

October 15, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, October 15, 1973, at 7:00 p.m.

PRESENT:

Mayor T. W. Constable, in the Chair  
Alderman E. L. Burnham  
Alderman M. M. Gordon  
Alderman B. M. Gunn  
Alderman D. A. Lawson  
Alderman W. A. Lewarne  
Alderman G.H.F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager  
Mr. E.A.J. Ward, Deputy Municipal Clerk  
Mr. D. Stenson, Assistant Director of  
Current Planning  
Mr. E. E. Olson, Municipal Engineer  
Mr. B. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That the Minutes of the Public Hearing held on October 10, 1973, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. R. B. Biely, Manager - Income Properties, Dawson Developments Ltd.  
re Condominiums
- (b) Mr. Arnold F. C. Hean, Q.C. - re Condominiums
- (c) Mr. Arnold F. C. Hean, Q.C. - re Application for Condominium Approval -  
6715 Burlington Avenue

*It was drawn to the attention of Council that Mr. Biely of Dawson Developments Ltd. did not wish to address Council.*

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That the other Delegations be heard."

CARRIED UNANIMOUSLY

- (b) Mr. Hean then spoke briefly and stated that he had made his points in Briefs dated October 3 and 12, 1973, relating to the subject of condominiums which he had already presented and that there was no need for him to elaborate on them.

Letters were also received from the following in connection with the subject of condominiums:

- (i) Mr. S. W. Hamilton, Faculty of Commerce and Business Administration, the University of British Columbia
- (ii) Mrs. H. L. Fulkerson, Secretary, Sullivan Heights Rate-payers Association

- (c) Mr. Hean then spoke on the application for approval to convert 6715 Burlington Avenue to a condominium.

In addition to the points made in his Brief, Mr. Hean commented that:

- (i) If the building in question was to remain as a rental accommodation, the owner would lose approximately \$200.00 per month on his investment but this would not occur if the rental units could be sold under the Strata Titles Act.
- (ii) The loan the owner made from the bank to finance the structure was on the basis of a cash pay back after the units were sold.
- (iii) There is no covenant relating to the date of the repayment period for the loan, although the loan is overdue.
- (iv) 70% of the cost of the building has been loaned by the bank.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That Item (13) of the Municipal Manager's Report No. 77, 1973, which relates to the subject of the presentation by Mr. Hean, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(13) 6715 Burlington Avenue

The Municipal Solicitor has advised that, unlike other applicants who took the opportunity to do so, the applicant for the above condominium approval apparently did not deposit a Strata Plan before the Strata Titles Act was amended in April 1973. The Amendment requires that every Strata Plan be approved by the Municipal Council.

In the Solicitor's opinion, the applicant must now satisfy Council's requirements.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

*It was understood by Council that the subject of the presentation by Mr. Hean would be considered after dealing with Item (17) of the Municipal Manager's Report later in the evening.*

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That all of the below listed Original Communications be received and those items of the Municipal Manager's Report which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. J.A.E. Hasell, Executive Director, Outward Bound, wrote to express appreciation for Council's donation of \$1,200.00 and to advise that he will provide the names, backgrounds and performances at the Outward Bound School of the young men and women from Burnaby who benefited from the grant.

Mr. A. B. (Sandy) Stewart, Co-Ordinator of Scouting, Canada Games, Boy Scouts of Canada, Burnaby Region, submitted a letter together with a copy of a statistical report; indicating the services provided by 313 boys and 59 adult leaders in the Burnaby Region of the Scouts for the Canada Summer Games last August.

*When it was suggested in Council that the Scouts should be commended for the services which they rendered, Mayor Constable stated that he had already written in that regard.*

*Mayor Constable also stated that, in conjunction with Mayor Evers of New Westminster, arrangements would be made for the School Boards in Burnaby and in New Westminster to obtain a feedback from the students in the schools in the two municipalities as to the benefits which were felt accrued from having the Canada Summer Games in the two municipalities.*

Mrs. Janice Sullivan, President, Nova Scotia Water Ski Association, wrote to commend the Municipality for the Water Skiing Tournament that was held on Deer Lake as a part of the Canada Summer Games last August.

She also mentioned that the Association was hopefully looking forward to future water ski events being held at Deer Lake.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the Nova Scotia Water Ski Association be thanked for its letter but it be pointed out to the Association that it is not the policy of the Corporation to allow water skiing on Deer Lake and that this was only done for the Canada Summer Games because of their special significance.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That the previous Motion be tabled until the October 22nd meeting in order to allow the Municipal Manager to submit a report indicating the situation with respect to the use of Deer Lake for water skiing purposes."

IN FAVOUR -- ALDERMEN MERCIER, GORDON,  
BURNHAM AND LEWARNE

AGAINST -- MAYOR CONSTABLE, ALDERMEN  
STUSIAK, LAWSON, MCLEAN  
AND GUNN

MOTION LOST

it was

A vote was then taken on the original Motion and/Carried Unanimously.

Mr. Gerald N. Savory, Director, Public Affairs Programme, Centre for Continuing Education, The University of British Columbia, submitted a circular letter with which he forwarded a notice relating to a Seminar on Sewage Treatment that is being held on October 20th in the auditorium of the Industrial Education Building at the B. C. Institute of Technology in Burnaby.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That any member of Council wishing to attend the Seminar be authorized to do so."

CARRIED UNANIMOUSLY

Mr. Jack Willis, Acting Secretary General, Canadian Federation of Mayors and Municipalities, submitted a circular memo requesting the views of Council on Canada's Immigration Policy.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That Council establish a Special Committee to consider the subject of the submission from the Canadian Federation of Mayors and Municipalities."

IN FAVOUR -- ALDERMEN MERCIER, MCLEAN  
BURNHAM AND GUNN

AGAINST -- MAYOR CONSTABLE, ALDERMEN  
LAWSON, STUSIAK, GORDON  
AND LEWARNE

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BURNHAM:

"That the Canadian Federation of Mayors and Municipalities be advised that the reason no action was taken on its request was because it was felt the subject of Canada's Immigration Policy is not one that should properly be considered as being within the purview of local Government such as the Municipality of Burnaby."

CARRIED UNANIMOUSLY

Mr. C. W. Pool, P. Eng., National Director, Canadian Water Resources Association, wrote to advise that the Association will be holding its 1974 Conference in New Westminster next June.

He invited the Municipality to send representation to the Conference.

Miss C. Pipe, Guardian Secretary, Bethel No. 7, International Order of Job's Daughters, wrote to request permission to hold a Candy Drive on November 20, 1973.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That permission be granted to the Order to conduct its campaign on the date indicated."

CARRIED UNANIMOUSLY

Mr. Arthur M. Spenst, Pastor, Westminster Seventh-day Adventist Church, submitted a letter requesting permission to hold the annual Ingathering Appeal between December 1 and 23, 1973.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That permission be granted to the Church to conduct its campaign at the time indicated."

CARRIED UNANIMOUSLY

Rev. Kinh Huguet, Minister, Fraserview United Church, submitted a copy of a letter addressed to the Chief Constable for the City of Vancouver advising that the Church proposes to hold a Walk-a-thon on October 21st along a route outlined in his letter, part of which is in the City and the other part in the Municipality of Burnaby.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That permission be granted to the Fraserview United Church to conduct its activity at the time and along the part of the route in Burnaby, subject to the approvals of the Municipal Engineer, the Burnaby Detachment of the R.C.M.P. and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

Mr. A. A. Turkington, Secretary, British Columbia Juvenile Soccer Association, wrote to advise that the Association is hosting the Canadian Youth Soccer Championship Final on October 20th.

He also requested that Council host a civic banquet for the teams participating in the Final plus the Directors of the various associations involved in the Final.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the request of the British Columbia Juvenile Soccer Association be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

Mr. and Mrs. William Bogdanski and Mr. and Mrs. D. F. Warren, submitted a joint letter requesting that Municipal land east of their properties be more satisfactorily landscaped.

*Item #11 of the Municipal Manager's Report No. 77, 1973, which relates to the letter from Mr. and Mrs. Bogdanski and Mr. and Mrs. Warren, was brought forward at this time. The following is the substance of that report:*

(11) Municipal Land East of 7964, 7965 and 7972 Burnfield Crescent

It was recommended that the Municipal Engineer be directed to grade and place topsoil in the 7.5 foot strips in the above area, which is classified as a walkway, ready for the owners of the properties indicated in caption to seed and maintain in a manner normally accorded boulevards.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. Jean-Pierre Daem submitted a letter:

- (a) Advising that approximately six weeks ago a sign was placed at the corner of Lougheed Highway and Bell Avenue offering suites for sale in the building

being constructed at 9235 Lougheed Highway.

- (b) Requesting that Council take appropriate action to remove this sign because approval has not been granted to convert the apartment building in question to a condominium.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

"That the letter from Mr. Daem be referred to the Municipal Manager for a report."

CARRIED

AGAINST -- ALDERMEN GORDON AND LEWARNE

*See Page 30 for a rescinding Motion relating to the above matter.*

Mr. Arnold F. C. Hean, Q. C. submitted a letter requesting, on behalf of the property owners in the Brantford-Stanley area, that the Corporation require the dedication of land for lane purposes, as a part of Subdivision Reference No. 122/73 so that the lane allowance at the rear of the said owners' properties can be built.

*Mr. A. S. Gregson and seven other property owners involved in the proposed lane east of Brantford Avenue in the vicinity of Stanley Street submitted a petition requesting the construction of the lane.*

*Item #15 of the Municipal Manager's Report No. 77, 1973, which relates to the letter from Mr. Hean, was brought forward at this time. The following is the substance of that report:*

(15) (a) Lot 82, D.L. 92, Plan 1146  
SUBDIVISION REFERENCE NO. 122/73

(b) Lane East of Brantford Avenue in  
the Vicinity of Stanley Street

The Planning Department has, since the action taken by Council on October 1st in respect of the subject lane allowance, written to the affected residents to obtain their opinion on the merits of having the lane. It is anticipated that a report on this matter will be ready within two or three weeks. The report will also contain a reply to the comments expressed by Mr. Hean in the letter he presented to Council this evening.

It was recommended that a copy of the report at hand, together with a copy of the one Council received on October 1st, be sent to Mr. Hean.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Council was informed that the petition received this evening would be examined to determine whether it could be certified as sufficient by the Deputy Municipal Clerk.

T A B L E D I T E M S

The following matter was then lifted from the table:

Application to rezone:

REZONING REFERENCE NO. 42/73

(a) Lots 7 and 8, Blocks 23/24, D.L. 32, Plan 1444

(b) Parcel "F", Explanatory Plan 9114, Block 24, D.L. 32, Plan 812

(c) Parcel "G", Reference Plan 14141, Block 32, D.L. 152, Plan 783

to COMPREHENSIVE DEVELOPMENT DISTRICT (CD).

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That Item (4) of the Municipal Manager's Report No. 77, 1973, which relates to the above rezoning proposal, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(4) (a) Lots 7 and 8, Blocks 23/24, D.L. 32, Plan 1444

(b) Parcel "F", Explanatory Plan 9114, Block 24, D.L. 32, Plan 812

(c) Parcel "G", Reference Plan 14141, Block 32, D.L. 152, Plan 783

REZONING REFERENCE NO. 42/73

(Marlborough Mall Commercial Development)

It was recommended that Council establish the following partial prerequisites to the rezoning proposal pending further examination of the traffic routing and street pattern alternatives in the Kingsway-Nelson Area referred to in the report:

- (a) That vehicular access to the development planned to be built on the property be gained only from that portion of Marlborough Avenue south of the north side of the Irving Street road allowance.
- (b) That the easterly 33 feet of the Parcel "G" described above be dedicated for road purposes.
- (c) That funds be deposited to cover the cost of constructing Marlborough Avenue to a finished 46-foot pavement standard complete with concrete curbs, gutters, sidewalks and ornamental street lights from the north side of Irving Street to Kingsway.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN LEWARNE

Alderman Gunn endeavoured to introduce a Motion on Electoral Reform but received no support for his proposal.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

"That:

"WHEREAS our waterfront property along Burrard Inlet is a part of Burnaby; and

WHEREAS activities along this waterfront affect our citizens; and

WHEREAS the National Harbours Board has jurisdiction over this waterfront; and

WHEREAS decisions made on the use of this waterfront have, in the past, not been in keeping with the aspirations of the people of Burnaby;

BE IT THEREFORE RESOLVED that Burnaby petition the Federal Government, through its elected representatives and two Senators in the area, the Minister of Transport and the National Harbours Board (both local and in Ottawa) for a Council member to be included on the Local National Harbours Board and to have voting powers."

CARRIED UNANIMOUSLY

#### ENQUIRIES

Alderman Mercier suggested that the application of screening regulations for air conditioning equipment, by the Planning Department, seems rather flexible because the information conveyed to applicants varies depending on who in the Department deals with the matter.

Mr. Stenson stated that the regulations in question are such that they permit a considerable degree of flexibility in applying them.

Alderman Lewarne suggested that the watercourse at the East end of Deer Lake overflows sometimes and causes damage to adjacent properties. He suggested that the reason for this was the silt buildup at the end of the watercourse where it enters the Lake.

Municipal Engineer stated that the matter is given attention when considered necessary but pointed out that the owners of private properties over which the watercourse travels are responsible for its maintenance whereas the Municipality is responsible at road and lane crossings.

He also mentioned that a subdivision which is occurring in the area will result in the watercourse being left open, although the channel itself is to be improved.

Alderman Lewarne suggested that consideration should be given the matter of the Corporation requiring those convicted of vandalizing municipal property to perform restitutorial work required to correct any damages which are caused.

He asked the following specific questions about the matter:

- (1) What would be required to allow the Courts to mete out a sentence requiring the performance of restitutorial work?
- (2) Would the Union(s) express any concern if such a policy was instituted by the Corporation?

Alderman Stusiak suggested that the Manager should contact the Parks Superintendent for the State of Iowa because it is believed they have a policy such as the one under discussion.



MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GORDON:

"That the above proposal concerning restititional work be referred to the Municipal Manager for a report."

CARRIED UNANIMOUSLY

Alderman Lewarne stated that a municipal garbage truck travelling up Gilley Avenue from Marine Drive last Wednesday at approximately 1:00 p.m. caused such a noise that he and another person there were not able to converse. He suggested that the noise from this vehicle exceeded the decibel rating allowed by the Noise By-Law.

Alderman Lewarne also suggested that having the exhaust pipe on such vehicles pointing upwards adds more noise.

The Municipal Engineer was directed to investigate the situation and to submit a report on the matter.

landscaping at

Alderman Stusiak suggested that, now/the Senior Citizens' Recreation Centre and High-Rise Apartment on Kingsway at Edmonds Street is being undertaken, adjacent land owned by the B. C. Hydro and Power Authority should be beautified.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Minister of Municipal Affairs be respectfully requested to refer to the B. C. Hydro and Power Authority the matter of beautifying the Hydro property at Kingsway and Edmonds Street and also give consideration to the matter of beautifying other parts of the former Central Park Line that are considered to be an eyesore."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

#### R E P O R T S

MAYOR CONSTABLE submitted a report recommending that he, Alderman Stusiak and the Municipal Manager be authorized to travel to Ottawa for a meeting with officials of the Federal Government on October 24, 1973 commencing at 4:00 p.m. to discuss the question of the property occupied by the George Derby Health and Occupational Centre reverting to the Municipality.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the Municipal Manager be authorized to travel first class to the meeting in Ottawa mentioned in the previous motion if the Mayor and Alderman Stusiak decide to travel that way."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 77, 1973, 1973, on the matters listed below as Items (1) to (18), either providing the information shown or recommending the courses of action indicated for the reasons given:

#### (1) Monthly Report of R.C.M.P.

A report of the R.C.M.P. covering the policing of the Municipality during the month of September, 1973 was being submitted herewith.

*It was noted in Council that a number of spaces in the report at hand were left blank.*

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the R.C.M.P. indicate why there are blank spaces in its report and, if this was an oversight, provide the information that should have been entered in the spaces."

CARRIED UNANIMOUSLY

*The Council directed that those Departments submitting Monthly Reports indicate the number of hours spent by them in compiling such reports.*

(2) Armored Car Service

It was recommended that Council accept the tender of Brinks Canada Ltd. for the provision of armored car service to the Corporation at the rate of \$69.00 per month on the basis of the bags required being supplied by the Corporation, and that the Contract be for the 12-month period commencing November 1, 1973.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Allowance

It was recommended that Council approve the following application for an abatement of percentage additions charges under Section 411 of the Municipal Act:

M. D. and V. D. Oxenham  
4326 Frances Street  
Burnaby 2, B. C.

Lot 7, Block 19,  
D.L.121, Plan 1054

1973 penalties  
\$19.25

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (4) (a) Lots 7 and 8, Blocks 23/24, D.L. 32, Plan 1444
  - (b) Parcel "F", Explanatory Plan 9114, Block 24, D.L. 32, Plan 812
  - (c) Parcel "G", Reference Plan 14141, Block 32, D.L. 152, Plan 783
- REZONING REFERENCE NO. 42/73  
(Marlborough Mall Commercial Development)

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

- (5) Contract #6 - D.L. 86 (Stage III-B)  
MILLER CARTAGE AND CONTRACTING LTD.

It was recommended that Council authorize an extension of the completion date in the above Contract and the Performance Bond relating thereto, except for the matter of erecting lamp standards, from October 15 to November 30, 1973, without implementation of the \$100.00 per day liquidated damages clause therein and that no further extension of time be approved except for time lost because of impossible weather conditions or other factors that, in the opinion of the Municipal Engineer, are beyond the contractor's control.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Lot 36, Block 19, D.L. 27, Plan 1077 (8077 - 16th Avenue)

It was recommended that Council authorize the demolition of the dwelling at the above location after it is vacated at the end of October, 1973.

ALDERMAN GORDON LEFT THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That the report of the Manager be tabled until the October 22nd meeting in order to allow for information to be supplied as to the intended use of the property after the demolition occurs."

CARRIED UNANIMOUSLY

(7) Protection of Municipally Owned Buildings

The Municipality's insurance policy does not cover vandalism when its buildings are vacant.

The supervision of vacant buildings is generally difficult, costly and time-consuming. In the past, the Land Agent has generally requested additional police patrols of the properties involved and has conducted personal inspections at night and over weekends and holiday periods. These methods have not proven to be entirely effective.

The matter of hiring guard dogs may be effective around construction sites and in large buildings but the dangers involved in residential areas would outweigh its effectiveness as there is always the possibility of a dog getting free and attacking anyone who happened to be in the vicinity.

Vandalism can only be effectively controlled in all the Municipally-owned houses by keeping them occupied at all times. To this end, a programme has been instituted which it is hoped will achieve 100% occupancy. It is that former owners and tenants stay in the houses for a slightly longer period than the Corporation might normally allow without paying rent. This additional time would allow the Corporation to obtain new tenants who would move in immediately so that the buildings would not be vacant.

Delays often occur because the new tenant has been required to pay a full month's rent at his previous residence and naturally does not wish to be faced with paying another month's rent so that his accommodation expenditure is doubled during this period. In order that buildings may always be protected, it is felt in the circumstances to be better to allow this type of tenant earlier occupancy at no charge rather than have a vacant building.

The house at 9237 Cameron Street, which was the subject of a report to Council on October 1, 1973, is being demolished after it was confirmed that the damage loss to it is not recoverable under the insurance policy of the Corporation.

Immediately to the east of that property is another lot (9289 Cameron Street). The Council, on August 20, 1973, authorized acquisition of this property and the demolition of the buildings on it. This is expected to occur within the next several days.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

ALDERMAN GORDON RETURNED TO THE MEETING.

(8) Preservation and Conservation of Streams

As a result of a Staff Committee consisting of representatives of the Planning Department, Parks and Recreation Commission, Engineering Department and Health Department, considering the above subject, it was recommended that Council:

- (a) Endorse the approach described in the report at hand relating to the matter.
- (b) Authorize the Staff Committee to proceed with the preparation of a watercourse inventory and establish criteria to govern the preservation of such watercourses.
- (c) Authorize the Committee to invite proposals, to be considered by Council, from consultants that may be required to assist in the preparation of the inventory.
- (d) Direct the Committee to report its findings from the inventory and the criteria to Council before proceeding with detailed administrative or development proposals.
- (e) Send a copy of the report to the Parks and Recreation Commission.

*It was also understood by Council that the Staff Committee would give consideration to the possibility of restocking some of the streams with fish.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:  
"That the first two recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

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

CARRIED

AGAINST -- ALDERMEN MCLEAN, MERCIER AND GORDON

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:  
"That the last two recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

REZONING REFERENCE NO. 5/73

- (9) (a) Parcel "A", Explanatory Plan 15008, S.D. 1, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (b) Lot 1 Except East 93 feet and Except Explanatory Plan 15008 and and Except Reference Plan 15201, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (c) Lot "B", Reference Plan 15201, Blocks 1/2/3/4/6, D.L. 125, Plan 3520
- (d) Lot 1 East 93 feet, Blocks 1/4/6, D.L. 125, Plan 3520 (1838, 1848 and 1868 Delta Avenue; 5030 Halifax Street -- Located on the Southeast corner of Delta Avenue and Halifax Street)

It was recommended that the application to rezone the above described properties to Comprehensive Development District (CD) be approved in principle and that the following prerequisites to the rezoning be established:

- (1) The submission of a suitable plan of development for the site.
- (2) The consolidation of the properties into one site.

- (3) The acquisition of the small portion of the adjoining Lot "B" mentioned in the report from the Municipality and its inclusion in the final site.
- (4) The dedication of the necessary road rights-of-way referred to in the same report, including those required for the extension of Ridgelawn Drive across the Lot 2 which lies adjacent to the site.
- (5) The deposit of monies to cover the cost of constructing all requisite services to the site, including ornamental street lighting with underground wiring, sanitary and storm sewers, water, sidewalks, boulevards and roads.
- (6) The installation, underground, of all electrical servicing (including electrical kiosks wherever soil conditions permit), telephone, and cable facilities throughout the development.

It was also recommended that the proposal be advanced to a Public Hearing to be held on Monday, November 5, 1973, prior to the Council meeting that evening.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:  
 "That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:  
 "That the Planning Department conduct a random survey to determine the use being made of onsite parking facilities on properties occupied by Multiple Family accommodation by occupants of such premises, including an indication as to whether the owners of such buildings charge separately for parking and, after Council receives the results of the survey, an approach be made to the Minister of Municipal Affairs for Legislation that will require charges for apartment parking facilities to be included in the apartment rent."

CARRIED

AGAINST -- ALDERMAN GORDON

*Alderman Mercier suggested that some remedial action should be taken to alleviate problems for traffic at the intersection of Lougheed Highway and Delta Avenue.*

*The Municipal Engineer mentioned that the Department of Highways had been asked to institute measures that would improve the situation, both at the subject location and on other parts of Lougheed Highway.*

*He also stated that the ultimate plan was to close Delta Avenue at Lougheed Highway to one block north.*

*The Municipal Engineer was asked to provide a report on the situation in respect of the request of the Department of Highways concerning the Lougheed-Delta intersection and the traffic situation on other parts of Lougheed Highway, and to include an indication as to the status of the considerations which are being given the closing of Delta Avenue at Lougheed Highway.*

(10) Health Unit in West Building of Municipal Hall

It was recommended that the \$4,000.00 grant from the B. C. Tuberculosis - Christmas Seal Society and another in the amount of \$5,000.00 from the Canadian Red Cross Society, both toward the cost of constructing the new Health Unit in the West Building of the Municipal Hall, be suitably acknowledged by the Municipal Clerk.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(11) Municipal Land East of 7964, 7965 and 7972 Burnfield Crescent

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

- (12) (a) Lots 9S½, 10, 11, 12, 14S½, 15 and 16, Block 7, D.L.'s 151/3, Plan 1895
  - (b) Lot "C", Sketch 11945 Except South 45 feet, S.D. 13/14 Part, Block 7, D.L.'s 151/3, Plan 1895
  - (c) Lot "C", Sketch 11945 South 45 feet, S.D. 13/14 Part, Block 7, D.L.'s 151/3, Plan 1895
- (5878, 5894, 5906, 5916, 5930, 5976 and 5986 Patterson Avenue; 5935 Olive Avenue; 5950 and 5966 Patterson Avenue -- Located North of Beresford Street between Patterson Avenue and Olive Avenue)
- REZONING REFERENCE NO. 26/73

It was recommended that Council approve in principle an application to rezone the above described properties to Comprehensive Development District (CD) and establish the following prerequisites to the rezoning:

- (a) The submission of a suitable plan of development for the site.
- (b) The consolidation of the properties into one site.
- (c) The completion of the proposed lane exchange referred to in the report.
- (d) The deposit of monies with the Corporation to cover the cost of providing all requisite services to the site, including the removal and relocation of an existing sanitary sewer.
- (e) The installation, underground, of all electrical servicing (including electrical kiosks wherever soil conditions permit), telephone, and cable facilities.

It was also recommended that the proposal be advanced to a Public Hearing to be held immediately prior to the Council meeting on November 5, 1973.

It was further recommended that the Road Exchange By-Law referred to in the report be prepared for the consideration of Council.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

*The Municipal Manager was asked to submit a report indicating whether it would be possible to require, as part of a land use contract, that the fee for onsite parking at apartments be included as part of the rent for the suites in the apartment.*

(13) 6715 Burlington Avenue

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

(14) Simpsons-Sears Parking Lot

It was recommended that Council:

- (a) Approve in principle the concept of proceeding at this time with the Fern Avenue closure and the vesting of title, a new road dedication and associated subdivisions, preliminary to the accomplishment of the overall subdivision, as it all relates to a proposal involving the Simpsons-Sears parking lot, as more particularly detailed in the report, subject to the entering into of an agreement mentioned in the report.
- (b) Authorize the preparation of a By-Law to close that portion of Fern Avenue north of the proposed Fern Diversion.
- (c) Authorize acceptance of the 66-foot road allowance for the Fern Diversion shown on Sketch I accompanying the report.
- (d) Approve the vesting of title for the closed portion of Fern Avenue in the name of the abutting owners in exchange for the new road dedication and their construction to full Municipal standards.
- (e) Direct that all of the above be provided at no cost, including legal and survey expenses, to the Corporation.
- (f) Direct the Municipal Solicitor to prepare the formal agreements confirming Simpsons-Sears intention to proceed with the entire proposal.

*The following points were made in Council as a result of considering the above report of the Manager:*

- (i) *Brief Street between Bonsor and Fern Avenues should be widened to 66 feet in order to provide additional curb parking for patrons of the adjacent Bonsor Park, and extended through to Lily Avenue and beyond to Nelson Avenue.*
- (ii) *Simpsons-Sears should pay for the cost of installing a traffic signal at Nelson Avenue and Fern Avenue if warrants for such a device are met.*

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That action on the report of the Manager be deferred until the Planning Department provides its views on the above two suggestions."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That authority be granted to proceed with the preparation of the documentation required in connection with the subject of the foregoing report."

CARRIED UNANIMOUSLY

MAYOR CONSTABLE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

- (15) (a) Lot 82, D.L. 92, Plan 1146  
SUBDIVISION REFERENCE NO. 122/73
- (b) Lane East of Brantford Avenue in  
the Vicinity of Stanley Street

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

(16) Tax Exempt Properties

The Treasurer was providing to Council this evening a statement showing the 1973 assessments on tax exempt properties. If any or all of these properties had been taxable this year, the general and school mill rates would naturally have been

lower and the yield for hospital and Municipal Finance Authority rates would have been greater.

The tax loss involved in statutory exemptions of machinery amounts to \$25,725.00 and the tax loss on Federal properties amounts to \$9,900.00. In the case of Provincial lands, the tax loss amounts to \$1,142,551.00.

\$5,006.00 was lost on farm buildings because of statutory exemptions and \$173,122.00 was lost on church properties for the same reason.

Because of other exemptions, the Municipality could not collect \$265,065.00 for general purposes and \$265,037.00 for school and other purposes on various properties.

There are 14 industries in Burnaby which are granted tax exemptions on lands, improvements and machinery used exclusively for pollution control.

There are also two cemetery companies in the Municipality, as well as two privately-owned ones. In accordance with the Cemetery Companies Act the first two companies deposit with the Provincial Government annually a sum relative to the mill rate and assessment in effect when the lands first became cemeteries on the portions of the cemeteries sold in the current year. The Municipality receives 4% interest earnings on this fund. In 1973, the payment to Burnaby was \$38,462.00.

In the City of Victoria, an institution similar to the Burnaby General Hospital is, because of it being owned by the Government, recognized as qualifying for the 15 mill grant in lieu of taxes. If this was applied to Burnaby, the amount we would have received would have been \$24,377.00.

On properties owned by charitable groups, which are exempt by virtue of By-laws passed by Council or by Statute, the revenue the Municipality did not collect amounted to \$302,811.82. In 1973, the Council also made grants to assist a number of organizations to pay their taxes, the amount being \$11,151.47.

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

CARRIED UNANIMOUSLY

*The Planning Director was asked to indicate to Council whether the land the Provincial Government recently acquired from Dawson Developments Ltd. on Keswick Avenue for a public housing site is tax exempt.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That, in view of overtures Council has made in the past to the Provincial Government concerning the subject of the Municipality receiving greater sums in lieu of taxes on Provincially-owned lands in Burnaby, the Minister of Finance for the Province be respectfully requested to arrange to correct what are considered to be injustices relating to the shortfall in the amounts the Municipality experiences because of the formula used by the Government in calculating grants to the Municipality in lieu of taxes."

CARRIED UNANIMOUSLY

*Alderman Gunn suggested that the Municipality is losing approximately \$180,000.00 per year because of the situation in respect of tax exemptions for cemetery properties.*

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN GORDON:  
"That the Municipal Manager submit a report indicating the difference between what the Municipality presently receives as taxes on cemetery properties vis-a-vis the amount they would collect if the properties were taxable and, if it is considered that a change in the formula used is necessary, where an appeal could be made for such change; and further, he advise as to the profitability of cemetery



operations.

IN FAVOUR -- ALDERMEN GUNN, GORDON AND  
LAWSON

AGAINST -- ALDERMEN MERCIER, STUSIAK,  
LEWARNE, MCLEAN AND BURNHAM

MOTION LOST

(17) Condominiums

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BURNHAM:  
"That consideration of this Item be deferred until after Council deals with  
By-Laws later in the evening."

CARRIED UNANIMOUSLY

(18) Lot 4 Except Sketch 10108, Block 14, D.L.'s 151/153, Plan 6429  
(6285 McKay Avenue)

It was recommended that Council authorize the Burnaby School Board to demolish,  
at its expense, the building on the above described property.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

B Y - L A W S

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

"BURNABY ROAD CLOSING BY-LAW NO. 8, 1973" (#6370)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 37, 1973" (#6358)

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1973 provides for the following proposed rezoning:

Reference RZ #57/73

The Northerly 130 feet of Lot 183, D.L. 95, Plan 34416  
7227 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO GENERAL COMMERCIAL DISTRICT (C3)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

- "BURNABY ROAD CLOSING BY-LAW NO. 8, 1973" (#6370)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1973" (#6358)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1973", which covers the rezoning of Block 1, D.L. 155B, Plan 1248 to General Industrial District (M2), be tabled until the October 29th meeting in order to permit the Planning Department an opportunity to advise why this rezoning proposal was advanced."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:  
"That:

- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1973" (#6357)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1973" (#6360)

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1973 provides for the following proposed rezoning:

Reference RZ #53/73

- (a) Lot 1, Block "N", D.L. 90, Plan 16923
- (b) Lot 4, Block "N", D.L. 90, Plan 16923

6630 and 6650 Canada Way

FROM RESIDENTIAL DISTRICT TWO (R2) TO RESIDENTIAL DISTRICT FIVE (R5)

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1973 provides for the following proposed rezoning:

Reference RZ #47/73

Lot 1, Block 6, D.L. 74N<sub>2</sub>, Plan 3970

5211 Regent Street

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1973" (#6357)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1973" (#6360)

be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the Council now resolve itself into a Committee of the Whole to consider Item #17 of the Municipal Manager's Report No. 77, 1973, which was received earlier this evening."

CARRIED UNANIMOUSLY

(17) Condominiums

On July 23, 1973, the Council received a general report from the Planning Department on the subject of Residential Condominiums and Conversions.

On August 20, 1973, the Council received an amended general report from the Advisory Planning Commission.

The Council then invited interested persons to present Briefs on the matter of guidelines for Residential Condominiums and Conversions.

On October 1, 1973, the Council received 11 Briefs, which were referred to the Planning Department for consideration and report.

These Briefs have been examined and the Planning Department has provided a summary of its comments on the points made by those submitting the Briefs.

It was recommended that the revised proposals outlined in the following Schedules be approved for inclusion in the "General Report on Condominiums and Conversions", with it being understood that the final composite report will be presented to Council for consideration.

It was also recommended that the guidelines be reviewed by the Planning Department one year from the date of adoption of them and that a report be submitted to Council then if warranted by the review.

DELEGATION ENQUIRIES RELATED TO THE GENERAL REPORT

PRELIMINARY GUIDELINE	DELEGATION ENQUIRIES	COMMENT	PROPOSED REVISIONS
<p>2.1.1.a. A minimum parking ratio of 1.5 parking stalls per unit should be maintained.</p> <p>2.1.1.b. A parking ratio of .2 (one parking space for every 5 units) be provided for visitor parking.</p>	<p>Developers state that the parking requirement is too high for High Rise and Low Rise Condominiums. Strata owner delegation and management firms support the <u>General Report</u> guidelines or feel this is not sufficient.</p>	<p>Pro and con positions are taken by various delegations. The guideline on balance appears viable. The point that the parking ratio for low rise and high rise condominiums is too high is well taken and some adjustment may be appropriate.</p>	<p>2.1.1.a. No change <u>Add</u> - for townhouse and family oriented situations.</p> <p>2.1.1.b. No change <u>Add</u> - for townhouse and family oriented situations.</p> <p>2.1.1.c. A total minimum parking ratio of 1.5 consisting of 1.3 for residents and 0.2 for visitors should be maintained for High Rise and Low Rise Apartments.</p>
<p>2.1.4. Driveways and concrete curbs to the municipal standard shall be required in condominium projects.</p>	<p>The standard concrete curbs to the Municipal standard was questioned as too stringent.</p>	<p>Council has specified concrete curbs to the Municipal standard for Greentree Village. The Planning Department supports a reasonable standard of curbing.</p>	<p>2.1.4. Concrete curbs to the Municipal standard are to be provided in the major driveways and parking areas of condominium projects.</p>
<p>2.1.5. Excepting townhouses and duplexes, a readily accessible resident representative of the Strata Corporation and the authorized Management Company is to be given authority to grant entry to the premises to the Municipal Departments of Building, Health, Assessment and Fire for emergency or inspection purposes.</p> <p>This requirement is to be included in the Strata Corporation Bylaws.</p>	<p>One delegation questioned whether the "resident representative" would be a permanent paid Manager.</p>	<p>In very large condominium projects, a permanent paid Manager may be appropriate while in smaller condominiums one of the residents could be authorized to grant entry to the requisite Municipal departments. How this matter is handled is up to the individual Strata Corporation.</p>	<p>2.1.5. No change</p>

-19A-

October/15/1972  
ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING Oct. 15/73  
PAGE 1

DELEGATION ENQUIRIES RELATED TO THE GENERAL REPORT

PRELIMINARY GUIDELINE	DELEGATION ENQUIRIES	COMMENT	PROPOSED REVISIONS
<p>2.1.6. At the time that the Strata Plans are submitted to the Municipality, the developer shall submit a complete copy of the requisite Strata Corporation Bylaws for perusal.</p>	<p>The timing of this point was questioned.</p>	<p>Some adjustments are in order.</p>	<p>2.1.6. A fully acceptable authorized copy of the Strata Corporation Bylaws shall be submitted to the Municipality before the Strata Plan is signed and sealed by the authorized Municipal officers.</p>
<p>2.1.8. Each potential condominium owner shall be supplied with a complete prospectus of the project by the developer. The prospective buyer must acknowledge receipt of the prospectus in writing. (See Revised General Report for full explanation.)</p>	<p>Different delegations either disagreed with the scope of the prospectus required or suggested that the prospectus be further detailed.</p>	<p>It is agreed that some of the financial and taxation facts cannot be outlined in accurate numerical form. What is requested is an honest examination of the circumstances with explicitly stated reservations or possible areas of significant variance.</p>	<p>2.1.8. No change. Add: The authorized applicant should sign the submitted prospectus attesting to its veracity as a factual information document. The prospective buyer should be informed by the applicant that the Municipality would not be liable for or be responsible for the enforcement of the detailed information contained in the prospectus.</p>
<p>2.2.1.3. Children should be discouraged in high rise condominiums.</p> <p>2.2.2.3. Children should not be encouraged in the typical corridor/elevator low rise apartment condominium.</p>	<p>A few developers questioned whether children should be excluded from high rise and low rise condominiums.</p>	<p>It is expected that a few children may well live in high rise or low rise condominiums. However on the whole typical high rise or low rise apartments are not suitable as child-raising environments. This point does not represent a direct prohibition but is meant to be a strong caution.</p>	<p>2.2.1.3. No change.</p> <p>2.2.2.3. No change.</p>

265

ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING Oct. 15/73

Page 2

DELEGATION ENQUIRIES RELATED TO THE GENERAL REPORT

PRELIMINARY GUIDELINE	DELEGATION ENQUIRIES	COMMENT	PROPOSED REVISIONS
<p>2.2.1.4. Bachelor/Studio Suites should only be considered under exceptional circumstances where extensive communal facilities and usable open space are provided in the project.</p> <p>2.2.2.4. Same as above.</p>	<p>Two delegations have questioned this point.</p>	<p>We would agree that this point should be modified.</p>	<p>2.2.1.4. and 2.2.2.4.</p> <p>A <u>high</u> proportion of Bachelor/Studio suites in a project without extensive communal facilities and usable open space is questionable.</p>
<p>2.2.3.3. The Community Plan guideline for low density multiple family housing of 10-12 units per acre should apply to all townhouse condominiums.</p>	<p>A few developers have considered the standard of 10-12 units per acre as too low.</p>	<p>Research indicates that this standard still may be somewhat high. The Low Density Multiple Housing designation noted in adopted Community Plans outlines a density of 10-12 units per acre.</p>	<p>2.2.3.3. No change.</p>
<p>2.2.3.6. The following minimum <del>site</del> <sup>75</sup> suite sizes should be used as a guideline:</p> <p>2 - Bedroom Unit - 900 sq.ft. 3 - Bedroom Unit - 1100 sq.ft..</p> <p>For information, the recently adopted R8 (Group Housing) District which is actually a condominium category intended for the accommodation of families with children requires that each suite have a minimum size of 1200 sq.ft.</p>	<p>A few developers have stated that the outlined unit sizes would not take into consideration a few low income housing projects.</p>	<p>Council would have the opportunity to consider low income housing projects with smaller units on its own merits.</p>	<p>2.2.3.6. No change.</p>

**DELEGATION ENQUIRIES RELATED TO THE GENERAL REPORT**

PRELIMINARY GUIDELINE	DELEGATION ENQUIRIES	COMMENT	PROPOSED REVISIONS
<p><u>2.2.4.3.</u> The use of maintenance free exterior materials would be recommended. Painted surfaces should be kept to a minimum.</p> <p><u>2.2.4.4.</u> The general color specifications of any painted/stained surfaces shall be included in the Strata Corporation By-laws. Any change to the exterior of the project would require the consent of both owners and be specified in the Strata Corporation Bylaws.</p>	<p>These points were deleted by the Advisory Planning Commission.</p>	<p>The deletion is agreed to.</p>	<p><u>2.2.4.3. and 2.2.4.4.</u> Deleted.</p>
<p><u>3.1.4.</u> Bachelor/Studio units should not be approved for conversion to condominium except under unique circumstances.</p>	<p>A few delegations have questioned this point.</p>	<p>A modification of this point is in order.</p>	<p><u>3.1.4.</u> A <u>high</u> proportion of Bachelor/Studio suites in a project without extensive communal facilities and usable open space is questionable.</p>
<p><u>2.1.3.</u> A suitable plan of development for condominiums should specifically include provisions for adequate open space and suitable communal facilities</p>	<p>It was requested that communal facilities be designed to a Commercial standard. It was also suggested that open space areas be clearly designated as to their use.</p>	<p>This is a valid point but may be difficult to enforce. The most appropriate action would be to make the applicant fully aware of this concern.</p>	<p><u>2.1.3.</u> No change, but add: It is strongly suggested that all communal facilities be constructed to a commercial standard. Open space areas should be clearly designated as to their use.</p>

**ITEM 17**  
**MANAGER'S REPORT NO. 77**  
**COUNCIL MEETING Oct. 15/73**

-77-  
  
 October/15/1973  
 Page 4

DELEGATION ENQUIRIES RELATED TO THE GENERAL REPORT

PRELIMINARY GUIDELINE	DELEGATION ENQUIRIES	COMMENT	PROPOSED REVISIONS
<p>3.1.7. In cases where the apartment project was constructed under bylaws not now in effect, the building should be treated as a new project and brought up to the standards of the Building Department in effect at the time conversion is being considered.</p>	<p>Several delegations suggested the certification by qualified engineers/architects (at the applicant's expense) that the building is structurally and mechanically sound. Some statement as to the condition of exterior and interior surfaces would be in order.</p>	<p>This suggestion is agreed to.</p>	<p>3.1.7. For every conversion, the certification by qualified engineer/architects (at the applicant's expense) that the building is structurally and mechanically sound would be required. Such certification will include information as to the condition of the exterior and interior surfaces and details of the building. These certificates would, then, be processed by the Building Department.</p>
<p>3.1.9. New point.</p>	<p>One delegation suggested that if the occupancy of the building has been reduced by the owner to a level substantially below the normal occupancy rate for the building, other than through normal attrition, the application should not be approved, unless the applicant can provide proof that the reduction occurred for legitimate reasons unrelated to the planned conversion.</p>	<p>Serious reductions in occupancy rates if brought to the attention of Council, should be considered at the time the application for approval of the Strata Plan is considered.</p>	<p>3.1.9. At the time of application for a condominium conversion, the applicant should provide the existing occupancy rate of the subject project.</p>

ITEM 17  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING Oct. 15/73



## DELEGATION ENQUIRY

## COMMENTS

Some standardization of condominium guidelines was suggested among municipalities of the GVRD. Standardization would apply primarily to the operational and legal aspects of the guidelines. The prospectus was noted as one item which could be standardized.

The extension of the notice period beyond the statutory 4 months by a period related to the vacancy rate and the size of the conversion was suggested. Another delegation suggested the lengthening of the notice period to assist existing tenants.

The difference between tenancy and ownership was questioned. However, several delegations supported strong quality controls over condominiums.

4. Comments were made concerning certain aspects of condominium design which could warrant improvement.

5. One delegation requested that approval of the prospectus and the Strata Subdivision development be given at the time the building permit is given.

In principle, the Planning Department would support this suggestion. However such a regional approach should be initiated at the regional level.

Council will have the opportunity of taking the vacancy rate into consideration at the time that a given Strata Plan application is discussed.

If there exists a quality gap between tenancy and ownership projects, then, it is suggested that essentially the quality of rental projects would be raised to match that of condominiums and not vice versa.

These points will be taken under advisement and will influence the Planning Department in the design of future condominiums.

Without necessarily tying the approval of the Strata Plan to the Building Permit approval, the Planning Department would have no objection to the approval to Strata Titling concurrently, although at that time, a Strata Plan cannot be actually surveyed.

DELEGATION ENQUIRY	COMMENTS
<p>6. One delegation requested that provision be made for existing and recent tenants to formally express their views to the approving body on apartment conversions.</p>	<p>Tenants, upon being given notice of conversion by the applicant are at liberty to approach Council as a delegation.</p>
<p>7. Where a tenant is required to move as a result of a conversion, the applicant shall be required to pay an amount to to exceed \$500.00 moving expenses, and the tenants shall be so advised.</p>	<p>This suggestion would appear to be out of the powers of the Municipality to effect or enforce.</p>
<p>8. The Planning Department is in receipt of a Bill which is intended to amend the Real Estate Act. This amendment requires the filing of a prospectus for Strata Plans and Cooperatives.</p>	<p>It would be appropriate to study this proposed amendment and report to Council on the advisability of modifying or deleting the Municipality's prospectus requirements in favour of the prospectus to be required in the Real Estate Act.</p>

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That Council approve in principle the concept of the guidelines for condominiums and conversions which have been submitted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That Points 2.1.1.a to c inclusive, as shown in the above outline, be amended by requiring that the total minimum parking ratio for condominium and townhouse developments be 1.5 plus .5 for visitor parking and, for high and low-rise apartments, 2 plus .5 for visitor parking."

IN FAVOUR -- ALDERMEN GORDON, MCLEAN AND BURNHAM

AGAINST -- ALDERMEN GUNN, LAWSON, LEWARNE, MERCIER AND STUSIAK

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That Points 2.1.1.a to c inclusive, as shown above in the outline, be accepted."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the previous motion be tabled, and the present zoning criteria for parking in multiple family areas continue to apply, until a report is submitted by the Planning Department following its review of parking situations on sites occupied by multiple family development."

IN FAVOUR -- ALDERMEN STUSIAK AND LEWARNE

AGAINST -- ALDERMEN BURNHAM, GORDON, GUNN, LAWSON, MCLEAN AND MERCIER

MOTION LOST

A vote was then taken on the original motion and it was carried with Aldermen McLean and Stusiak against.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That Point 2.1.4, as detailed above in the outline, be accepted."

CARRIED

AGAINST -- ALDERMAN LEWARNE

ALDERMAN MCLEAN LEFT THE MEETING.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That Point 2.1.5 in the above outline be accepted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That Point 2.1.6 in the above outline be accepted."

CARRIED UNANIMOUSLY

ALDERMAN MCLEAN RETURNED TO THE MEETING.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That <sup>Point</sup> 2.1.8 in the above outline be accepted but the clause be clarified to ensure there is no misunderstanding about the meaning of a "prospective buyer"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That Points 2.2.1.3 and 2.2.2.3, as outlined above, be deleted."

IN FAVOUR -- ALDERMEN STUSIAK AND LEWARNE

AGAINST -- ALDERMEN BURNHAM, GORDON, GUNN,  
LAWSON, MCLEAN AND MERCIER

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That Points 2.2.1.3 and 2.2.2.3, as outlined above, be accepted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That Points 2.2.1.4 and 2.2.2.4, as outlined above, be accepted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That Point 2.2.3.3, as outlined above, be accepted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That Point 2.2.3.6, as outlined above, be accepted."

CARRIED

AGAINST -- ALDERMEN GORDON, BURNHAM AND  
STUSIAK

A vote was then taken on the original motion, as amended, and it was carried with Alderman Stusiak against.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That Points 2.2.4.3 and 2.2.4.4, as outlined above, be accepted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That Point 2.2.4, as detailed in the guidelines for condominiums, be amended so as to delete duplexes on single lots from the said guidelines."

CARRIED

AGAINST -- ALDERMEN BURNHAM, LAWSON AND GUNN

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That Point 3.1.4, as outlined above, be accepted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MCLEAN:

"That Council not approve the conversion of existing multiple family accommodation to condominiums."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That the previous motion be amended by adding "when the vacancy rate in such accommodation is 3% or greater and, at that time, such conversions be considered under the guidelines in effect for condominium developments."

IN FAVOUR -- ALDERMEN GUNN AND BURNHAM

AGAINST -- ALDERMEN GORDON, LAWSON, LEWARNE,  
MCLEAN, MERCIER AND STUSIAK

MOTION LOST

A vote was then taken on the original motion with the following results:

IN FAVOUR -- ALDERMEN BURNHAM, MCLEAN AND GUNN

AGAINST -- ALDERMEN GORDON, STUSIAK, MERCIER,  
LEWARNE AND LAWSON

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That Point 2.1.3, as outlined above, be approved."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN GORDON:

"That the previous motion be amended by changing the words "is strongly suggested" in the outline to "be required"."

CARRIED

AGAINST -- ALDERMEN BURNHAM, STUSIAK, MERCIER  
AND LAWSON

A vote was then taken on the original motion, as amended, and it was carried with Aldermen Stusiak and Burnham against.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That Point 3.1.7 in the outline above be accepted."

CARRIED

AGAINST -- ALDERMEN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That it be respectfully suggested that the Provincial Government recognize the fact it is considered to be the responsibility of that Government to enact regulations governing condominiums so that there will be consistency in the application of guidelines for such developments."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN GUNN:

"That Point 3.1.9 in the above outline be accepted."

CARRIED

AGAINST -- ALDERMEN LEWARNE, BURNHAM, MERCIER  
AND STUSIAK

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the application to convert an apartment being built at 6715 Burlington Avenue to a condominium be approved, subject to the guidelines set out under Points 2.1.2, 2.1.5, 2.1.6 and 2.1.8 on Page 6 of the "General Report on Residential Condominiums and Conversions" dated August, 1973 from the Planning Department."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the application to convert the apartment building at 9235 Lougheed Highway to a condominium be approved, subject to the operational guidelines for condominiums detailed under Points 2.1.2, 2.1.5, 2.1.6 and 2.1.8 on Page 6 the "General Report on Residential Condominiums and Conversions" dated August, 1973 from the Planning Department."

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That the previous motion be amended by deleting the reference to concrete curbs from the appropriate Point in the guidelines in question."

CARRIED

AGAINST -- ALDERMAN GUNN

A vote was then taken on the original motion, as amended, and it was carried with Alderman McLean and Gunn against.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the resolution passed by Council earlier in the meeting relating to the letter from Mr. Jean-Pierre Daem concerning property at 9235 Lougheed Highway be rescinded."

CARRIED

AGAINST -- ALDERMAN GUNN

ALDERMAN STUSIAK LEFT THE MEETING.

Alderman Mercier enquired as to the action that was being taken as a result of a letter from Mr. Alfred Butz relating to a situation involving excavating work by Mr. Yen on his property at 344 North Delta Avenue and the effect this has had on Mr. Butz' adjacent property.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BURNHAM:

"That the letter from Mr. Butz be referred to the Municipal Manager for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BURNHAM:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted In Camera Report No. 78, 1973, on the matters listed below as Items (1) to (4), either providing the information shown or recommending the courses of action indicated for the reasons given:

(4) Chauffeur's Permit - Singh

Mr. H. N. Singh has written to appeal a decision of the R.C.M.P. to not grant him a Chauffeur's Permit.

The following are the reasons why the R.C.M.P. will not issue the permit:

- (a) A fingerprint check revealed Mr. Singh was convicted on August 8, 1972 of driving while disqualified and driving while his ability was impaired on September 26, 1972.
- (b) On checking with the Motor Vehicle Branch, it was ascertained that Mr. Singh:
  - (i) was convicted of failing to obey a traffic control device on July 18, 1969 in Vancouver;
  - (ii) was issued a traffic offence notice for speeding on July 9, 1972 in Burnaby;
  - (iii) was convicted of the above mentioned offences which occurred on August 8, 1972 and September 26, 1973.
  - (iv) was required to surrender his driver's licence between October 31, 1972 and July 11, 1973 as it was being suspended due to an unsatisfactory driving record;
  - (v) was required to surrender his driver's licence between March 3, 1973 and June 5, 1973 as it was suspended since he did not discharge his obligations arising from the accident which occurred on September 26, 1972 that resulted in him being charged with driving while his ability was impaired.
- (c) Corporal Popp of the R.C.M.P. spoke to Mr. Singh on the day he applied for his Chauffeur's Permit and was told by Mr. Singh that he had just had his driver's licence reinstated prior to making the application for his permit. To date, Mr. Singh has not driven for a length of time that would demonstrate he is a worthy and capable driver.

It was suggested that, in order to establish a procedure for the handling of appeals such as the one at hand, the R.C.M.P. Report Council receives should first be read to the appellant and then amplified by the R.C.M.P. Officer present if he wishes to do so. The appellant should then be heard, or at least asked to comment, on the points raised in the R.C.M.P. Report and those made by the Officer.

*Both Mr. Singh and Corporal Popp were in attendance.*

Corporal Popp stated that Mr. Singh was involved with the Vancouver Police last week in some driving activity. He added that all offences attributed to Mr. Singh occurred while he was pleasure driving.

Mr. Singh then spoke and made the following points:

- (1) He has been issued with a temporary Chauffeur's Permit in the City of Vancouver and also Richmond.
- (2) He works for the C.N.R. as a Security Officer.
- (3) He has not driven a taxi in either Vancouver or Richmond because he works 5 days a week for the C.N.R.

- (4) He wishes to earn extra money to support his family.
- (5) When he was driving in Vancouver last week he was visiting his brother and the police said that he was driving in two lanes and would be charged with impaired driving. The arresting Officer indicated he did not like coloured people. He agreed to take a breathalyzer test and was fingerprinted and his picture taken at 4:00 a.m. The Officer told him to appear in Court on the following Monday but he appeared on the preceding Saturday and asked for an adjournment so he could obtain legal aid.
- (6) He has been in Canada about 10 years.

Corporal Popp stated that the Vancouver Police have asked the Police in New Westminster West Vancouver and in other <sup>added</sup> Municipalities to check applicants for Chauffeur's Permits for a criminal record. He/~~that~~ the R.C.M.P. in Richmond only check local indexes when receiving applications for Chauffeur's Permits, and Vancouver issues a temporary permit for one month.

Corporal Popp also mentioned that the R.C.M.P. would recheck a person's record after a Chauffeur's Permit is issued and, when one is not, the R.C.M.P. reconsiders an application about one year later.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BURNHAM:

"That the appeal of Mr. Singh be denied because of the evidence produced relating to his past driving record."

CARRIED UNANIMOUSLY

- (1) Lot 22, Block 7, D.L. 70 S. Part of E½, Plan 1775  
(4547 Canada Way - Mohr)

It was recommended that Council authorize the acquisition of the above described property, which is required to control development and to consolidate and protect substantial municipal holdings in the area, for a consideration of \$36,000.00, with the tax adjustment date being November 1, 1973 and the present owner being allowed to remain in the dwelling on the property, rent-free, for a period of three weeks.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

*The Council directed that, in the future, an indication be provided as to municipal holdings in areas where it is being recommended that private property be acquired for some land assembly purpose when submitting reports on such matters.*

- (2) Claim - Knight (5372 Meadedale Crescent)

It was recommended that Council authorize the payment of \$350.00, on an ex gratia basis, as its contribution toward settlement of a claim from the above noted for damages to their premises resulting from a watermain break on February 28, 1971, subject to the usual release absolving the Corporation from any and all future claims being executed.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY



- (3) (a) Portions of Lots 4 and 5, Sketch 3257 Except Sketch 12891,  
D.L. 79S, Plan 536 (6176 Price Street - Kendall)
  - (b) East 243' of Lot 4 Except Parcel "A", Reference Plan 3333  
and Except Parcel "B", Reference Plan 4905 Except Plan 15631,  
D.L. 79, Plan 536 (4916 Rowan Avenue - Beecher)
- DEER LAKE PARK

Subsequent to Council approving the acquisition of the above described properties, it was determined that a swimming pool would be bisected on one of them if the portion desired was acquired.

Because of that situation, it was now recommended that the acquisition proceed on the basis of the smaller total area described in the report (4.6 acres instead of the original 5.47 acres) at the same rate and under the same conditions which were approved by Council on August 20, 1973.

It was also recommended that a copy of the report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:  
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY


MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:  
"That the meeting now adjourn."

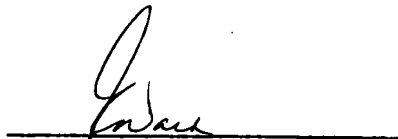
CARRIED UNANIMOUSLY

The meeting adjourned at 12:30 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
DEPUTY MUNICIPAL CLERK

EW/mb1/mc

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the application to convert an apartment being built at 6715 Burlington Avenue to a condominium be approved, subject to the guidelines set out under Points 2.1.2, 2.1.5, 2.1.6 and 2.1.8 on Page 6 of the "General Report on Residential Condominiums and Conversions" dated August, 1973 from the Planning Department."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the application to convert the apartment building at 9235 Lougheed Highway to a condominium be approved, subject to the operational guidelines for condominiums detailed under Points 2.1.2, 2.1.5, 2.1.6 and 2.1.8 on Page 6 the "General Report on Residential Condominiums and Conversions" dated August, 1973 from the Planning Department."

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That the previous motion be amended by deleting the reference to concrete curbs from the appropriate Point in the guidelines in question."

CARRIED

AGAINST -- ALDERMAN GUNN

A vote was then taken on the original motion, as amended, and it was carried with Alderman McLean and Gunn against.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the resolution passed by Council earlier in the meeting relating to the letter from Mr. Jean-Pierre Daem concerning property at 9235 Lougheed Highway be rescinded."

CARRIED

AGAINST -- ALDERMAN GUNN

ALDERMAN STUSIAK LEFT THE MEETING.

Alderman Mercier enquired as to the action that was being taken as a result of a letter from Mr. Alfred Butz relating to a situation involving excavating work by Mr. Yen on his property at 344 North Delta Avenue and the effect this has had on Mr. Butz' adjacent property.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BURNHAM:

"That the letter from Mr. Butz be referred to the Municipal Manager for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BURNHAM:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY