

JULY 31, 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, July 31, 1972 at 7:00 p.m.

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

ABSENT:            Mayor R. W. Prittle;  
                     Alderman T. W. Constable;

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the minutes of the Council Meeting held on July 17, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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DELEGATION

Chairman, Burnaby Parks and Recreation Commission, wrote to request an audience with Council in connection with a proposed Ice Rink in the Kensington Park Area.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR ARRIVED AT THE MEETING.

The Chairman of the Commission, Mr. A. H. Pride, then spoke and made the following points in his submission:

- (a) At the time the 1972 Parks By-law was detailed, the Parks and Recreation Commission had proposed an addition to the present municipal rink to provide the needed additional ice surface. Subsequent to that, the Commission met on three occasions with many community groups and organizations who would use the rink and has decided to build a separate full-sized rink instead of adding to the present one.

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- (b) By positioning the second rink in Kensington Park and by adding one or two additional facilities the needs of the community will be much better met.
- (c) The arrangements Council has made for a privately-financed Ice rink across from the Municipal Rink influenced the decision of the Commission not to follow the original plan.
- (d) The cost of the separate facility will be more than the \$500,000.00 provided in the 1972 Parks By-law.
- (e) Carlberg Jackson Partners have been engaged as Architects to produce sketches and have checked these with the Kensington Area Community Groups. It is felt the proposal advanced by the Architects will provide an excellent and functional facility.
- (f) The total cost of constructing and equipping the facility, plus the setting, should not exceed \$800,000.00.
- (g) The Commission was therefore requesting that Council authorize an expenditure of \$300,000.00, to be added to the \$500,000.00 now on hand from the Parks By-law, to build Rink No. 2. The money could be taken from Pool No. 2 Cash Reserve, which is now not needed.
- (h) The Commission was also requesting an early reply so that the rink can be started as quickly as possible and the facility open for use at the beginning of the 1973 Burnaby Hockey Season. A further advantage to an early start would be the possibility of capitalizing on additional Federal-Provincial Loan Funds and their rebatement feature.
- (i) Precise particulars of the proposed Kensington Park skating rink are shown on a Summary Sheet that was being distributed to the members of Council this evening.
- (j) The proposed rink will have no unnecessary features, including no concessions or space for dancing arrangements when the building was not being used for skating.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the request of the Parks and Recreation Commission be granted on the basis that the sum involved (\$300,000.00) will be appropriated from the Pool No. 2 Cash Reserve."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:  
"That all of the below listed Original Communications be received and action on the subjects of the letters from Mr. B. C. Bellinger, Mr. H. C. Welch, and the Drop-in Centre of the Vancouver Heights United Church be deferred until consideration of Items (30), (39) and (24) of the Municipal Manager's Report No. 48, 1972 later in the evening."

CARRIED UNANIMOUSLY

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Mr. Darwin McMahon, Secretary, Kinsmen Club of North Burnaby, submitted a letter requesting permission to hold the Kinsmen Apple Drive on various dates.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That permission be granted to the Club to conduct its campaign on October 6th and 7, 1972."

CARRIED UNANIMOUSLY

Mrs. Alma Donnelly, Executive Secretary, South Burnaby Branch No. 83, Royal Canadian Legion, wrote to request permission to hold a Parade on September 16, 1972 commencing at 4:00 p.m. from the parking lot on Marlborough Avenue along Kingsway to Grimmer Street and then along Grimmer Street to the building of the Branch.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That permission be granted to the Legion to conduct the Parade along the route indicated at the time mentioned, subject to:

- (a) The approvals of the R.C.M.P. and the Municipal Engineer.
- (b) The Department of Highways having no objection to the use of the portion of Kingsway involved."

CARRIED UNANIMOUSLY

Mr. E. Gregg, Race Organizer, Anglia-Norco Bicycle Club, submitted a letter requesting permission to have three bicycle races between 11:00 a.m. and 4:00 p.m. on August 6th in the Lake City Industrial Park Area along a route outlined on an accompanying map.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That permission be granted to the Club to conduct its activities at the time and along the route indicated, subject to the approvals of the R.C.M.P. and the Municipal Engineer."

CARRIED UNANIMOUSLY

The Honourable W. K. Kiernan, Minister of Recreation and Conservation - Minister of Travel Industry, wrote to advise that he does not believe the "S.S. Beaver" would be economically adaptable as a continuing live display over any prolonged period of time but that he understood a number of communities in the Province have expressed interest in acquiring the ship as a static display.

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, wrote to advise that the resolutions from Council concerning Parcel Tax - Local Improvements, Acquisition of Easements and Municipal Approval of Strata Title Corporations will be presented by the U.B.C.M. directly to the Department of the Provincial Government concerned with the subjects of them and will therefore not be submitted to the 1972 Convention of the Union.

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Mrs. Lois Boyce, President, British Columbia Environmental Council, submitted a copy of a letter addressed jointly to the Prime Minister of Canada and the Premier of British Columbia in which she urged the Federal and Provincial Governments to delay all West Coast Deepsea Port Development until a study can be made of the actual need for port facilities.

Mr. Kevin N. Fox, Chairman, Metropolitan Board of Health of Greater Vancouver, submitted a Brief requesting that Council endorse the Initiative shown by the Board in seeking assistance from the Province of British Columbia in developing more effective adequate mental health services for those residing in the metropolitan area.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN LAWSON:  
"That the Brief from the Metropolitan Board of Health of Greater Vancouver be endorsed in principle."

CARRIED UNANIMOUSLY

Mr. R. L. Davison, Director, Library Development Commission, submitted a circular asking for comments on a publication entitled "A Proposal for Province-Wide Organization of Library Services in British Columbia".

Mr. Bryan L. Bacon, Chief Librarian, Burnaby Public Library Board, submitted a report on the subject of the submission from the Library Development Commission in which it was recommended that Council support, in principle, the suggestions for future library development that are described in the submission.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:  
"That Council support the position which the Burnaby Library Board has taken to endorse the suggestion in the Brief from the Library Development Commission."

CARRIED UNANIMOUSLY

Mr. B. C. Bellinger submitted a letter expressing criticism regarding a variety of municipal activities.

Mr. H. C. Welch wrote to register a complaint concerning a dust problem and the restoration of a gravel parking area following a storm sewer installation in the Parkcrest Area.

Mr. Thomas McGrath submitted a letter expressing support for a request from those operating a Drop-In Centre at the Vancouver Heights United Church that the municipality supply that group with various sports equipment.

Mr. Greg Tolliday, Signing Officer, Link-Up, Vancouver Heights United Church, wrote to request that the municipality supply his organization with various sports equipment.

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Mr. Roy Daniels submitted a letter requesting permission to close Irmin Street between McPherson Avenue and Buller Avenue in order that the residents of the 5700 and 5800 Blocks Irmin Street can hold a party there on August 5, 1972 commencing at approximately 8:00 p.m. and finishing at 1:00 a.m.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:

"That permission be granted to those represented by Mr. Daniels to conduct the party mentioned in the area and at the time indicated, subject to the approvals of the R.C.M.P. and the Municipal Engineer."

CARRIED UNANIMOUSLY

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T A B L E D

I T E M S

The following matters were then lifted from the table:

- (a) Request of the Greater Vancouver Helpful Neighbour Society for accommodation

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That item 37 of the Municipal Manager's Report No. 48, 1972, which deals with the request of the Society, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(37) The Greater Vancouver Helpful Neighbour Society

The only municipal building available for the purposes of the Society is the Civil Defence building in Confederation Park. Unfortunately, it is only available for three days a week and does not have storage accommodation that would be required by the Society.

The Assistant Social Services Administrator, as a result of a discussion with Mrs. Richards of the Society, suggested she attempt to locate suitable accommodation on a lease basis.

Mrs. Richards located a store front vacancy at 3731 Hastings Street, which is 500 square feet in area and can be rented for \$85.00 per month.

Section 202(h) of the Municipal Act allows Council to grant aid to any organization deemed to be contributing to the general interests and advantage of the municipality.

It was recommended that Council authorize the payment of \$85.00 per month for the building space at 3731 Hastings Street to be used by the Greater Vancouver Helpful Neighbour Society in the administration of services to the community.

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the recommendation of the Manager be adopted and that the arrangement so approved be on a month-to-month basis."

CARRIED

AGAINST -- ALDERMAN BLAIR

(b) 1972-77 Capital Improvement Programme

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That a meeting of Council be held on Monday, August 7, 1972 at 7:00 p.m. to deal with the 1972-77 Capital Improvement Programme."

CARRIED

AGAINST -- ALDERMAN CLARK

(c) Municipal Hall Capital Improvement Programme

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:  
"That this subject be referred to the meeting of Council that is to be held on Monday, August 7, 1972."

CARRIED UNANIMOUSLY

(d) Government Street between Brighton Avenue and Phillips Avenue

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That Item II of the Municipal Manager's Report No. 48, 1972, which deals with the subject at hand, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(II) Government Street between Brighton Avenue and Phillips Avenue

The street design criteria have been re-examined in the light of the fact that Government Street must function as a collector street.

The existing total effective width of the street, including the twenty foot six inch width of asphaltic pavement and gravel shoulders, varies between approximately 28 feet and 36 feet.

The work proposed was for a 36 foot wide paved road between curbs with parking permitted on both sides. There is to be a sidewalk on the North side adjacent to the curb between Piper and Brighton Avenues.

Appropriate officials of the municipality met with Mr. Greenfield on July 19th.

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An alternative improvement scheme now being explored calls for a 30 foot wide road between curbs, with no parking on the North side, and 8 foot wide bus bays behind the curb line on the North side. The sidewalk between Piper and Brighton Avenues would not necessarily need to be adjacent to the curb and gutter but some connection would need to be made at the bus stops.

It may be that people who live in the area, but not necessarily on Government Street, may object to a narrower width than 36 feet.

The contractor has been instructed to not proceed with the work that has been authorized, which may mean that the work will not be completed this year. If the Council re-initiates a Local Improvement Project for Government Street between Phillips Avenue and Brighton Avenue, it is unlikely the work could be done this year.

It was recommended that the Municipal staff involved in the matter meet with the people in the area some time in September for the purpose of:

- (a) explaining the work that is proposed to be done on the portion of Government Street between Piper and Brighton Avenues.
- (b) examining the possibility of an alternative geometric design for the Street.

It was also recommended that the subject matter be tabled until a report is submitted following the Public Meeting mentioned and that a copy of the report now at hand be sent to Mr. Greenfield.

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the previous motion be tabled until after Mr. Greenfield reads the report later in the evening."

CARRIED UNANIMOUSLY

*See Page 10 for final action on the foregoing matter.*

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:  
"That the decision of Council on July 17th concerning a proposed easement, to accommodate a conveyor for Kask Bros. Ready Mixed Concrete Ltd., over park property be reconsidered."

CARRIED

AGAINST -- ALDERMAN DAILLY

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Alderman Blair made the following points in support of his motion:

- (1) The conveyor will be on pylons.
- (2) A hopper will be provided at the end of the conveyor at Burrard Inlet.
- (3) The conveyor will occupy a swath approximately four feet wide.
- (4) The facility depositing the gravel will be a self-unloading barge.
- (5) The operation will take place twice a week for eight hours at a time.
- (6) The area to be occupied by the hopper where the barge is unloading will be approximately 150 square feet in size.

Mr. D. M. Herd wrote to request an audience with Council on the matter under discussion.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That Mr. Herd be heard."

CARRIED UNANIMOUSLY

Mr. Herd then spoke and, in addition to the points made by Mr. Alderman Blair, made the following comments:

- (a) It was felt that it was not likely the park land involved would be used for that purpose for some years.
- (b) The area intended to be used for the conveyor is a natural waterway.
- (c) The presence of a conveyor will not desecrate the park.
- (d) There would be virtually no dust whatsoever from the material used because it has been washed.
- (e) Kask Bros. intend to invest approximately \$200,000.00 in the conveyor.
- (f) The Municipality can lease the property concerned for five years but it is likely Kask Bros. will want to operate the conveyor for a longer period of time.
- (g) The conveyor will be low to the ground and will be camouflaged.
- (h) As regards the potential of the land as a public beach on Burrard Inlet, there does not seem much likelihood of this occurring because the water rises to the tracks of the railway there at high tide.



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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the request of Kask Bros. Ready Mixed Concrete Ltd. to use a portion of Parcel "A", Block 2, D.L. 215, Plan 3082 for the installation and operation of a conveyor between Burrard Inlet and property of the Company be granted, and the rezoning of the area concerned to Heavy Industrial (M3) be approved for further consideration."

CARRIED

AGAINST -- ALDERMEN DAILLY  
AND DOWDING

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That a Public Hearing be held in the Council Chambers of the Municipal Hall on Tuesday, August 15, 1972 commencing at 7:30 p.m. to receive representations in connection with all proposed amendments to the Zoning By-law that have been approved for further consideration since the last Public Hearing."

CARRIED UNANIMOUSLY

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#### ENQUIRIES

Alderman Dowding stated that people are camping in Central Park and, even though this is not allowed, the R.C.M.P. have been reluctant to compel the people to move.

It was understood by Council that the R.C.M.P. would be asked for a report on the matter.

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#### REPORTS

MAYOR PRITTE submitted a report advising that he had appointed himself, along with Aldermen Drummond and Ladner as members of the Special Committee enquiring into the policy pertaining to the awarding of contracts for Local Improvement works.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:  
"That the report of the Mayor be"

CARRIED UNANIMOUSLY

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

- (1) Burnaby Junior Chamber of Commerce - \$788.00 - to pay the costs of sending Miss Burnaby, two princesses and chaperones to the Kelowna Regatta, and also the Burnaby float and two persons to man it.

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- (2) Burnaby Tennis Club - \$750.00 - to defray expenses to be incurred when hosting the Canadian National and International Junior Tennis Championships between August 15th and August 26th at the Central Valley Tennis Courts.
- (3) Burnaby Safety Council - \$800.00 - to cover general operating expenses.
- (4) Burnaby Creative Writers' Society - \$100.00 - to help defray the costs of a bursary for a Burnaby student.
- (5) Vancouver Art Gallery - \$500.00 - to cover general operating expenses.
- (6) The Columbian 1972 Progress Edition - \$350.00 - for a half-page advertisement.
- (7) Burnaby Striders Athletic Club - \$400.00 - to cover general operating expenses.

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

CARRIED UNANIMOUSLY

The matter of improvements to Government Street  
between Brighton Avenue and Phillips Avenue was then further considered.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:  
"That Mr. Greenfield be heard."

CARRIED UNANIMOUSLY

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Mr. Greenfield stated that the report the Manager submitted to Council this evening was accurate in that it reflected that which transpired at the meeting mentioned by the Manager.

Mr. Greenfield enquired as to who would arrange the meeting and how much advance notice of it would be given.

Municipal Manager replied that he would contact Mr. Greenfield about three weeks before the meeting would be held, which would likely be toward the end of September.

A vote was then taken on the motion advanced earlier in the meeting by Alderman Ladner, and seconded by Alderman Blair, to adopt the recommendation in the Manager's Report, and it was Carried Unanimously.

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 48, 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) Big Bend Area**

The Planning Department has reported as follows on the plan of implementation and the establishment of more tangible terms of reference for development control in the Big Bend Area:

- (a) Provision is made in the Development Plan for the area for the establishment of the Riverway Sports Complex, which will meet the need for a major facility to serve the South Burnaby District. At present, the acquisition of approximately 14 acres of private property is required to complete the sports complex land assembly. The Parks Acquisition Programme recently submitted to Council has designated a high priority to the acquisition of these properties. Further provision has been made in the Capital Improvement Programme for the development of sports fields and a fieldhouse in 1973, 1974 and 1975.
- (b) The acquisition of a remaining 3.9 acres is required to complete the Riverway Golf Course land assembly. The Parks Acquisition Programme has designated the acquisition of this remaining property as a Category "C" item within the First Priority Programme. Concurrently, it is suggested that preliminary design and engineering studies related to the gradual realization of this facility be placed on the work programmes of the appropriate departments.
- (c) Although the large majority of the lands required for the development of the relocated Marine Drive are under municipal ownership, a gradual acquisition programme will be required for those currently in private control.

With this in mind, it is recommended that a preliminary engineering location design for the proposed Marine Way alignment and the Nelson Avenue connector be undertaken.

Initial attention should be focused on the alignment in the South-Eastern portion of the study area from where several enquiries have been received concerning possible acquisition by the municipality. Upon completion of this preliminary design, those properties affected will be forwarded for inclusion in the C.I.P. Major Road Acquisition Programme. Any applications for municipal acquisition received from affected properties in the interim will be dealt with on an individual basis with any recommendations being forwarded to Council for consideration.

- (d) Preliminary cost estimates relating to the basic servicing and preparation of certain municipal properties to comprise a municipally-sponsored industrial development area have now been received. Preliminary values relating to the sales revenues that could be expected from the disposal of the serviced industrial lots have also been received. Subsequent to the conclusion of an initial examination of the economic feasibility of the proposed development, on the basis of the preliminary estimates, a separate report will be forwarded to Council concerning a recommended course of action in this regard.

The Capital Improvement Programme for 1972-1977 has made provision for development funds for the future servicing and preparation of these parcels.

- (e) Acquisition of parkstrip corridors involving properties along the Fraser River foroshore area will proceed on a continual basis as development proposals are received. The undertaking from Commonwealth Construction Ltd. regarding the parkstrip implementation indicates a negotiable approach in this regard can be workable. If a negotiable approach is not feasible in some instances, provision has been made in the Parkland Acquisition Programme for possible allocation of funds for acquisition purposes.
- (f) A major land holder in the area South of the B. C. Hydro and Power Authority railway has submitted a generalized layout sketch as the basis for initial discussion concerning proposed development criteria.
- (g) In order to establish tangible guidelines for proposed development that reflect the goals and objectives of the adopted Development Plan guide, it has become necessary to initiate area rezoning. Stage I in that regard involves an area North of the B. C. Hydro and Power Authority railway. Following action on that rezoning proposal, a further rezoning submission also reflecting the development plan guidelines and involving those lands generally situated South of the railway will be forwarded to Council.
- (h) Figure "B" on the attachment indicates the existing zoning designation of all properties in the Big Bend Area. The following comments were being offered on the particular rezonings:
  - (i) The more detailed delineation of the M2 zone boundary in the Boundary Road - Greenall Avenue Area reflects the exclusion of the Mill and Timber Products Limited establishment. Considering the firm is already in existence and is contiguous to the proposed M3 area to the South and is incapable of major expansion because of site limitations, there seemed little advantage in imposing a non-conforming status on the development.
  - (ii) The properties proposed for P3 zoning and slated for inclusion within the Riverway Sports Complex and Golf Course are presently under municipal ownership. Those lands to be acquired for the Complex and Golf Course will be submitted for rezoning subsequently.
  - (iii) The three properties which were mentioned in a report the Planning Department submitted to Council on April 10, 1972 have been assigned a P2 land use designation because this was considered the most appropriate alternative in providing the most latitude in achieving the private recreational-institutional type development designated for the area.
  - (iv) Experience has shown that the peat soils which overlay most of the Big Bend Area are well suited to the development of intensive agriculture of the market gardening type. In examining the future viability of this economic activity, many discussions were held with representatives of both the Federal and Provincial Departments of Agriculture and leaders

of the farming community in the Big Bend Area itself. These sources have indicated that the market gardening will, in general, maintain its economic viability in the foreseeable future. The current rezoning proposal seeks to preserve the existing nursery and truck gardening acreage and to deter a general trend to preempt good agricultural land by other forms of development on a piecemeal basis. Although the available evidence indicates the preservation of agricultural development is an economically justifiable objective at present, and in the foreseeable future, no substantive evidence could be found that would guarantee such agricultural development could be considered equally as viable in the long run. New crop production methods, transportation innovations and merchandising techniques might occur that could jeopardize the operations of the market garden in this region. The most obvious land use alternative is park and recreation. Given the proximity to the Riverway Sports Complex and Golf Course and long range population predictions which indicate a much more densely populated region in the future, an expansion of park and recreational facilities in the area to incorporate those lands within the A3 zone would seem logical should the continued economic operation of the farms become impossible.

- (v) A rezoning proposal from M3 to M2 affecting the properties in the Byrne Road Industrial Enclave has advanced past the Public Hearing stage and is still being considered by Council. An alternative would involve a rezoning of the industrially undeveloped portions of the enclave to M2 and the retention of M3 on those sites presently under industrial development. The current rezoning proposal from M3 to M2 includes two parcels which were excluded in the original rezoning submission. One is under municipal ownership while the other is not.

- (vi) The upland boundary of the proposed A1 zone coincides with the Southern limits of the existing 200 foot residential strip fronting Marine Drive. Adjustments to this boundary will most likely occur as future residential subdivision occurs in the R5 zone.

The municipality owns several parcels that appear to be suitable for the establishment of a municipal tree and landscaping nursery in the area. Further research relating to the cost-benefits of establishing such a facility is required before the submission of related recommendations.

- (vii) The area within the existing A1 zone has been proposed for A2 designation, a category which is more compatible with the residential nature of the neighbourhood.

- (i) It was recommended that Council approve in principle:

- (a) The implementation components referred to in the report and authorize the preparation of the preliminary engineering location design required for the development of the final Marine Way alignment that is more particularly explained in the report.

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- (b) The proposed area rezonings for Stage I that are illustrated on the Figure "C" accompanying the report.

It was recommended that Council concur with the recommendations of the Planning Department.

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

CARRIED

AGAINST -- ALDERMEN DRUMMOND AND CLARK

**(2) Agreement - B. C. Telephone Company (Royal Oak Avenue and Gilpin - Moscrop Streets)**

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It was recommended that Council authorize the execution of an agreement with the B. C. Telephone Company permitting the municipality to use the Company's overhead facilities for the installation of a four-way flashing red light at the above intersection.

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

CARRIED UNANIMOUSLY

**(3) Sidewalks - Taralawn Crescent**  
**SUBDIVISION REFERENCE NO. 88/71**

It was recommended that Council authorize a contribution of \$1.50 per foot toward the cost of the contractor constructing sidewalks on both sides of Taralawn Crescent, including the "bulb" of the cul-de-sac, involved in the above subdivision, which is approximately 675 feet, with the final total contribution to be based on the actual footage of sidewalk that is built.

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

CARRIED UNANIMOUSLY

**(4) Easements--(a) Lot "A", Blk. 45, D.L.s 189 and 218, Plan 4953 (Harrison Scalp Clinic Ltd.)**  
**(b) Lot "B", Blk. 49, D.L.'s 189 and 218, Plan 4953 (Fergusson)**  
**PLANS CANCELLATION NO. 54/68**

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It was recommended that Council authorize the acquisition of easements over portions of the above described properties, for municipal services and walkway purposes, at no cost to the Corporation, and that authority be granted to execute the documents.

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

CARRIED UNANIMOUSLY

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(5) Water Lot 6317 (Macmillan Bloedel Limited)

It was recommended that:

- (a) The Sub-lease of Water Lot 6317 to Macmillan Bloedel Industries Limited be extended from May 15, 1972 to October 16, 1972, on the basis that the rates and conditions prevailing in the current lease are applied.
- (b) The municipality consent to the issuance of the lease by the North Fraser Harbour Commissioners to the Company, for log booming and sorting purposes, over that portion of the Water Lot covered by the present sub-lease, for a one year period commencing October 17, 1972.
- (c) The North Fraser Harbour Commissioners be advised accordingly.

*During consideration of the foregoing, a point was made in Council that the policy of the North Fraser Harbour Commissioners to only grant leases to the actual user or occupier of the Water Lot areas means that the Corporation will no longer be able to collect rentals from the lessees of the Water Lots.*

*A suggestion was made that, until some arrangement is made whereby the municipality will not lose the revenue, the Council should refuse to grant its consent to the issuance of any lease by the North Fraser Harbour Commissioners.*

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the requests from Macmillan Bloedel Industries Limited be tabled and the policy of the North Fraser Harbour Commission, as explained in greater detail in the report, be reviewed to determine whether there might be some way the municipality will not lose the revenue from the leasing of Water Lots."

CARRIED UNANIMOUSLY

(6) 3777 Eton Street

The Corporation will be proceeding with Court action to bring the above premises into conformity with the Unsightly Premises By-law because the owner of the property has not tidied his land, as directed by the Chief Public Health Inspector.

It was recommended that a copy of the foregoing report be sent to those who petitioned Council about the condition of the premises.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Woodsworth Street from Douglas Road to Norland Avenue  
BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1972

It was recommended that the limits of the Local Improvement work for the above portion of Woodsworth Street be amended to read

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"Woodsworth Street from Norland Avenue to the East boundary line of Parcel 1, Expl. Plan 10806, S.D. "C", Blks. 7 and 9, D.L.'s 74 and 76, Plan 9883, with the length of that to be 1350 feet and the cost \$33,750.00.

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

CARRIED UNANIMOUSLY

(8) Dental Plan - Mutual Benefit Society

It was recommended that Council authorize an increase in the benefits under the Dental plan administered by the above Society from 80% to 90% of basic dentistry, with the municipality paying 60% of the increased costs.

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

CARRIED UNANIMOUSLY

(9) Lot "A", Blocks 2/4, D.L. 28, Plan 2162  
(Rezoning Reference No. 20/71)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1756

A revised development plan has been implemented for the above property as a result of an application to rezone a portion of it to C2 being defeated. In that regard, the project has been redesigned so as to contain the dental clinic entirely within the commercially-zoned portion of the site, with a resulting loss of usable floor area, but a building which satisfies by-law requirements. Access to and from the site will be via a driveway onto Edmonds Street.

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

CARRIED UNANIMOUSLY

(10) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between June 19th and July 14, 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

(11) Government Street between Brighton Avenue and Phillips Avenue

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



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(12) Monthly Report of Fire Department

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

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

CARRIED UNANIMOUSLY

(13) Shell Oil Refinery

The Chief Public Health Inspector has received an explanation from the Refinery Manager for Shell Canada Ltd. of the air pollution incidents which occurred at the Refinery on July 8th and 17, 1972.

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

CARRIED UNANIMOUSLY

(14) Easement - Lot "A", Expt. Pl. 9664, S.D. 2, Blk. 3, D.L. 120, Plan 3482

It was recommended that Council authorize the acquisition of an easement to the piped watercourse on the above described property, on the condition that the owner of the property will not be held responsible for the future operation and maintenance of the said piped watercourse.

(15) Pipe Crossing Agreement - Mile 0.52 Sussex Branch (Canadian National Railway Company)

It was recommended that Council authorize the execution of an agreement with the Canadian National Railway Company covering the crossing by the municipality of the Railway of the Company at the captioned location with a watermain.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the recommendations of the Manager covering Items (14) and (15) be adopted."

CARRIED UNANIMOUSLY

(16) Fly-past for Countdown '73 (Canada Summer Games Society)

The Canada Summer Games Society has asked for favourable consideration of a proposal to have four, 101 - jet fighter aircraft from Comox make two fly-pasts over Burnaby and New Westminster at an altitude of 500 to 1,000 feet as part of the Countdown '73 Ceremonies on August 3, 1972 commencing at approximately 11:00 a.m.

It was recommended that the request of the Society be approved.

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

CARRIED UNANIMOUSLY

(17) Lot 71, D.L. 159, Plan 27732 (Custock)  
SUBDIVISION REFERENCE NO. 13/70

Further discussions have taken place between the above noted and the Planning Department in regard to a proposal involving the Patrick Street road allowance which arose from his application to subdivide the above described property. If Mr. Custock proceeds with the subdivision either by depositing the funds to extend Patrick Street approximately 30 feet or by providing the letter originally required by the Approving Officer, no further action would be required of Council and there will be no need to consider closing Patrick Street.

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

CARRIED UNANIMOUSLY

(18) PROPOSED WAREHOUSE SALES FACILITY REGULATIONS

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

- (a) Recent discussions have been held with representatives of commercial firms and developers concerning the possibility of locating major warehouse sales facilities in the municipality. Such proposals involve the development of a building with a gross floor area of approximately 170,000 square feet on a large site. The warehouse would occupy 106,000 square feet, the retail sales and display area would be 45,000 square feet and offices would be 19,000 square feet. The building would also be provided with parking space at a ratio of approximately one space for each 538 square feet of building area. Such a facility would serve as a storage and distribution centre for various outlets in the Lower Mainland area, as well as providing a retail sales outlet for such items as furniture, floor coverings, household appliances, etc.
- (b) At the scale of development envisaged, both the warehouse and the retail outlet would be considered principal uses. There is no provision, under the Zoning By-Law, for the development of such a dual use in either Commercial or Industrial Districts.
- (c) The permitting of large commercial developments in industrial areas would be in direct conflict with the basic zoning philosophy. In addition, traffic generating commercial establishments would tend to overtax the street system, originally planned for industrial purposes, and create traffic problems. A further consequence of such a mixture would be <sup>be</sup>preemption of the frontage of many large industrial tracts by commercially-oriented uses.

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- (d) The above point would not apply to nearly the same degree if an upper limit was imposed on the commercial portion of the warehouse sales establishment. The number of specialized facilities of this type will likely be quite small, which would permit the tailoring of any proposed development regulations.
- (e) A preferable approach would be the inclusion of the special type of use in one of the existing categories. The Comprehensive Development District (CD) is considered to be the most suitable in that regard.
- (f) It was recommended that Council advance to a Public Hearing the following proposed amendments to the text of the Zoning By-Law to incorporate the above conclusion:

- (1) The addition of warehouse sales establishments to the CD (Comprehensive Development) District as follows:

"(5) Warehouse sales establishments, subject to the following requirements:

- (a) A floor area of 100,000 square feet or more devoted to warehousing.
- (b) A floor area of between 30,000 square feet and 50,000 square feet devoted to retail sales and display.
- (c) The provision of off-street parking in accordance with Schedule VIII of this By-Law."

- (2) The addition of the following clause to Section 800.4 (Required Off-Street Parking Spaces):

<u>"</u>	<u>Use</u>	<u>Required Parking Spaces</u>
(25)	Warehouse sales establishments developed under the CD Zoning District category.	1 for each 600 sq. ft. of gross floor area."

It was recommended that the recommendations of the Planning Department be adopted.

*During consideration of the foregoing report in Council, it was suggested that the object of the Planning Department's proposal perhaps could be attained by introducing new regulations under the Land Use Contract provisions of the Municipal Act.*

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:

"That action on the proposal advanced in the report of the Manager be deferred until the Planning Department submits a report indicating the feasibility of utilizing the provisions of the Municipal Act relating to Land Use Contracts for the purpose intended; the recommendations mentioned in the report now at hand."

CARRIED UNANIMOUSLY

(19) 6565 - 12th Avenue

It was not possible to submit a report to Council this evening on a complaint concerning alleged unsightly premises at 6565 -12th Avenue because of the complexity of the matter and the desire to factually prepare pertinent information.

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It was recommended that Mr. and Mrs. Furlani, who along with others initiated the complaint, be advised that a report on the complaint will be submitted to Council on August 14, 1972.

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

CARRIED UNANIMOUSLY

(20) Boulevard and Steps-Dickson (4277 Price Crescent)

The Engineer has completed his investigation of complaints lodged by the above noted at the Court of Revision which was held in regard to the Local Improvement Frontage Tax Assessment Roll and Sewer Utility Assessment Roll on May 4, 1972 concerning the unfinished appearance of a boulevard and steps between the sidewalk that was built and the one on the property of the Dicksons.

In that regard, the Municipal Engineer has indicated the following:

- (a) A contractor is presently engaged in restoring the boulevard, and it is expected this work will be completed by no later than July 31, 1972.
- (b) Arrangements have been <sup>made</sup> with the topsoil supply contractor to provide the Dicksons with 2.5 cubic yards of additional soil for remedying the situation involving the unequal heights of three risers on the steps.
- (c) The contracting firm constructing the sidewalk will repair the crack in it, if considered necessary by the Engineering Department.
- (d) The problem concerning parking in the lane has been resolved to the satisfaction of the Dicksons.

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

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

CARRIED UNANIMOUSLY

(21) Lot 85, D.L. 74, Plan 30139  
REZONING REFERENCE NO. 29/72

The Architect preparing a development scheme for a portion of the above described property wishes the Easterly 269.11 feet of the land rezoned to Neighbourhood Institutional District (P1) rather than the Easterly 239 feet as was originally proposed.

It was recommended that the revision in the limits of the area to be rezoned be approved.

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

CARRIED UNANIMOUSLY

(22) (a) Lots 8, 9, 15 and "B" W. 50', Block 5, D.L. 28C, Plan 627  
(b) Truck Traffic - 17th Avenue

Under the Street and Traffic By-Law, any truck in excess of 30,000 pounds G.V.W., when going to or leaving a destination, must take the

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shortest and most direct way to a truck route. As neither Edmonds Street nor Sixth Street are classed as truck routes, one of the shortest and most direct ways from a truck route (Canada Way) is along 17th Avenue.

In October, 1971, consideration was given the matter of designating Sixth Street as a truck route, in preference to Canada Way, but it was decided to not so do because:

- (1) Canada Way can accommodate more moving traffic than Sixth Street.
- (2) Sixth Street has a comparatively greater grade than Canada Way.
- (3) Turning movements by large trucks would be difficult at the Edmonds-Canada Way intersection if they have to gain access by way of Sixth Street.
- (4) The New Westminster portion of Sixth Street is not a truck route.

Adanac Lumber (whose premises<sup>are</sup> on Sixth Street at 17th Avenue) operate two trucks that are both below the weights covered by the By-Law. There are trucks in excess of 30,000 pounds G.V.W. that deliver supplies to the Lumber Firm but the majority of them enter and leave the premises via Edmonds or Sixth Streets.

The By-Law covering the rezoning of the property (which is that described in caption) has been given Two Readings by Council.

It was recommended that:

- (i) Sixth Street not be classified as a truck route.
- (ii) no change be made in the proposal to rezone the land concerned to Service Commercial District (C4), as is currently proposed;
- (iii) a copy of the foregoing report be sent to those who complained to Council (Messrs. R. J. Hamilton and G. N. Daumais).

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

CARRIED UNANIMOUSLY

- (23) Lots 38 and 39, D.L.'s 69/70, Plan 39735  
REZONING REFERENCE NO. 18/71

The restrictive covenant which was registered by the Corporation against a portion of the above described properties following its rezoning to CD in 1971, which was done to protect the position of the municipality while facilitating a subdivision of the site, can now be removed on the conditions that:

- (a) a sanitary sewer line is installed, at an estimated cost of \$6,000.00, in the existing easment along the North 20' of the properties between Sumner Avenue and the Gilmore Diversion;
- (b) The West end of the existing building is improved to meet the requirements of the Building Code for a wall constructed on a zero setback.

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It was recommended that Council authorize the removal of the restrictive covenant, subject to the two conditions listed.

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

CARRIED UNANIMOUSLY

(24) Vancouver Heights Drop-In Centre (McGrath and Tolliday)

The above Organization has never contacted the Parks and Recreation Commission so the reference in the letters from Messrs. Thomas McGrath and G. Tolliday to being promised some athletic equipment must be to someone other than the municipality.

It was recommended that the two gentlemen be advised to contact the Recreation Director, who will be pleased to consider the request for the equipment.

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

CARRIED UNANIMOUSLY

(25) Subdivision Reference No. 239/71

A subdivision of the property covered by the above reference number will, as a result of being serviced, benefit four municipal lots.

It was therefore recommended that Council authorize the sharing by the municipality, on a 50-50 basis, of the costs of constructing the road and watermain mentioned in the accompanying report from the Planning Department (exclusive of house connections and storm sewer installation on Monarch Street) based on the actual costs provided by the contractor, with such cost to include engineering charges but not the 4% inspection fee and not to exceed \$9,086.00.

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

CARRIED UNANIMOUSLY

(26) Grimmer Street from Dunblane Avenue to Marlborough Avenue

On November 15, 1971, the Council directed that the construction of the above portion of Grimmer Street be withheld until matters involving road abandonment, consolidation with existing private properties and rezoning were concluded.

The following proposals were made in regard to Lots 13 and 14 abutting Grimmer Street:

- (a) They be allowed to develop to an RM3 standard under the provisions of the 1965 Zoning By-Law.
- (b) The area of the two properties be increased by adding a portion of Grimmer Street in order to allow R6 development.

The second proposal was accepted but later abandoned by Council.

The paving of Grimmer Street was included in the 1971 Programme but, before proceeding, the owners of Lots 13 and 14 were contacted to ensure they realized that they would be restricted as far as future development potential was concerned if the road was built. An objection

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was expressed to the paying for the 33 feet required from Grimmer Street for consolidation with the Lots 13 and 14. Negotiations have been undertaken since then but no agreement has been reached as regards the value of the South 33 feet of the road allowance.

The road work was included in a contract with Columbia Bitulithic in the expectation that the matter would be resolved before the work was done. The Engineering Department omitted to tell the contractor to withhold construction of the road so the work started. When the error was caught, work was stopped. The job is about 25% complete.

The road should be built on the North half of the road allowance, as planned, or else the lots on the South will be "locked-in".

It was recommended that authority be granted to proceed with and complete the paving of Grimmer Street in the North half of the road allowance, as planned.

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

CARRIED UNANIMOUSLY

(27) Watermain - Sperling Avenue (Burnaby Lake Public Facility)

In order to service the Burnaby Lake Public Facility with water, it will be necessary to extend the 8 inch watermain on Sperling Avenue from Sprott Street South a distance of approximately 1,650 feet at a total estimated cost of \$25,000.00.

Council recently agreed to pay for a 3 inch plastic water service from Sperling Avenue a distance East of about 1,400 feet to the Burnaby Lake Public Facility building proper, at an estimated cost of \$5,000.00, which was part of the total cost of \$75,000.00 to service the project with sewer, water, electrical, roads, parking and street lighting.

Provision will be made at the site for fire trucks to draw directly from the Lake for fire fighting purposes.

It was recommended that:

- (a) authority be granted to extend the 8 inch watermain on Sperling Avenue at an estimated cost of \$25,000.00, with the cost to be charged against the Water Utility.
- (b) a copy of the report now at hand be sent to the Canada Summer Games Society and the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

(28) Contract - Topsoil

It was recommended that Council accept the tender of V. C. Land Contractors Ltd. for the supply and placement of topsoil, as detailed in the specification referred to in the report, for a unit price of \$5.65 per cubic yard, with final payment to be based on the actual quantities and the unit prices tendered for each item.

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

CARRIED  
AGAINST -- ALDERMEN CLARK AND DRUMMOND

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- (29) (a) Lot 3, Ex. Pl. 20310, Block 3, D.L. 156, Plan 14380  
(b) Pcl. "C", Expl. Pl. 13801, S.D. "A", R.S.D. 2, Block 3, D.L. 156, Plan 5322  
(c) Lot "B", Expl. Pl. 14319, Block 3, D.L. 156, Plan 3815  
(d) Lot "F", Blocks 2 & 3, D.L. 156, Plan 19936  
REZONING REFERENCE NO. 8/71

It was recommended that Council approve for further consideration the rezoning of the above described properties to Comprehensive Development District (CD) and advance the proposal to a Public Hearing because a scheme has been prepared that is considered acceptable in that it satisfies the criteria considered desirable for the site. In particular, the design provides 35 two-storey townhouse units in a cluster layout, with underground parking in a concrete substructure for 53 vehicles. The floor area ratio is 0.525 and the unit density is 19 units per acre. The units are all three-bedroom suites built on a 19'16" module, yielding 12,000 square feet in floor area. Roughly half of the units will have partial basements and basement service entries. Care has been taken to avoid any apparent apartment characteristics and the Architect has sought to design a cluster that possesses architectural unity, with sufficient variety in building massing and spaces to reflect the diversity found in the surrounding residential neighbourhood.

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

CARRIED UNANIMOUSLY

(30) Miscellaneous Requests (Bellinger)

Answers to questions raised in the letter Council received earlier in the evening from Mr. B. C. Bellinger concerning mosquito spraying practices, reporting of problems and violations, repair of traffic signals, installation of street lights and construction of sidewalks were being provided herein.

It was recommended that a copy of the report containing the information be forwarded to Mr. Bellinger.

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

CARRIED UNANIMOUSLY

(31) Agreement - Trans Mountain Enterprises of British Columbia Ltd.  
BURNABY ROAD CLOSING BY-LAW NO. 14, 1971 AND REZONING REFERENCE  
NO. 59/70

It was recommended that Council authorize the execution of an agreement with the above Company, which provides for the inclusion of a description of a length of pipe owned by the Company in a master agreement covering the Company's pipe in road allowances.

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

CARRIED UNANIMOUSLY

(32) Streams

It was recommended that Council authorize staff to prepare a report dealing with the preservation of streams in the municipality, to include terms of reference, a list of appropriate prime consultants who are best qualified to conduct a comprehensive study of the matter and the approximate cost of such a study. The work should include:



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- (a) the establishment of criteria which makes a stream worthy of preservation, e.g. water quality, adjacent development, landscape quality, control of erosion and flooding, fishlife, etc.;
- (b) location, analysis and classification of the water-courses in the municipality;
- (c) the selection of streams deserving preservation;
- (d) recommended methods and procedures, including such items as land acquisition, treatment of banks, cleaning up of pollution sources, budget allocation, etc.

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

CARRIED

AGAINST -- ALDERMAN BLAIR

(33) Engineer's Special Estimates

It was recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$152,000.00 be approved.

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

CARRIED UNANIMOUSLY

(34) Dwelling on Eglinton Street (Doig)

It was recommended that a copy of the report <sup>being</sup> now/ submitted, which explains the circumstances pertaining to a plan Mr. and Mrs. Arthur H. Doig submitted for the construction of a dwelling on Eglinton Street, be forwarded to the Doigs.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:  
"That the regulations covering the construction of circular (loop) driveways be reviewed to determine whether they should be changed so as to allow greater flexibility in constructing such driveways."

CARRIED UNANIMOUSLY

(35) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department during the months of April, May and June, 1972 was being submitted.

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

CARRIED UNANIMOUSLY

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(36) Stride Dump

It was recommended that Council authorize an extension of the closing date for refuse disposal operations at the Stride Dump from October 15, 1972 to March 1, 1973 because necessary additional equipment required to collect refuse from residences has not been possible to obtain due to the recent Civic Strike.

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

CARRIED UNANIMOUSLY

(37) Greater Vancouver Helpful Neighbour Society

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

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

THE COMMITTEE RECONVENED AT 9:15 P.M.

(38) Subdivision Reference No. 177/70

It was recommended that Council authorize an extension of the sanitary sewer from the existing sewer on Douglas Road to the Northeasterly boundary of the property covered by the above subdivision, at a total estimated cost of \$12,000.00, to be charged against the Sewer Utility, providing the developer grants an easement to the Corporation for the sewer installation.

*Municipal Manager drew attention to the fact that the "32 lots" mentioned in his report should be changed to "45 lots".*

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

CARRIED UNANIMOUSLY

(39) Dust - Welch

The following was being submitted as a result of Council receiving a letter earlier in the evening from Mr. H. C. Welch complaining of a dust problem and the restoration of a gravel parking area following a storm sewer installation in the Parkcrest area.

Mr. Green of the Engineering Department, following his discussion with Mr. Welch, discovered that the construction of sewers on Buchanan Street was not yet complete and there was therefore no point in flushing the Street at that time. Arrangements were subsequently made to flush the Street following a complaint to the Mayor by Mr. Welch.

The crushed rock referred to by Mr. Welch is a fully graded type of aggregate normally used for mixing concrete. If an abutting property owner wished to spread a graded aggregate on the shoulder of the road fronting his property, such action is condoned by the municipality.

The storm sewer contractor is obliged to restore the condition of the Street and/or boulevard to the same or better condition than that in which he found it before commencing work. Instructions have been issued to make certain the contractor replaces the gravel shoulder with such material as Mr. Welch desires.

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It was recommended that Mr. Welch be advised of the contents of the report now at hand.

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

CARRIED UNANIMOUSLY

(40) Dog Control

Submitted herewith were a copy of:

- (a) the Dog Tax and Pound By-Law 1969;
- (b) the Animal Regulation By-Law;
- (c) a new Draft By-Law dealing with Dog Control;
- (d) two reports from the Chief Licence Inspector containing his comments on the Draft By-Law.

It was recommended that the Draft By-Law be brought forward for consideration and that the proposed changes in the Municipal Act referred to in the submission from the Chief Licence Inspector be sent to the U.B.C.M.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:  
"That the submission from the Municipal Manager be tabled and a meeting be arranged with the S.P.C.A. to discuss the proposed Draft By-Law."

CARRIED UNANIMOUSLY

(41) 1972 Annual Budget

A revised copy of the 1972 Annual Budget, along with a report indicating that this Budget contains certain information that was not available when the first one was prepared, was being submitted herewith.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the submission from the Manager be received."

CARRIED UNANIMOUSLY

(42) Municipal Hall Extension

A series of three drawings showing the concept proposed for the initial phase and the ultimate phase of the Municipal Hall Extension was being presented.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:  
"That the material from the Municipal Manager be referred to the Council meeting that is to be held on Monday, August 7, 1972."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER reported verbally that Jack Cewe Ltd. was seeking a further extension of Contract #1, 1971, which terminated on July 31, 1972, because it was not possible to complete one of the projects under that Contract, which was the paving of Imperial Street from Waltham Avenue to Kingsway, due to the fact the Company had not been able to obtain certain grade information involving the Kingsway-Waltham Intersection from the Department of Highways.

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The Manager indicated that there were 800 tons of pavement, at the rate of \$7.80 per ton, to be applied to the portion of Imperial Street mentioned.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:  
"That Jack Cewe Ltd. be asked to perform the work described by the Municipal Manager by August 7, 1972 at the prices, terms and conditions contained in Contract #15, 1972."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN CLARK:  
"That the Committee now rise and report."  
THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

CARRIED UNANIMOUSLY

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1972"	#6132
"BURNABY COUNCIL INDEMNITY BY-LAW 1972"	#6133
"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO. 3, 1972"	#6134

be 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. 40, 1972 provides for the following proposed rezoning:

Reference RZ #81/71

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

- (a) Approximately the Southerly 100 feet of:
  - (i) Lots 35 to 44 inclusive, Block 4, D.L. 77, Plan 3051
  - (ii) Lot "A" Except Expl. Plan 15753, Block 4 Pt., D.L. 77, Plan 4324
- (b) Lots 57 to 70 inclusive, 87 to 100 inclusive, 109 to 122 inclusive, and 139 to 152 inclusive, all of Block 4, D.L. 77, Plan 3051

(Located between Sprott Street and a point approximately 100 feet North of Hardwick Street from a point 132 feet East of Ardingley Avenue Easterly a distance of 462 feet)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1972"

be read two times and that:

"BURNABY COUNCIL INDEMNITY BY-LAW 1972"

"BURNABY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW  
NO. 3, 1972"

be now read three times."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"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. 27, 1972" #6094

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1972" #6097

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1972" #6095

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 27, 1972 provides  
for the following proposed rezoning:

Reference RZ #18/72

FROM RESIDENTIAL DISTRICT FOUR (R4) TO NEIGHBOURHOOD INSTITUTIONAL  
DISTRICT (P1)

Parcel "B", Reference Plan 6657, Blocks 1/2, D.L. 33, Plan 944

(4848 Willingdon Avenue)

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1972 provides for  
the following proposed rezoning:

Reference RZ #2/72

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Lots 3 and 4, Block 49, D.L. 98, Plan 1132

(5090 Victory Street)

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1972 provides for  
the following proposed rezoning:

Reference RZ #9/72

FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

July/31/1972

Lot 9 Except N. 50' and Lot 9 N. 50', Blocks 12/13, D.L. 79, Plan 2298  
(3908 and 3934 Norland Avenue)

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

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

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 27, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 28, 1972"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1972 #6126

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1972" #6131

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

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

"In Camera".

CARRIED UNANIMOUSLY