at Foster Avenue cannot be supported because, apart from the lack of warrants, it would have an undesirable effect of encouraging through traffic movements across North Road from Foster Avenue to Casewell Street, and in the reverse direction, because these two streets are almost in the same alignment.
- (b) In the initial planning of signaling the intersection of North Road and Austin Avenue, the future needs to provide exclusive phasings for left turn movements were considered and provided for in the present installation. A field survey failed to disclose the justification for a special left-turn phase on the signal so it was therefore recommended that no change be made in the phasing of that signal.

(11) Edmonds Street and Sixth Street

As a result of the Municipal Engineer investigating a request for the installation of a signal and a marked crosswalk at the above intersection, he has banned parking alongside the curb in front of the service station there.

It was recommended that, other than this, no action be taken except to ask the R.C.M.P. to enforce traffic regulations in the area.

(12) Cameron Street and Erickson Drive

The views expressed by the Municipal Engineer in the report respecting the traffic situation resulting from the apartment complex at the above location can be supported.

(13) Tenth Avenue and Second Street

It was recommended that no action be taken on a request for a traffic signal at the above location for the reasons provided in the report.

(14) Government Street and Brighton Avenue

It was recommended that the action proposed by the Municipal Engineer to erect stop signs on Government Street at Brighton Avenue and remove the one on Brighton Avenue at Government Street be approved.

(15) Kingsway and Smith Avenue

It was recommended that no action be taken on a request for a marked crosswalk at the above location for the reasons provided in the report.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CONSTABLE:
"That all of the recommendations in the report of the Committee be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 52, 1972 on the matters listed below as Items (1) to (42), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Deposits for Sanitary Sewer Installations

It was recommended that:

- (a) The practice of requiring subdividers to deposit a sum of money for the eventual provision of sanitary sewer service to lots that are unsewered at the time of subdivision be discontinued.
- (b) The Planning Department not approve applications for the subdivision of properties which are less than one acre in size that would require the installation of septic tank disposal systems for sewerage.
- (c) Deposits which are currently on hand for eventual sewer installations be retained and applied in accordance with the policy which was established in June, 1967.

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

CARRIED UNANIMOUSLY

(2) Easement - Portion of Lot 14, D.L. 73, Plan 31812
SUBDIVISION REFERENCE #79/72

It was recommended that Council authorize the:

- (a) acquisition of an easement, for sewerage and drainage purposes, over a portion of the above described property at no cost to the Corporation.
- (b) execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

- (3) Lot 79, D.L. 189, Plan 25468
SUBDIVISION REFERENCE NO. 121/71

It was recommended that Council authorize the sharing by the municipality, on a 50-50 basis, of the costs of constructing 150 feet of pavement 28 feet wide, with curb and gutter, on the basis that the total contribution by the Corporation will not exceed \$2,490.

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

CARRIED UNANIMOUSLY

- (4) Portion of Lot 49, D.L. 135, Plan 3234
SUBDIVISION REFERENCE NO: 45/72

It was recommended that Council authorize the inclusion of the above described municipally-owned property in the subdivision indicated in caption, subject to the municipality contributing approximately \$7,840.00, which represents 1/25th of the total cost of developing the land in the subdivision.

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

CARRIED UNANIMOUSLY

- (5) Burnaby Mobile Buildings Occupancy Fee By-law 1970, Repeal By-law 1972

It was recommended that the above By-law be considered because Provincial Legislation has invalidated the Mobile Buildings Occupancy Fee By-law 1970.

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

CARRIED UNANIMOUSLY

(6) Street Light

It was recommended that Council approve the installation of the street light mentioned in the report, which is on the last pole on Highfield Drive.

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

CARRIED UNANIMOUSLY

(7) Easement - Portions of Lots 69 to 72 inclusive, D.L. 149,
Plan 38630 (Dohman Construction Limited)
SUBDIVISION REFERENCE NO. 50/70

It was recommended that Council authorize the execution of a document whereby the above Company will be allowed to use the easement at the captioned location, subject to the Municipal Engineer approving the design for the construction of the driveway in the easement.

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

CARRIED UNANIMOUSLY

(8) Easement - Lot 295, D.L.'s 6/10/56, Plan 41353
SUBDIVISION REFERENCE NO. 104/72

It was recommended that Council authorize the cancellation of the existing easement referred to in the report and the acquisition of the other one mentioned therein.

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

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

CARRIED UNANIMOUSLY

(9) Federal-Provincial Employment Loans Programme 1971

The Municipal Treasurer has filed claims for forgiveness of loans related to the above programme in the amounts shown in the report.

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

CARRIED UNANIMOUSLY

(10) Day Care Centre (Thouvenot) -
7223 - 18th Avenue

The Assistant Social Service Administrator has investigated the allegation concerning the attitude and conduct of municipal employees when dealing with the above noted in connection with her operation of the Day Care Centre at the captioned location, and reports as follows:

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- (a) On July 20, 1972, Miss McLean of the Department visited and found Mrs. Thouvenot was giving care to four children in the home without a licence. Mrs. Thouvenot was told to reduce the number to two children as quickly as possible.
- (b) On August 9, 1972, Miss McLean and Mrs. McDonell of the Department found Mrs. Thouvenot was caring for six children. Mrs. Thouvenot was given until August 11, 1972 to reduce the number to two. Even with a licence, the maximum permitted is five, including the operators own pre-school children. Mrs. Thouvenot was asked to produce records of the children's names, birthdates, parents' names and emergency phone numbers. She either could not or would not produce such information.
- (c) On both visits, Mrs. Thouvenot was advised she could apply for a licence but she refused.
- (d) On August 10, 1972, a grandmother of one of the children, Mrs. L. Buchanan, phoned Miss McLean and Mrs. McDonell. Mrs. Buchanan was hostile and abusive. She also phoned Mr. Gagliardi's Office, Mr. Camozzi's Office, the Victoria Office and Terry Spence of CKNW. Enquiries have also been received from Alderman Lawson and Mr. Gordon Dowling, M.L.A.
- (e) On August 11, 1972, an application for a Family Day Care Licence was submitted by Mrs. Thouvenot. This has been forwarded to Victoria with a request for early inspection. Until such time as the application is approved, Mrs. Thouvenot will be allowed to care for only the maximum number of two children.
- (f) Up to August 22, 1972, Mrs. Thouvenot has in her care the maximum number of two children that is permitted by the Community Care Facilities Licensing Act. It has therefore been assumed that the parents of the other four children who were in the Day Care Centre have found other suitable accommodation.
- (g) The regulation that was being violated by Mrs. Thouvenot is Provincial. The Social Service Department does not have the authority to permit more than two children to be accommodated in unlicensed premises. This regulation was designed for the benefit and protection of children.
- (h) The problem for the parents would not have arisen if Mrs. Thouvenot had conformed with the regulations and not operated an unlicensed Family Day Care Centre. It appears the parents were not advised by Mrs. Thouvenot until after the second visit made by the ladies from the Social Welfare Department. To the best of knowledge none of the parents involved have requested information about licensed Day Care Facilities from the Welfare Department.

- (I) At all times, staff of the Department tries to be polite and understanding in their contact with the public. However, it is difficult to be effective or make a good impression when dealing with someone who is hostile and abusive.
- (J) The staff members involved who were dealing with the situation at all times practice good public relations.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager be tabled until the "In Camera" meeting later in the evening."

CARRIED UNANIMOUSLY

(11) Expenditures

It was recommended that the expenditures itemized in the report of the Municipal Treasurer for the period between January 1, 1972 and August 13, 1972 be approved.

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

CARRIED UNANIMOUSLY

(12) Estimates

The Municipal Engineer has submitted a report covering Special Estimates of Work in the total amount of \$209,000.00.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That the estimates of the Municipal Engineer be approved."

CARRIED UNANIMOUSLY

- (13)(a) Parcel "A", Ref. Plan 935A, D.L. 163
 - (b) Block N $\frac{1}{2}$, D.L. 162, Plan 450
 - (c) Lots 1 and 3, Block "A", D.L. 162, Plan 7195
- (FORMER MAARSMAN AND LLOYD PROPERTY - BIG BEND AREA)

It was recommended that Council ratify the action taken by the Acting Municipal Manager to arrange for the execution of an agreement with the B. C. Hydro and Power Authority covering the rental of the above described property for the temporary storage of cars.

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

CARRIED UNANIMOUSLY

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- (14) Lots "C", 24 and 25 and Westerly 13 feet of Lot 23, Block 12, D.L. 121, Plan 1054
REZONING REFERENCE No. 92/71

This item was withdrawn because it was a duplicate of item (37).

(15) Outstanding Amendments to Zoning By-law

It was recommended that:

- (a) The amendments to the Zoning By-law shown under Category 1 on the attachment be abandoned.
- (b) Extensions be granted to allow for the completion of the prerequisites for those proposals listed under Category 2.
- (c) A further 90 day extension be granted for those rezoning proposals shown under Category 3.

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

CARRIED UNANIMOUSLY

- (16) Easement - Lot 210, D.L. 207, Plan 41941
(7171 Curtis Street)
SUBDIVISION REFERENCE NO. 153/71

It was recommended that Council authorize a reduction in the width of the easement over the above described property from 10 feet to 5 feet and that authority also be granted to execute the necessary documents.

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

CARRIED UNANIMOUSLY

- (17) North 63 feet of Lot 3, Except Ref. Plan 34084, S.D. 1/2, Block 2, D.L. 8, Plan 11539
REZONING REFERENCE NO. 35/72

At the Public Hearing on August 15, 1972, the applicant for the above rezoning questioned the prerequisite involving the dedication and construction of a twenty-foot wide lane along the West boundary of his site.

The Planning Department has reported as follows on this lane proposal:

CATEGORY 1: The completion date of the following By-Laws has expired. No action has been taken towards the fulfillment of the prerequisites. They, therefore, should be abandoned.

| <u>REF. NO.</u> | <u>ADDRESS</u> | <u>FROM</u> | <u>TO</u> | <u>EXPIRY DATE</u> |
|-----------------|--|-------------|-----------|--------------------|
| 4/71 | 4171/5179/5157 Rumble Street | C2 & R5 | C2 & P8 | April 26, 1972 |
| | No action has been taken towards the fulfillment of the prerequisites. | | | |
| 43/70 | Roberts Street | A2 | P2 | Feb. 1, 1972 |
| | No action has taken place since the last extension. Abandonment is therefore recommended. | | | |
| 11/71 | 7857, 7865, 7871 Sixth Street | C2 | C7 | April 26, 1972 |
| | No action has been taken towards the fulfillment of the prerequisites. | | | |
| 52/70 | 3886 Canada Way | C4 | RM3 | April 26, 1972 |
| | No action has been taken towards fulfillment of the prerequisites. The subject properties have changed hands since the initial application and the current owners are not interested in apartment development. | | | |

CATEGORY 2: Extensions are recommended for the following applications:

| <u>REF. NO.</u> | <u>ADDRESS</u> | <u>FROM</u> | <u>TO</u> | <u>EXPIRY DATE</u> |
|-----------------|--|-------------|-----------|--------------------|
| 26/71 | 4375 Grange 5736, 5722, 5708 Chaffey | R5 | RM3 | June 28, 1972 |
| | The applicant has taken no action towards the fulfillment of the prerequisites but has requested an extension of 6 months. The Department would recommend an extension of 90 days. | | | |
| 19/71 | 6579 & 6591 Kingsway | R5 | C4 | June 28, 1972 |
| | The applicant has taken no action towards fulfillment of the prerequisites, however, as the completion of the application would remove a number of non-conformities an extension is recommended. | | | |
| 22/71 | 1410 Delta | R2 | P1 | Aug. 23, 1972 |
| | The applicant has created the site by registering the subdivision plan. An extension is therefore recommended. | | | |

CATEGORY 3: The following By-Laws were given 90 day extensions by Council. The extensions have now expired. A further extension is recommended.

| <u>REF. NO.</u> | <u>ADDRESS</u> | <u>FROM</u> | <u>TO</u> | <u>EXPIRY DATE</u> |
|-----------------|------------------------|-------------|-----------|--------------------|
| 18/69 | 5909 & 5945 Pioneer | R5 | C3 | May 28, 1972 |

As progress has been in evidence, a further extension is recommended.

| <u>REF. NO.</u> | <u>ADDRESS</u> | <u>FROM</u> | <u>TO</u> | <u>EXPIRY DATE</u> |
|-----------------|------------------------|-------------|-----------|--------------------|
| 40/70 | 4218 & 4276 Norland | R5 | P2 | May 28, 1972 |

No progress has been evidenced. However, the applicant has requested a further extension. The Department would not oppose such an extension.

| | | | | |
|--------|--------------|----|-----|--------------|
| 107/68 | 6450 Telford | M4 | RM3 | May 28, 1972 |
|--------|--------------|----|-----|--------------|

One prerequisite remains to be fulfilled. A further extension is recommended.

| | | | | |
|-------|--------|----|-----|--------------|
| 24/70 | Nelson | R5 | RM5 | May 28, 1972 |
|-------|--------|----|-----|--------------|

The applicant is currently preparing development plans. A further extension is therefore recommended.

| | | | | |
|-------|--|----|----|----------------|
| 59/70 | | R5 | P1 | April 26, 1972 |
|-------|--|----|----|----------------|

The rezoning of this Corporation-owned site is nearing completion. A further extension is therefore recommended.

- (a) The subdivision layout for the large vacant parcels to the North currently zoned R2 involves a 20-foot wide North-South lane parallel to North Road. The applicant's dedication of a similar lane would ensure that the system would be continuous and would avoid a reasonably awkward dog-leg Westward into a proposed cul-de-sac.
- (b) The need for secondary access to the subject properties will become more apparent as the North-Eastern sector of the municipality develops and corresponding traffic volumes on North Road increase.
- (c) The dedication of a lane allowance has the additional advantage of increasing the real and apparent separation between the residential areas to the West and the commercial site fronting North Road.
- (d) The proposed development on the property can be designed to avoid the possibility of commercial traffic penetrating the residential neighbourhood. No development sketches have, as yet, been submitted so there is no way of knowing what is planned by the owner.
- (e) Though the proposed lane would reduce the site area, additional land could be added to the site if, and when, Lyndhurst Street is closed as planned.

It was recommended that the prerequisite concerning the lane which is the subject of the report be reaffirmed.

During consideration of the foregoing report in Council, it was suggested that perhaps the owner of the property should only be required to dedicate the Westerly ten feet and then, at some time in the future, the owner of the adjacent land immediately to the West could be required to dedicate the Easterly ten feet of his property for lane purposes, thus providing a lane allowance twenty feet in width.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Planning Department determine whether the arrangement just suggested would be possible and advise Council accordingly."

CARRIED UNANIMOUSLY

(18) Pin Ball Machine Emporium - 7150 Sperling Avenue

The following was being submitted as a result of Council receiving a request earlier in the evening from Mr. R. Keating for an investigation of the above operation.

The establishment is licenced and the property is zoned C4, a category that permits amusement arcades.

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The R.C.M.P. attended the premises on a number of occasions in August and found youth in various numbers there, all of whom were orderly. Some of them were under the age of 18, which is the minimum for persons playing pin ball machines. The operator of the premises was informed of this regulation.

There are no indications that any gangs of young people are being organized in the premises, and the only complaint that has been received since the place was re-opened July 1st was in connection with an isolated assault.

The R.C.M.P. will continue to periodically visit the premises.

It was recommended that a copy of the foregoing report be sent to Mr. Keating.

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

CARRIED UNANIMOUSLY

It was reported verbally that a traffic hazard exists at the location mentioned in the report of the Manager because the commercial development there allows parking just off the pavement of Sperling Avenue North of Kingsway. It was contended that traffic turning North on Sperling Avenue from Kingsway often conflicts with the vehicles at the subject location which are leaving the site.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LADNER:
"That the Municipal Engineer investigate the situation just described and take remedial action, if necessary, and report the results."

CARRIED UNANIMOUSLY

(19) Lot "C", Block 16, D.L. 83, Plan 19419
(5875 Gilpin Street - Ross)

It was recommended that Council authorize the demolition of the dwelling on the above property when it becomes vacant and that the present tenant be notified the premises must be vacated by December 31, 1972.

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

CARRIED UNANIMOUSLY

(20) Parking Requirements - Rest Homes

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

- (a) In specifying the number of off-street parking spaces required for rest homes, it is appropriate to employ a factor that bears a reasonably close relationship to a property's generation of parking demand.

The requirement may be in terms of square feet of floor space in a business establishment or seats in places of public assembly. In the case of such uses as hospitals, nursing homes and rest homes, the requirement should be related to the number of beds which are provided. It is also desirable to make an additional allowance for employee parking in institutions of this type.

- (b) The existing Zoning By-law requires the provision of one parking space for each six beds, plus one space for each three employees, for rest homes. Similar standards prevail in most other municipalities in the Lower Mainland.
- (c) The age and physical condition of the residents of rest homes would suggest a very low rate of motor vehicle ownership compared with the general population or even the occupants of senior citizens housing projects. Experience has also shown that the number and frequency of visitors to rest homes and nursing homes is substantially less than for such similar uses as hospitals and senior citizens housing developments.
- (d) Another factor to be considered is that any increases in the amount of land devoted to parking will reduce the area available for outdoor leisure or recreational use, which is a desirable feature of the rest home type of accommodation.

It was recommended that no changes be made in the Zoning By-law in connection with the requirement for off-street parking in the case of rest homes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That the report of the Manager be referred to the Advisory Planning Commission for comment."

CARRIED UNANIMOUSLY

(21) Easements - Portion of Parcel "B", Expl. Plan 13452, Block 1, D.L. 130, Plan 3071
SUBDIVISION REFERENCE NO. 96/72

It was recommended that Council authorize the:

- (a) release of the easement which was accepted in connection with Rezoning Reference No. 30/71.
- (b) acquisition of easements over the above described property for sewerage and drainage purposes, at no cost to the Corporation, and that authority be granted to execute the documents.

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

CARRIED UNANIMOUSLY

(22) Lots 112, 114 - 117 inclusive, D.L. 43, Plan 41916
SUBDIVISION REFERENCE NO. 245/71

It was recommended that Council authorize the execution of such documents as are required to abandon the ancillary rights connected with the easement which was acquired over the above described properties.

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

CARRIED UNANIMOUSLY

(23) Haszard Street between Matvern and Sperling Avenues
(Brine)

It was recommended that Mr. Brine be informed that an answer to his request to purchase the above unused road allowance will be submitted to Council on approximately September 11, 1972.

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

CARRIED UNANIMOUSLY

(24) Use of Randolph Avenue and ditches (Hall)

The following was being submitted as a result of Council receiving a letter earlier in the evening from Mr. and Mrs. F. Hall concerning the alleged improper use of Randolph Avenue by a neighbouring commercial establishment and the ditches on the street.

The area in which their property is located has been zoned for Industrial use since 1948 when most of the area was residentially occupied. Since then, much of the area has experienced industrial development but there are still small pockets of residences.

Practically all of the businesses on Randolph Avenue have had the ditches adjacent their properties back-filled in order that they can use the shoulder and boulevard areas for loading and parking purposes. The only portion of open ditch is the one in front of the Halls. This ditch will be piped in about three weeks time.

The Tedco Trailer Company has paved the entire road allowance in front of their property and uses the boulevard for customer parking and commercial loading areas. Because there are no sidewalks, vehicles backing out from the stalls conflict with pedestrians who are walking on the road.

A storm drainage system for Randolph Avenue will be included in the list of proposed works for 1973.

The policy relating to the construction of sidewalks, as Local Improvements, has been explained to Mr. and Mrs. Hall, and they understand the situation in that regard.

It was recommended that a copy of the foregoing report be sent to Mr. and Mrs. Hall.

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

CARRIED UNANIMOUSLY

- (25) (a) Agreement - Driveway
(b)(i) Parcel "A", Ref. Plan 4157, part South on Plan 4829 except
Pcl. 1, Expl. Pl. 12354, Blks. 6 and 7, D.L. 4, Plan 845
(ii) Parcel 1, Ref. Plan 11653, Pcl. "B", Blk. 6, D.L. 4,
Plan 845
REZONING REFERENCE #42/70

It was recommended that Council authorize the execution of an agreement whereby the owner of the above described properties will be required to bear the total costs of altering the driveway serving it at such time as Horne Avenue is constructed.

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

CARRIED UNANIMOUSLY

- (26) Dayton Towing and Storage Ltd.
(5689 Byrne Road)
PRELIMINARY PLAN APPROVAL APPLICATION NOS. 1504 and 1822

It was recommended that the Planning Department be authorized to issue Preliminary Plan Approval for a towing service and storage yard development on the above property, subject to the criteria outlined in the report.

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

CARRIED UNANIMOUSLY

- (27) Four-Rinks Ice Arena

It was recommended that a request of the developer of the above project for a deferralment of the installation of a storm sewer to serve the site be granted, subject to the conditions outlined in the report.

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

CARRIED UNANIMOUSLY

- (28) (a) Lot 78, D.L.'s 2 and 6, Plan 35966 (Proposed Crown Zellerbach Home Centre)
(b) Government Place

It was recommended that Council authorize the road exchange proposal involving the above areas that is outlined in the report.

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

CARRIED UNANIMOUSLY

(29) Miscellaneous Drainage Projects

It was recommended that Council authorize the entering into of an agreement with Associated Engineering Services Ltd. for the provision of complete engineering design work in connection with the proposed drainage projects itemized in the report, with the work to be completed by October 23, 1972 and payment to be based on the scale of minimum fees of the Association of B. C. Professional Engineers, but not to exceed \$4,100.00 except for specified out-of-pocket expenses.

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

CARRIED UNANIMOUSLY

(30) Firehall No. 6

It was recommended that:

- (a) Council authorize the Parks and Recreation Commission to implement and complete the landscaping work for Firehall No. 6 that is mentioned in the report during the forthcoming Fall planting season.
- (b) The appropriation of \$6,050.00 for the work, with such sum to be charged to the 1972 General Purposes Budget Reserve for Contingency.

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

CARRIED UNANIMOUSLY

(31) Reference Rezoning #41/72

The Easterly 307.6 feet of:

- (a) Lots 72, 73 and 74, D.L. 30, Plan 29773
- (b) the Holly Street Road Allowance

It was recommended that Council:

- (a) approve the general development proposals outlined in the report for the Special Care Home of the New Vista Society proposed for the above property;
- (b) establish the following prerequisites in connection with the matter:
 - (1) The granting of required walkway easements.

- (ii) The clarification of any required architectural and site details, in co-operation with the Planning Department.
- (iii) The deposit of monies to cover the cost of any necessary removal or relocation of services resulting from road closures.
- (iv) The deposit of monies to cover the cost of constructing any additional municipal services which may be required.
- (v) The provision of ten additional parking spaces on the adjacent high-rise site for the use of the Special Care Home.

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

CARRIED UNANIMOUSLY

(32) Steel Water Pipe

It was recommended that Council accept the tender of Bartle and Gibson Co. Ltd. for the supply and delivery of the steel water pipe mentioned in the report for \$17,845.23.

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

CARRIED UNANIMOUSLY

(33) Ornamental Street Lighting

It was recommended that Council authorize the entering into of an agreement with Norburn Electric Ltd. for the provision of design work in connection with the ornamental street lighting project mentioned in the report, with the work to be completed by November 6, 1972 and payment to be based on the scale of minimum fees of the Association of B. C. Professional Engineers; but not to exceed \$3,550.00 except for specified out-of-pocket expenses.

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

CARRIED UNANIMOUSLY

(34) Lot 4, Block 13, D.L. 79, Plan 2814
(International Union of Operating Engineers)

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

(35) Development of Land in Flood Plain Areas

The following was being submitted as a result of Council receiving a letter earlier in the evening from the Minister of Municipal Affairs in regard to the above matter.

The Chief Planning Officer for the Department of Municipal Affairs, in a conversation with the Planning Department, advised that the major portion of the Big Bend Area would be included in the flood plain terms of reference but he was not able to indicate the effect this would have on possible future development in the area. The Chief Planning Officer added that any land use proposals which would help lower development densities in the flood plain area, such as the proposed golf course, recreational sports centre and agricultural reserves, would receive favourable reaction.

The Planning Department is preparing a written submission for the Department of Municipal Affairs in an attempt to obtain more definite policy statements concerning the subject matter.

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

CARRIED UNANIMOUSLY

(36) Duncan Avenue Closure (Burnaby Road Closing By-law No. 4, 1972,
Amendment By-law No. 2, 1972)

It was recommended that the above By-law, which relates to the proposed closing of a portion of Duncan Avenue involved in an exchange connected with the Westridge School site, be brought forward.

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

CARRIED UNANIMOUSLY

(37) Lots "C", 24 and 25 and West 13 feet of Lot 23, Block 12, D.L. 121,
Plan 1054
REZONING REFERENCE NO. 92/71

On June 26, 1972, the Amendment to the Zoning By-law covering the rezoning of the above described properties was given Third Reading. The only prerequisite remaining to be satisfied is the consolidation of the properties with others controlled by the applicants and a redundant lane allowance that is to be obtained as a result of an exchange. This exchange will take another six to eight weeks.

It was felt that, since the applicant wishes to expedite the rezoning, the amendment to the Zoning By-law could be given final adoption without the satisfaction of the consolidation aspect, provided the applicant submits a legal undertaking that he will prepare and execute all documentation necessary to complete the exchange.

It was recommended that the prerequisite involving the consolidation of the properties in connection with the subject rezoning application be deferred and that final reading be given to the amendment to the Zoning By-law covering the rezoning proposal.

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

CARRIED UNANIMOUSLY

(38) Lot 1 and Lot 2 Except Plan 30225, Blocks 4/7, D.L. 162,
Plan 9794 (Conboy Machinery Ltd.)

The following was being submitted as a result of Council receiving a request earlier in the evening from the above Company to open negotiations for the purchase by the municipality of the Company's property in the Big Bend Area.

The property is situated in the general area proposed for A3. Under the terms of reference for the Big Bend Development Plan, there is no immediate purpose for which the subject properties can be acquired. The suggestion of the Company that the land be used as a Works Yard is not acceptable because it is felt such use would be more suitably located on municipal property in the area.

The Company will be given an opportunity to make a presentation at the Public Hearing that is being held in regard to the rezoning proposals involving the Big Bend Area.

Despite the reluctance of the Planning Department to recommend the imposition of a non-conforming status on existing development, it must do so in this instance.

It was recommended that the Company be advised there is no immediate municipal purpose for which its properties can be acquired but the comments expressed in its letter will be taken into account during the deliberations on the rezoning proposals involving land in the Big Bend Area.

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

CARRIED UNANIMOUSLY

(39) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of July, 1972 was being submitted.

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

CARRIED UNANIMOUSLY

(40) Oil Spill - Eagle Creek and Burnaby Lake

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

(41) Lane Between Eglinton Street and Gilpin Street East from
Mahon Avenue to the East Property Line of Lot 79, D.L. 83,
Plan 24961

It was recommended that the following cost report, which pertains to the paving of the above lane as a Local Improvement, be received and that the necessary Construction By-law be brought forward:

| | |
|---------------------------------------|--|
| Length of the work | 450 ft. |
| Estimated cost of the work | \$1,645.00 |
| Actual frontage | 889.57 ft. |
| Taxable frontage | 594.00 ft. |
| Owner's share of the cost of the work | \$594.00 |
| Estimated lifetime of the work | 10 years |
| Frontage tax levy | 5 instalments of \$.257 per taxable front foot |

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

CARRIED UNANIMOUSLY

(42) Keswick School Site

It was recommended that Council authorize the payment of \$1,693.11 to Noma Investments, which sum represents the difference in cost between the construction of a six inch and an eight inch water main to the above site, in accordance with the municipal policy on such matters.

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

CARRIED UNANIMOUSLY

* * *

Acting Mayor Dailly stated that the landscaping at the Stride Public Housing Project is of poor quality in that the grounds are not being maintained very well.

It was understood that the matter would be investigated to determine whether some improvements can be made, and that a report on the results of the investigation would be submitted.

Acting Mayor Dailly advised that a delegation of thirty persons from Kushiro, Japan would be visiting Burnaby for about two hours between 3:00 p.m. and 5:00 p.m. on September 8, 1972. He suggested that arrangements should be made to host these people.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That Council authorize the necessary expenditures required to host the delegation from Kushiro, Japan that Acting Mayor Dailly mentioned."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* *

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

- "BURNABY ROAD CLOSING BY-LAW NO. 4, 1972, AMENDMENT BY-LAW NO. 1, 1972" #6150
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1972, AMENDMENT BY-LAW NO. 1, 1972" #6151
- "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 4, 1972" #6153
- "BURNABY MOBILE BUILDINGS OCCUPANCY FEE BY-LAW 1970, REPEAL BY-LAW 1972" #6152
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1972" #6156
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1972" #6154

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

CARRIED UNANIMOUSLY

Burnaby Zoning By-law 1965, Amendment By-law No. 52, 1972 provides for the following proposed rezoning:

Reference RZ #41/72

7520 Rosewood Street, 7521 and 7520 Holly Street

From RMI to Comprehensive Development District (CD)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Committee now rise and report:

- "BURNABY ROAD CLOSING BY-LAW NO. 4, 1972, AMENDMENT BY-LAW NO. 1, 1972"
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1972, AMENDMENT BY-LAW NO. 1, 1972"
- "BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 4, 1972"
- "BURNABY MOBILE BUILDINGS OCCUPANCY FEE BY-LAW 1970, REPEAL BY-LAW 1972"
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1972"

complete."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Committee now rise and report progress on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1972."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 4, 1972, AMENDMENT BY-LAW
NO. 1, 1972"

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1972, AMENDMENT
BY-LAW NO. 1, 1972"

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW
NO. 4, 1972"

"BURNABY MOBILE BUILDINGS OCCUPANCY FEE BY-LAW 1970,
REPEAL BY-LAW 1972"

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1972"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1972"
be now read two times."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the Council do now resolve into a Committee of the Whole
to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 14, 1972" #6044."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #85/71

4989, 5007, 5071, 5171, 5131, and 5107 Still Creek Avenue

FROM M2 TO TRUCK TERMINAL DISTRICT (M6)

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

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1972"
be now read three times."

CARRIED UNANIMOUSLY

* * *

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

- "BURNABY SECURITY-ISSUING BY-LAW NO. 5, 1972" #6149
- "BURNABY ROAD CLOSING BY-LAW NO. 9, 1972" #6147
- "BURNABY CAPITAL EXPENDITURE PROGRAMME BY-LAW 1972" #6148

be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

Acting Mayor Dally declared a recess at 9:00 p.m.

The Council reconvened at 9:15 p.m.

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

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1972"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1972"

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:

Aug/28/1972

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1972 #6136

FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Reference RZ #30/72

The Westerly 50 foot portion, fronting Loughheed Highway, of Lot 1, Except Explanatory Plans 12809 and 14855, Block 4, D.L. 59, Plan 3050

(2932 Bainbridge Avenue -- Located on the South side of the Loughheed Highway 120 feet East of Bainbridge Avenue)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1972 #6137

FROM RESIDENTIAL DISTRICT TWO (R2) TO PARKING DISTRICT (P8)

Reference RZ #35/72

The North 63 feet of Lot 3, Except Reference Plan 34084, S.D. 1/2, Block 2, D.L. 8, Plan 11539

(2761 North Road -- Located on the North-West corner of Lyndhurst Street and North Road)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1972 #6138

FROM RESIDENTIAL DISTRICT FOUR (R4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #44/72 and 46/72

(a) Lots 1 to 3 incl. and 20 to 22 incl., Block 77, D.L. 127, Plan 4953 -- RZ #46/72

(b) Lots 17 to 19 incl., Block 77, D.L. 127, Pl. 4953 - RZ #44/72

(270, 290, 330 S. Ellesmere Avenue, 271, 251, 221 S. Holdom Avenue and 341, 331, and 291 S. Holdom Avenue - Located between Ellesmere and Holdom Avenues Immediately South of Capitol Drive)

Mr. Armstrong of the Planning Department stated that the charge which would be made for parking on this site would be included as part of the rent for the suites in the building.

(4) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1972 #6139

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #31/72

Lots 1 and 2, Block 27, D.L. 32, Plan 8952

(6270 and 6290 Marlborough Avenue -- Located on the North-East corner of Marlborough Avenue and Newton Street)

(5) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1972 #6140

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #43/72

(a) Lots 3, 9 and 1 and 2N½, R.S.D. "C", S.D. 19/20, Blks. 1/3, D.L. 95, Plan 1264

(b) Lots 1 and 2 S½ and 4, Block "C", D.L. 95, Plan 1264

(c) Lot 5, S.D. "C", Blks. 19 and 20, D.L. 95, Plan 1264

(d) Lots 6, 7 and 8, S.D. "C", Blk. 19, D.L. 95, Plan 1264

(e) Lot "A", R.S.D. "C", S.D. 19/20, Blk. 1/3, D.L. 95N, Pl. 12434

(6922, 6976 Arcola Street, 7112 Griffiths Avenue, 7140 Griffiths Avenue, 6932, 6940, 6950, 6966, 6990 Arcola Street -- Located at the South-East corner of Arcola Street and Griffiths Avenue)

(6) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1972 #6141

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL
DISTRICT FOUR (RM4)

Reference RZ #45/72

Lots 2 to 4 inclusive, and 18 to 20 inclusive, Block 48, D.L.'s 151/3, Plan 1437

Lots 1 and 17, Block 48, D.L. 151, Plan 1437

(6770, 6750 Patterson Avenue, 6749 Willingdon Avenue, 4149, 4169 Imperial Street, 6790 Patterson Avenue and 6729 Willingdon Avenue Located Immediately North of Imperial Street between Patterson and Willingdon Avenues)

(7) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1972 #6142

FROM RESIDENTIAL DISTRICT FIVE (R5) TO NEIGHBOURHOOD INSTITUTIONAL
DISTRICT (P1)

Reference RZ #48/72

Lot 59, Block 1, D.L. 74S½, Plan 1547

Lot 60, Block 1, D.L. 74, Plan 1547

(5170 and 5190 Norfolk Street -- Located on the South-West corner of Norfolk Street and Royal Oak Avenue)

(8) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1972 #6143

FROM RESIDENTIAL DISTRICT THREE (R3) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI)

Reference RZ #29/72

The Easterly 269.11 feet of Lot 85, D.L. 74, Plan 30139 measured Westward from the Intersection of Canada Way and Laurel Street

(5146 Laurel Street - Located on the South-West corner of Canada Way and Laurel Street)

(9) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972 #6144

FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (PI) TO RESIDENTIAL DISTRICT THREE (R3)

Reference RZ #28/72

Lot "P" Prt., R.S.D. M, S.D. 1, Block 3, D.L. 74S½, Plan 4355

(4703 Canada Way -- Located on the South-East corner of Canada Way and Laurel Street)

(10) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1972 #6145

FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #8/71

- (a) Lot 3, Ex. Pl. 20310, Blk. 3 Prt., D.L. 156, Plan 14380
- (b) Pcl. "C", Expl. Pl. 13801, Ex. Plan 20310, R.S.D. 2, S.D. "A", Blk. 3, D.L. 156, Plan 5322
- (c) Lot "B", Expl. Pl. 14319, Blk. 3, D.L. 156, Plan 3815
- (d) Lot "F", Blks. 2 and 3, D.L. 156, Plan 19936

(4225, 4249, 4271, 4291 Marine Drive -- Located on the North side of Marine Drive approximately 470 feet East of Patterson Avenue)

Mr. D. V. Bennett wrote to request an audience with Council on this rezoning proposal.

Mr. A. F. C. Hean,
The applicant also submitted a letter requesting an opportunity to address Council.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the letters from Messrs. Bennett and Hean be read and, following that, they be heard."

CARRIED UNANIMOUSLY

The one from Mr. Bennett indicated the following:

- (a) The Planning Department, the developer and his Architect are to be commended for the quality of construction, underground parking and landscaping appeal of the development planned to be built on the subject property.

- (b) Those signing the affixed petition oppose the rezoning on the grounds that the density of the project is excessive in comparison to the density on adjacent residentially-developed land.
- (c) The petitioners would be pleased to see the land developed in an appropriate manner in order that the present condition of the property can be improved.
- (d) The petitioners agree with the views expressed by the applicant that the proposed development enjoys proximity to park and school facilities and would provide relief from automobile inconvenience due to the planned provision of underground parking facilities.
- (e) The proposal is not low-cost housing in that the suites are to be rented for \$300.00 per month or, if sold, for \$30,000.00 or more.
- (f) Two examples of developments with 19 units per acre are those located at the North ^{East} corner of Loughheed Highway and Sperling Avenue and Simon Fraser Hills.

The letter from Mr. A. F. C. Hean contained the following points:

- (a) The development proposal has been prepared after several years of work with the Planning Department.
- (b) A petition, which was being submitted this evening, signed by 35 people representing 28 properties in the immediate area indicates support for the project. These people all had an opportunity to observe the development plan. Some of them originally objected to the proposal but reversed themselves after examining the plan.
- (c) The development will be oriented toward Marine Drive and will be screened by appropriate fencing from the lane South of Boxer Street. There will be 53 underground parking spaces as well as a community hall, play area and other recreational facilities all underground.
- (d) Only 26% of the area will be built upon.
- (e) The roof of the underground parking facilities will be surface gardens and a recreational area.
- (f) The park-school site immediately to the East will provide additional play area for children.
- (g) The development will not obstruct the view to persons having homes on Boxer Street because the land falls some 30 feet between the lane behind Boxer Street and Marine Drive.
- (h) It will be a condominium type of development, with prices ranging from \$25,000.00 to \$30,000.00 for each 1,200 square foot unit. This figure compares favourably with the majority of the homes in the area and will ensure the maintenance of the quality standard general to the area.
- (i) Because of the requirements of condominium living, the aesthetic and structural quality of the development will be maintained to ensure an attractive substantial municipal asset.

Mr. Bennett then spoke and reiterated the points made in his submission and at the Public Hearing which was held on the rezoning proposal.

He also made reference to a development in Vancouver known as "Shannon Estates" where all agencies of the City involved with land use planning were opposed to it because it was proposed to establish 18 units per acre on the land.

Mr. Bennett contended that it was not possible to provide family-type accommodation at the density proposed by the developer.

Mr. Hean next spoke and questioned the points made by Mr. Bennett.

He also pointed out that, in Langley, a condominium development was built on the basis of 24 units per acre. He suggested that the one at hand should not be compared to the Shannon Estates proposal.

Mr. Hean also contended that the development which is the subject of his presentation differs from the ones on Lougheed Highway at Sperling Avenue and at Simon Fraser Hills because of the manner in which the units are to be built.

Mr. Hean mentioned that one could only see 11 feet of the building from the lane at the rear of Boxer Street. He mentioned that cedar trees would be planted and there was a gully next to the property, which would effectively screen the development.

Mr. Hean pointed out that there would be a plaza on one side of the development and a patio on the other. He also commented that each unit would be on two floors, with 600 square feet on each.

(11) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1972 #6146

B. TEXT AMENDMENT

- (1) The revision of Sub-Clause (c), Clause (3) (Exceptions to Side Yard Requirements) of Section 6.12 (Yard) as follows:

"(c) In M Districts the required side yard on each side of the principal building may be reduced to a minimum of 10 percent of the lot width, except that where a principal building is constructed to the side lot line the width of the other side yard may be reduced to a minimum of 20 per cent of the lot width."

- (2) The revision of the proposed amendment of Sub-clause (b)(1), Clause (2), Section 6.15 (Storage Yards) as follows:

"(1) In A, C4 and M Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening in A, C4, M1, M4 or M5 Districts. In the case of M2, M3 or M6 Districts, material may be piled to a maximum height of 12 feet."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Committee now rise and report progress on:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NOS.41 to
50, 1972"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Committee now rise and report:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1972"
complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NOS. 41
to 49, 1972
be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1972"
be now read two times."

CARRIED

AGAINST --
ALDERMEN DAILLY AND BLAIR

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1972"
be now read three times."

CARRIED UNANIMOUSLY

* * *

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

CARRIED UNANIMOUSLY