

FEBRUARY 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, February 28, 1972 at 7:00 p.m.

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

ABSENT: Alderman J. Dailly;

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

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:
"That the Minutes of the Public Hearing held on February 22, 1972 be amended by changing the arrival times of Aldermen Lawson and Dowding to 7:35 p.m. and 7:37 p.m. respectively, and those minutes plus the Minutes of the Council Meeting held on February 21, 1972 be adopted."

CARRIED UNANIMOUSLY

* * *

DELEGATION

Mr. R. H. Ramage, Staff Committee, Moscrop Jr. Secondary School, submitted a letter requesting an audience with Council in regard to the question of sidewalks being provided on Moscrop Street from Boundary Road to Royal Oak Avenue.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DOWDING:
"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Ramage then spoke and presented a Brief from both the students and staff of the Moscrop Jr. Secondary School urging the construction of sidewalks on Moscrop Street.

The following were the reasons provided by the delegation for the sidewalks:

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- (a) Two teenage children have been struck by motor vehicles while walking on Moscrop Street during the past three months, which possibly could have been avoided if sidewalks had been in place.
- (b) There are a great number of vehicles and children using the road, which is a two-lane asphalt road with gravel shoulders as narrow as three feet separating the asphalt from ditches.
- (c) The weather and lighting conditions prevalent through much of the school year adds to the extremely hazardous situation.

The petition which Mr. Ramage presented asked for permanent sidewalks, under the Local Improvement plan, on Moscrop Street between Huxley Avenue and Smith Avenue for safety reasons and the enhancement of property values.

Item 15 of the Municipal Manager's Report 14, 1972, which deals with the subject of the submission from Mr. Ramage, was then brought forward and read.

The following is the substance of that report:

(15) Sidewalks and Street Lighting on Moscrop Street

Moscrop Street between Boundary Road and Royal Oak Avenue is in the evolutionary process of becoming a major road. Road allowance widths vary from 49.5 feet to 86 feet. The section between Boundary Road and Willingdon Avenue requires the acquisition of additional land for road purposes from the North side of the street, which has been largely accomplished through subdivision. This process is slow and unpredictable, and frustrates any attempt to schedule the construction of major road facilities.

The Council initiated the construction of a sidewalk on the South side of Moscrop Street on two occasions, the latter being in 1968. Both proposals were defeated by the affected property owners, except on that portion between Huxley Avenue and Willingdon Avenue where sidewalks were built in 1969.

It is proposed that several "chip" sidewalks be built in 1972, which would be financed from the Special Roads Project Budget. The estimated cost of such sidewalks for the portion of Moscrop Street between Huxley Avenue and Boundary Road, on the North side, is \$8,000.00.

Present street lighting is provided by lamps and luminaires mounted on poles at intervals of less than the maximum 700' standard now in use. The first method of improving this lighting is to increase the number of lamps, which does not involve capital outlay but increases maintenance costs. The second method is to install a permanent system on the South side of the street which would provide 400 watt lamps on 30 foot steel poles at intervals of approximately 240', at an estimated cost of \$15,000.00, on the South side of Moscrop Street from Huxley Avenue to Boundary Road. Funds for this project would come from the budget. There are, however, a number of problems with this second method, such as fitting the poles into the existing roadways and the elevations of the bases to conform to the finished standard of roadway. The first method outlined is considered the best because it would offer an acceptable level of lighting that can be cancelled without significant capital loss and also be installed in the most expeditious manner.

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In the portion of Moscrop Street from Willingdon Avenue to Royal Oak Avenue (which has ornamental street lighting), the development of the Street has been delayed by such factors as the construction of the Motor Vehicle Testing Station on Wayburn Drive, the controversy as to the final location of the major road in the area and the acquisition of a truncation from the Forest Lawn Cemetery property at Royal Oak Avenue. The completion of the finished roadway from Willingdon Avenue to Wayburn Drive, and Wayburn Drive itself, occurred in the latter part of 1971, and this permitted the inclusion of permanent sidewalks in the Special Roads Project Budget for 1972 at a cost of \$8,000.00 for the section of Moscrop Street between Willingdon Avenue and Wayburn Drive.

As regards the portion between Wayburn Drive and Royal Oak Avenue, the problem of the truncation mentioned earlier was resolved by the rezoning of a portion of the cemetery property through the establishment of a prerequisite requiring the dedication of the land for the truncation. Provision has been made for the construction of a permanent sidewalk and road widening on Moscrop Street from Wayburn Drive to Royal Oak Avenue in the Special Roads Project Budget for 1972. Funds are also included for the reconstruction and realignment of the Royal Oak - Moscrop - Gilpin intersection, all totalling \$50,000.00.

The circumstances relating to the deaths of the two girls suggests that the existence of a sidewalk would likely not have made any difference. In both cases, the girls were walking in the same direction as the vehicular traffic, contrary to the rules of safety for pedestrians using streets. The first was killed in the portion between Willingdon Avenue and Royal Oak Avenue where there is a high level of street lighting and the second was struck in broad daylight at 5:15 p.m.

It was being recommended that:

- (a) Council approve of the construction of the sidewalks mentioned above, which are estimated to cost \$66,000.00.
- (b) Council approve in principle the upgrading of street lighting in the area between Boundary Road and Huxley Avenue.

A further report will be submitted when studies indicate the relative feasibility of the two available alternatives to which reference was made above.

In addition to the petitions presented by Mr. Ramage, letters were received from Mr. and Mrs. A. Muntz and Mrs. Thomas Farrington regarding the subject of sidewalks being provided on Moscrop Street from Boundary Road to Royal Oak Avenue.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager be adopted but he first indicate whether concrete sidewalks should be constructed, as a Local Improvement, on Moscrop Street from Huxley Avenue to Boundary Road instead of the "chip" walk mentioned in the report."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the letters from Mr. and Mrs. A. Munts and Mr. T. Farrington be received and they be advised of the foregoing decision."

CARRIED UNANIMOUSLY

* * *

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

Mrs. Eileen Dailly, M.L.A. for Burnaby North, submitted a letter advising that there appears to be no change proposed by the Provincial Government in the 10% limitation on increases in school and hospital assessments on properties in municipalities.

It was understood by Council that a resolution would be prepared for presentation to the 1972 Convention of the U.B.C.M. designed to have the Provincial Government withdraw the 10% limitation which is the subject of the letter from Mrs. Dailly.

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a letter with which he sent a copy of a paper entitled "Capital Budgeting" prepared by Mr. Cyril Henderson, the former manager for the District of North Vancouver.

Mr. McKelvey indicated that extra copies of the paper could be purchased from the Centre for Continuing Education at the University of British Columbia if such are desired.

Mr. Robert O. Kreutziger submitted a letter outlining his position in respect of his desire to build homes on Lots 7 and 8, Block 39, D.L. 189, Plan 4953.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That action on the subject matter of the letter from Mr. Kreutziger be deferred until consideration of Item 25 of the Municipal Manager's Report No. 14, 1972 later in the evening."

CARRIED UNANIMOUSLY

Mayor J. W. Qualife, City of Duncan, wrote to request that Council support a resolution urging that the Union of British Columbia Municipalities ask the Federal Government to improve the procedures and the policy in regard to the paying of unemployment insurance benefits.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That the resolution from the City of Duncan be endorsed."

CARRIED UNANIMOUSLY

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Mrs. Gerd Evans wrote to express concern regarding a form of Industrial development that she understands the B. C. Hydro and Power Authority is planning for a portion of the Stride Avenue Area.

Mr. and Mrs. N. F. Burkell also wrote to express the same concern.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That consideration of the submissions from Mrs. Evans and Mr. and Mrs. Burkell be deferred until receipt of Item 17 of the Municipal Manager's Report No. 14, 1972 later in the evening."

CARRIED UNANIMOUSLY

Mr. and Mrs. F. R. Drewitt submitted a letter in which they lodged a complaint regarding dogs running at large.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That consideration of the submission from Mr. and Mrs. Drewitt be deferred until receipt of Item (2) of the Municipal Manager's Report No. 14, 1972 later in the evening."

CARRIED UNANIMOUSLY

* * *

NOTICE OF MOTION

ALDERMAN DOWDING then served the following Notice of Motion:

"Whereas the proposed third crossing of Burrard Inlet is a matter of concern not only to the Cities of Vancouver and North Vancouver;

And Whereas the said Cities of Vancouver and North Vancouver will be holding public meetings on the matter of the third crossing;

And Whereas the crossing itself will have a profound effect on the entire transportation system of the Greater Vancouver Regional District of which the Municipality of Burnaby is a member;

THEREFORE BE IT RESOLVED that the Municipality of Burnaby hold a public evening meeting for the purpose of hearing briefs and a full discussion on this matter. "

She asked that the foregoing motion be considered by Council at its meeting on March 13th.

* * *

ENQUIRIES

ALDERMAN CLARK expressed his objection to a proposal of the Mayor to hold an "In Camera" meeting to discuss a report entitled "Urban Structure" that Council received last year.

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MAYOR PRITTIE replied that the primary purpose of that meeting was to acquaint the new members of Council with the report and to refresh the memory of the other members of Council, and then determine the course of action that should be taken for the soliciting of public views on the report.

As a result of an enquiry by Alderman Ladner, the Planning Director stated that he was presently awaiting comments from various municipal departments on aspects of the proposed mobile home park by-law.

ALDERMAN CLARK asked when the Mayor would be submitting a report on a development proposal involving land on the West side of Burnaby Mountain. He pointed out that, sometime ago, the Mayor had indicated he would be reporting on the matter some time in February.

MAYOR PRITTIE replied that the advancement of the scheme was in the hands of the person who plans the development.

The Planning Director stated that he had received some material but nothing that was acceptable has been produced yet. He added that the developer has been asked for greater details of his development.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:

"That the Council present a resolution to the Union of B. C. Municipalities for consideration at the 1972 Convention, asking the Provincial Government to amend the Municipal Act to allow electors in all categories to be sworn in at the polls on Election Day."

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:

"That the foregoing motion be referred to the Election Procedures Committee for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

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REPORTS

MAYOR PRITTIE submitted a report recommending that Alderman W. A. Blair be appointed Acting Mayor for the months of March and April, 1972.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that the following grants be made to the organizations indicated for the purposes mentioned:

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- (a) The Salvation Army Red Shield Building Fund - \$5,000.00 - for the construction of a building.
- (b) Clef Society of Burnaby - \$500.00 - to assist in defraying the costs of awarding scholarships and trophies.
- (c) The B. C. Society for the Prevention of Cruelty to Animals - \$300.00 - for general operating purposes.
- (d) The John Howard Society of B. C. - \$1,650.00 - for general operating purposes.
- (e) The Burnaby Fire Department Band - \$450.00 - for general operating purposes.
- (f) The Burnaby Community Band - \$2,000.00 - to assist in defraying the costs of purchasing musical instruments and also for general operating purposes.
- (g) Outward Bound British Columbia - \$1,200.00 - to help cover the cost of boys attending courses arranged by the Organization.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 14, 1972 on the matters listed below as items (1) to (26), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1)(a) 7092 Broadway
- (b) 3704, 3724, 3734 and 3636 Albert Street

The following was being submitted as a result of inspections of the buildings at the above locations:

- (a) 7092 Broadway

An unsightly premises notice has been forwarded to the owner of this property. The compliance date is March 10, 1972.

- (b) 3704, 3724, 3734 and 3736 Albert Street

These houses have been secured against entry as a result of a direction from the Health Department. Some of the materials used and the manner in which they were applied still leaves the dwellings in contravention of the Unsightly Premises By-law. The owners of the properties have been informed as to the best means of securing the buildings against entry.

A partly dismantled car at the rear of 3724 Albert Street is to be removed.

The length of time allotted for compliance with the By-law is thirty days, at which time the premises will be reinspected.

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A further report on the foregoing matters will be submitted to Council around March 20, 1972.

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

CARRIED UNANIMOUSLY

(2) Dogs (Drewitt)

The following was being submitted as a result of the complaint concerning dogs that Council received earlier in the evening from Mr. and Mrs. F.R.Drewitt.

The Drewitt's contacted the Pound Office on October 6, 1971 concerning two dogs owned by J. Amundsen, 7605 Endersby Street. A patrol of the area resulted in the impounding of one of the dogs. A second complaint was lodged on February 1, 1972 and the area was patrolled then and again on February 3, 1972.

Although no dogs were observed running at large during those times, the Inspector spoke with someone at the Amundsen home and gave a verbal warning regarding their dogs running at large. Since then, no further complaints have been recorded. The complainant did contact the Pound on February 12th to seek information regarding the actions taken and the methods applied when a complaint is received about dogs.

The S.P.C.A. is aware of the complaint and has been asked to pay particular attention to the area.

It was recommended that the complainants be advised of their rights to lay charges under the Dog Tax and Pound By-law against the owners of the dogs involved if, in the future, the dogs are wandering at large and/or upsetting the contents of refuse containers.

It was also recommended that the complainants be offered the services of the Licence Department in drafting the necessary charges.

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

CARRIED UNANIMOUSLY

(3) Burnaby Loan Authorization Referendum By-law 1971

It was recommended that the following procedures be established to formalize the legislative and administrative processes involved in authorizing the borrowing of money and the construction of Parks and Recreation facilities authorized by the above By-law:

- (a) The Parks and Recreation Commission programme the works, with the exception of the Barnet Beach site acquisition, in approximately equal amounts over the years 1972 to 1976 inclusive and, annually thereafter during the lifetime of the By-law, revise the list as circumstances dictate.

The funds involved in the Barnet Beach site will be the subject of a special appropriation at the appropriate time.

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- (b) Council annually pass a Loan Authorization By-law to cover borrowing for the current year's programme and to authorize the undertaking of the works.
- (c) As required, Council pass Security Issuing By-laws to finance the works.
- (d) Council consider any alterations to the programme that may from time to time be recommended by the Parks and Recreation Commission and, if approved, pass an appropriate By-law.

A list of the works approved by the Commission was being submitted herewith.

It was recommended that a Loan Authorization By-law in the amount of \$771,000.00, covering the 1972 portion of the programme detailed on the list, be prepared for Council consideration.

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

CARRIED UNANIMOUSLY

(4) Federal-Provincial Employment Loans Programme

It was recommended that Temporary Loans By-laws be prepared to cover the funds required for the following projects:

<u>F.P.E.L. Project</u> <u>No.</u>	<u>Project</u>	<u>Amount</u>
BC #218	Municipal Public Swimming Pool	\$800,000.00
BC #219-20-23	Storm Sewers	3,187,000.00
BC #221	Sanitary Sewers	173,000.00
BC #222	Landscaping - Winston Street	60,000.00
BC #224	Additional Work - 1971 Centennial Project	75,000.00
BC #225	Municipal Fire Hall	107,000.00
		<u>\$4,402,000.00</u>

As the interest rate payable on the Temporary Loans is likely to exceed 6%, approval of the By-laws by the Inspector of Municipalities is required.

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

CARRIED UNANIMOUSLY

(5) Eastlawn Drive (Claymore Development Limited)
SUBDIVISION REFERENCE NO. 185/71

It was recommended that Council authorize a contribution of \$1.50 per foot toward the cost of the above Company constructing sidewalks on both sides of Eastlawn Drive that are covered by the captioned Subdivision Reference Number, for approximately 800 lineal feet, with the final total contribution being based on the actual footage constructed.

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

CARRIED UNANIMOUSLY

(6) Easement - Portion of Lot 45, D.L. 121, Plan no. to be assigned
SUBDIVISION REFERENCE NO. #92/71

It was recommended that Council authorize the acquisition of an easement over a portion of the above described property, for sewer and water purposes, and the execution of the documents attending the transaction.

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

CARRIED UNANIMOUSLY

(7) Keswick Avenue South of Lougheed Highway

It was recommended that Council authorize a petition being submitted to the Lieutenant Governor in Council for title to the entire East half of the Keswick Avenue road allowance, shown more particularly on an attached Sketch 2.

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

CARRIED UNANIMOUSLY

(8) Lot 1, D.L. 4, Plan 23581
REFERENCE REZONING #68/71

It was recommended that Council establish the following prerequisites in connection with a proposal to rezone the above described property to Comprehensive Development District (CD):

- (a) The submission of a suitable plan of development for the site.
- (b) The provision of an undertaking that all existing improvements will be removed from the site within six months of the rezoning being effected.
- (c) The dedication of the East 10 feet of the property for the future widening of Erickson Drive.
- (d) The deposit of sufficient monies to cover the cost of providing five-foot wide separated sidewalks along the South and East perimeters of the site.

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

CARRIED UNANIMOUSLY

(9) 1972/73 Local Improvement Programme - Part I of Third Stage

It was recommended that Council authorize the execution of an agreement with Underwood McLellan & Associates Limited for the provision of the street design services indicated in the report, with payment to be based on the scale of minimum fees of the Association of B. C. Professional Engineers, with the maximum not to exceed \$9,800.00.

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

CARRIED UNANIMOUSLY

(10) Local Court of Revision

It was recommended that Council sit as the Local Court of Revision at 10:00 a.m. on May 3, 1972, to deal with the Local Improvements Frontage Tax Assessment Roll and the Sewer Utility Assessment Roll.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:
"That the Municipal Manager submit a report on the possibility of the Local Court of Revision meeting in the evening in order to allow those who might wish to attend a better opportunity than would be afforded if a day meeting is held.

CARRIED

AGAINST: Mayor Prittle
Alderman Blair

(11) Easement Release - Lot 263, D.L. 58, Plan 34353
(3327 Lakedale Avenue)

It was recommended that Council authorize the cancellation of the easement over the above described property because it is no longer required.

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

CARRIED UNANIMOUSLY

(12) Expiration of Zoning By-Laws

It was recommended that Council take the following actions in regard to the rezoning proposals shown:

CATEGORY I

The abandonment of the amendment to the Zoning By-Law covering a proposal to rezone vacant property on Roberts Street covered by RZ #43/70 to Administration and Assembly District (P2) because no

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action has been taken to satisfy the prerequisite connected with the proposal.

CATEGORY 2

Further extensions of 90 days to allow for the completion of the prerequisites relating to the following:

<u>REF. NO.</u>	<u>ADDRESS</u>	<u>TO:</u>
(i) RZ #44/70	3717, 3737, 3757, 3777, 3797 Banff Ave.	(P5)
(ii) RZ #55/70	5950 Imperial Street	(C4)
(iii) RZ #57/70	7597 Kingsway	(C4) & (P8)

because considerable progress has been made to satisfy the prerequisites relating to each of the proposals.

CATEGORY 3

Further extensions of 90 days on the following:

<u>REF. NO.</u>	<u>ADDRESS</u>	<u>TO:</u>
(i) RZ #40/70	4218 & 4276 Norland	(P2)
(ii) RZ #18/69	5909, 5921, 5933 & 5945 Pioneer	(P8)
(iii) RZ #37/65	N.E. corner of the Lougheed Highway and Delta	(RM5)
(iv) RZ #107/68	6450 Telford	(RM3)

because progress is being made to satisfy the prerequisites pertaining to each of the proposals.

It should be noted that the property under RZ #18/69 has been developed for the purpose allowed by the proposed new zoning category.

CATEGORY 4

The abandonment of the amendment to the Zoning By-Law covering a proposal to rezone 7909, 7915 Wedgewood Street and 7182-6th Street to Community Institutional District (P5) because the applicant is no longer interested in pursuing the matter.

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

CARRIED UNANIMOUSLY

It was understood by Council that the applicant for RZ #18/69 would be informed that, despite the fact he has developed his property for the use intended by the amendment to the Zoning By-Law, he will need to satisfy the prerequisites before the By-Law is finally passed, otherwise the use he is making of the property will be non-conforming.

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(13) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer, in the total amount of \$17,500.00, be approved.

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

CARRIED UNANIMOUSLY

(14) Street Lights

It was recommended that Council approve the installation of a 300 Watt Mercury Vapour Street Light at the foot of Byrne Road.

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

CARRIED UNANIMOUSLY

(15) Sidewalks and Street Lighting on Moscrop Street

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

(16) Lots 5 to 9 Inclusive, S.D. 6, Block 4, D.L. 206, Plan 1323
REFERENCE REZONING #90/71

The Planning Department has provided a chronology of events pertaining to the above rezoning proposal, which was being presented this evening.

It was recommended that a copy of this report be sent to the applicant and that the matter be returned to Council for further consideration at the March 6th meeting.

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

CARRIED UNANIMOUSLY

(17) Stride Avenue Area

The following report was being submitted in response to questions posed by Mrs. G. Evans and Mr. and Mrs. N. F. Burkell in the letters Council received from them earlier in the evening.

At the Council meeting on February 14, 1972, information was received about plans of the B. C. Hydro and Power Authority for the Stride Avenue Area, and staff was authorized to continue negotiations with the Authority on the basis of higher planned usage. No further meetings have been held since then to discuss the question of land use but, in any case, the control rests with Council through its

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rezoning powers. The land in question is currently residentially-zoned.

On July 27, 1970, the Council approved in principle a report of the Planning Department which:

- (a) Established a requirement for a major buffer area of from 300 feet to 400 feet between the residential and industrial areas.
- (b) Designated the area east of Mission Avenue for industrial use.
- (c) Indicated the area between Mission Avenue and Marine Drive should be used for residential purposes.

The plan for the area will cul-de-sac Twelfth Avenue west of the treed buffer and no industrial access will be possible from Twelfth Avenue. Major vehicular access to the Industrial Area is proposed from the 19th - 20th Diversion via 14th Avenue.

It was recommended that a copy of the foregoing report be forwarded to Mrs. Evans and Mr. and Mrs. Burkell.

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

CARRIED UNANIMOUSLY

(18) Monthly Report of Fire Department

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

The annual report, for the year 1971, of the Fire Department was also being submitted.

Mayor Prittie drew attention to the fact that Fire Chief L. C. Auvache would be retiring on March 1, 1972, after a total of 42 years service, the first six of which was as a volunteer fireman.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER;
"That the reports from the Fire Department be received."

CARRIED UNANIMOUSLY

(19) Sulphur Level of Gasoline (Chevron Canada Limited)

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Chevron Canada Ltd. has presented a letter dated January 19, 1972, a copy of which was being submitted this evening, answering a number of questions which were posed by Burnaby S.P.E.C. last year in connection with the sulphur levels of gasoline produced at the Company's plant.

In assessing the sulphur contents of gasoline, it is well to keep in mind the very small numerical values involved. The amount of sulphur in domestic fuel would be 10 times as great and bunker perhaps 70 times as great as the figures noted by Chevron from gasoline produced in Burnaby. The levels given are only a very small percentage of that allowed by government regulations, namely 0.15%. Since accurate testing of such small quantities poses difficulties, the standard test method allows a reproducibility between two different laboratories of 0.01.

The percentage sulphur in the finished gasoline product does not have anything to do with the level of refinery air pollution or the need for additional abatement equipment. It is more closely linked with the natural distribution of sulphur in the crude oil, the age of the reforming catalyst and other such process factors. Any conclusions reached on air pollution from refineries should be based on the sulphur dioxide from the emissions from refineries. The installation of a sulphur recovery plant will decrease the emission of sulphur dioxide from a refinery because it is used in treating the fuel gases for the operation of the refinery but it will not affect the sulphur level in the finished gasoline product.

Staff is actively working with Chevron on its future planning and all factors are being seriously considered. A formal submission is expected from the Company on its expansion plans within the next month or two.

It was recommended that a copy of the foregoing report be sent to Burnaby S.P.E.C. and all other parties who have expressed an interest in matters pertaining to the modernization and expansion programme of the Chevron Refinery.

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

CARRIED UNANIMOUSLY

(20) Block 8 Except Pcl. "A", Ref. Plan 8041, D.L. 74N½, Plan 2603
REFERENCE REZONING #83/71

The Planning Department is currently preparing a report on the walkway concept for Still Creek. Although this concept is rather indefinite at this time, it has been concluded that it would be desirable to widen the limited creek right-of-way at this point. The addition of a 20 foot easement across the rear of the subject property would offer further protection for the creek as well as provide for public access.

It was therefore being recommended that the granting^{of} a 20 foot walkway easement across the rear of the property be established as a prerequisite to the rezoning of the property concerned.

In response to an objection expressed in a letter from Jo-Al Investments Ltd. regarding drainage from adjacent lands affecting its property, the municipality has no authority to regulate property levels and the dispute over drainage is a matter for resolution by the affected property owners. The truck terminal was established first, in 1966, and the adjoining property owner to the West followed.

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It was recommended that Jo-Al Investments Ltd. be informed that, the drainage problem concerning the Company is a matter for resolution between the parties affected.

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

CARRIED UNANIMOUSLY

(21) Burnaby Noise or Sound Abatement By-law 1972 (Chevron Canada Limited)

Chevron Canada Limited has written to provide an outline of the noise survey the Company proposes to undertake.

The following was being offered on the points made in the letter from the Company:

- (a) The study should cover not only the equipment in use, or to be used, but also the use of other protective measures, such as screening etc.
- (b) It will be necessary to know what the Company will have to do in the way of work and expenditure in order to meet the requirements of the By-law.
- (c) The testing procedures of the Company's consultants will be observed.

It was recommended that a copy of the foregoing report be sent to Chevron Canada Ltd. as well as all other parties who have expressed an interest in the modernization and expansion programme of the Company.

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

CARRIED UNANIMOUSLY

(22) 1971 Report of Personnel Department

The report, for the year 1971, of the Personnel Department was being submitted herewith.

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

CARRIED UNANIMOUSLY

(23) 1973 Canada Summer Games

It was recommended that Council appoint a representative to the Selection Committee that has been established to consider proposals for the design of a public facility at Burnaby Lake for use in connection with the 1973 Canada Summer Games.

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MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DRUMMOND:
"That Alderman Lawson be the Council appointee to the
Selection Committee mentioned by the Manager."

CARRIED UNANIMOUSLY

(24) 50 acre site formerly within the Forest Lawn Cemetery

It was recommended that Council:

- (a) Agree to consider a residential development proposal for the above property, particulars of which are shown on an accompanying sketch.
- (b) Authorize the Planning Department to work with the developer in the preparation of a suitable plan of development on the basis of the objectives and criteria indicated in the report.
- (c) Agree that a Community Plan be established which will guide the overall development of the total site.
- (d) Agree to a staged development whereby rezoning to CD will take place on a progressive basis as a means of implementing the Community Plan.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That the recommendations of the Manager be adopted and the Planning Department, in considering the plan of development for the area, give particular attention to the matter of providing adequate screening of the development and the setting of the residences proposed to be built a sufficient distance back from the Western limit of the site so as to eliminate or minimize any potential nuisance that could be caused by the presence of the Motor Vehicle Testing Station adjacent to the area; and further, the Planning Department determine whose responsibility it will be to develop the park site that is designated on the plan for the 50 acre site."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 9:00 P.M.

THE COMMITTEE RECONVENED AT 9:15 P.M.

(25) Lots 7 and 8, Block 39, D.L. 189, Plan 4953
(Kreutziger)

The Traffic Supervisor in the Engineering Department has concluded that traffic problems would not result on the lane serving the above two properties after homes were built on them.

The Planning Department shares the same view.

It was recommended that the owner of the subject properties be permitted to obtain a permit to construct one house on the enlarged Lot 7 and another on Lot 8 after meeting the requirements of the Building Department.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CONSTABLE:
"That the report of the Manager be tabled until the Municipal Manager advises of the effect that might occur if further development of the area in which the subject properties are located occurs.

IN FAVOUR - ALDERMAN DRUMMOND,
CONSTABLE, CLARK

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AGAINST -- ALDERMEN LADNER,
BLAIR, LAWSON AND DOWDING
MAYOR PRITTE

MOTION LOST

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That action on the development proposal planned for the subject
Lots 7 and 8 be deferred until the owner of the properties can
produce a report from the Engineering Firm he has retained which
indicates the effect the planned development will have on the
stability of the soil in the area where the properties are located."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DRUMMOND:
"That the Municipal Manager:

- (a) Investigate the possibility of all the municipal land
on the North face of Capitol Hill, including the road
allowances, being reserved as a green belt or some
related use,
- (b) provide an indication as to the costs which could be
anticipated if a soil survey was made of the North face
of Capitol Hill."

CARRIED

AGAINST -- ALDERMAN BLAIR (The part
of the resolution covered by (a),
and ALDERMAN LADNER & BLAIR against
the part covered by (b)).

ALDERMAN DRUMMOND LEFT THE MEETING.

(26) Bonsor Park
REFERENCE RZ #5/72

The 1969 Apartment Study does not present a plan for future road
patterns in the vicinity of Bonsor Park but the Community Plan for
the Kingsway-Nelson Town Centre does develop a plan for the road
system in the area.

The road work proposed in connection with the captioned rezoning;
namely, the closure of Fern Avenue between Brief Street and the
B. C. Hydro and Power Authority right-of-way and the widening of
Bonsor Avenue and Brief Street, is consistent with this plan.

A design for the parking area which will be established for use
by those patrons of the swimming pool and of the remaining proposed
buildings to be included in the development has not been finalized.
This matter was deleted from the Preliminary Plan Approval to
enable the Planning Department to work with the staff of the Parks
and Recreation Commission toward the establishment of a proper
integration of parking areas, pedestrian areas and buildings which
would best serve the type of park desired for the area. No progress

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has been made as yet but a meeting will be taking place to arrive at some practical solution in this regard.

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

CARRIED UNANIMOUSLY

ALDERMAN LADNER introduced the matter of the proposed Local Improvement on Government Street between Phillips Avenue and Brighton Avenue.

He contended that the Council was initiating the same work now that was initiated last year, but it was being done in two parts. He added that the property owners concerned are extremely annoyed about this action. Alderman Ladner pointed out that there are only about two weeks left in which the owners can petition against the work and it was therefore imperative that Council reconsider its Local Improvement for the subject portion of Government Street.

Alderman Ladner proposed that the Local Improvement planned for Government Street from Brighton Avenue to Phillips Avenue be withdrawn and that all owners involved be advised that, in view of the petition Council received against the project last year, there is no intention to proceed with the current project unless a petition is received from the owners concerned asking for the work.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN CONSTABLE:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the meeting continue past the hour of 10:30 p.m."

CARRIED

AGAINST -- ALDERMAN CLARK

* * *

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1972" #6055

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1972" #6056

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1972" #6058

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1972" #6059

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1972" #6060

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. 18, 1972 #6055

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (PM1)

Reference RZ #91/71

Lot 65, D.L. 29, Plan 38396

(7460 - 13th Avenue -- Located on the South side of 13th Avenue, approximately 313 feet East of Kingsway)

(2) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1972 #6056

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

Reference RZ #92/71

Lots 24 and 25 and the West 13 feet of Lot 23, Block 12, D.L. 121, Plan 1054

Lot "C", Block 12, D.L. 121, Plan 16620

(4459 and 4455 Pender Street -- Located on the North side of Pender Street approximately 145 feet West of Willingdon Avenue)

(3) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1972 #6058

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

Reference RZ #83/71

Block 8 except Pcl. "A", Ref. Pl. 8041, D.L. 74N $\frac{1}{2}$, Plan 2603

(5337 Regent Street -- Located on the North side of Regent Street approximately 409 feet East of its intersection with Royal Oak Avenue)

(4) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1972 #6059

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

Reference RZ #89/71

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

(4927 and 4929 Canada Way -- Located on the South side of Canada Way opposite the end of Norland Avenue)

(5) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1972 #6060

Reference RZ #7/72

(a) FROM GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot "B", Block 2 West part, D.L.'s 151/3, Plan 15880

(b) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot 18, Block 1, D.L. 153, Plan 1662
Lots 19 and 20, Block 1, D.L.'s 151/3, Plan 1662

(c) FROM RESIDENTIAL DISTRICT FIVE (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Lot 1, Block 1, D.L.'s 151/3, Plan 1662

(d) That part of the Chaffey Avenue road allowance between Kingsway and Grange Street

(4325/45 Kingsway, 5757, 5775 and 5791 Chaffey Avenue, 4289 Kingsway -- Located between Grange Street and Kingsway approximately 528 feet East of its intersection with Barker Avenue)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

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

CARRIED

ALDERMAN BLAIR AGAINST BY-LAW NO. 6055
(Burnaby Zoning By-law 1965, Amendment
By-law No. 18, 1972)

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. 18, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 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. 20, 1972"

#6057 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:

(6) BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1972 #6057

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference RZ #5/72

(a) Lots 11, 18, 20, 21, 22, 24 and 26, Block 24, D.L. 152, Plan 2001

(b) Lots 19, 23 and 25, Block 24, D.L. 151/3, Plan 2001

(6590 Fern Avenue, 6691, 6663, 6649, 6635, 6607, 6579, 6671, 6621
and 6591 Lily Avenue)

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Mr. Leonard Koole, Barrister and Solicitor, submitted a letter on behalf of the owner of 6567 Lily Avenue in which concern was expressed regarding the above rezoning proposal, the point being that the owner's property was not being rezoned in a like manner.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR
"That the letter from Mr. Koole be referred to the Planning Department for a reply."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"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. 20, 1972" be now read three times."

CARRIED UNANIMOUSLY

* * *

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

"BURNABY TEMPORARY LOAN AUTHORIZATION BY-LAW NOS. 1 TO 6, 1972" #6066 to #6071

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

"BURNABY COMPREHENSIVE LOAN AUTHORIZATION BY-LAW NO. 1, 1972" #6073

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 2, 1972 " #6074

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1972" #6075

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

CARRIED UNANIMOUSLY

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

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 three times."

CARRIED UNANIMOUSLY

* * *

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CONSTABLE:

"That Alderman Dailly be granted a Leave of Absence from this meeting."

CARRIED UNANIMOUSLY

Burnaby Zoning By-Law 1965, Amendment By-law No. 9, 1971 #5854
came forward for Reconsideration and Final Adoption. This By-law
provides for the following proposed rezoning:

Reference RZ #69/70

FROM M1 TO P8

Lots 8 and 9, Block 1, D.L. 119, Plan 2855

(4372 and 4392 Halifax Street)

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1971" #5854

"BURNABY ROAD CLOSING BY-LAW NO. 3, 1972" #6051

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1972" #6065

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT #6061
BY-LAW 1972"

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW #6062
NO. 1, 1972"

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

CARRIED UNANIMOUSLY

* * *