

March 19, 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, March 19, 1973 at 7:00 p.m.

PRESENT: Mayor R. W. Prittle, in the Chair;
Alderman W. A. Blair
Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson
Alderman G. H. McLean
Alderman J. L. Mercier

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager
Mr. A. L. Parr, Planning Director
Mr. E. E. Olson, Municipal Engineer
Mr. E. A. J. Ward, Deputy Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN GORDON:
"That the Minutes of the Council meetings held on March 12th and 13, 1973 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:
"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

The following wrote to express appreciation for grants Council made to them:

- (a) Major Stan R. Armstrong, Public Relations Officer, The Salvation Army;
- (b) Mr. Robert S. Richards, Business Administrator, The John Howard Society of British Columbia;
- (c) Mr. R. A. Hosegood, Secretary-Manager, British Columbia Society for the Prevention of Cruelty to Animals.

Mr. Jon L. Jessiman, Secretary, Crisis Intervention and Suicide Prevention Centre for Greater Vancouver, submitted a Notice of the Annual Meeting of the organization on March 24, 1973 in the Vancouver Art Gallery.

Mrs. Rita Katzel, Chairman, Peanut and Candy Sale, The Society for Children with a Hearing Handicap, wrote to request permission to sell Planter's peanuts and candy from door-to-door and in other public places between April 16th and 21, 1973 in order to raise funds for The Society.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to The Society to conduct its campaign on the dates indicated."

CARRIED UNANIMOUSLY

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Mr. R. Macgregor, Music Director, McPherson Park Junior Secondary School, submitted a letter requesting permission to hold a Bike-a-thon on Sunday, April 1, 1973, between 8:30 a.m. and noon along a route outlined on an accompanying map.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BLAIR:

"That permission be granted to the McPherson Park Junior Secondary School Music Department to conduct the activity mentioned at the time and along the route indicated, subject to the approvals of the Burnaby Detachment of the R.C.M.P., the Municipal Engineer and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

Mr. Wally Sapach, Chairman, Poppy Fund, Branch No. 148 of The Royal Canadian Legion, wrote to request that Branch No. 148 be allowed to hold Tag Days on November 1st, 2nd and 3, 1973 instead of between November 8th and 10, 1973, which had previously been requested and granted.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BLAIR:

"That the request of Branch No. 148 of The Royal Canadian Legion be granted."

CARRIED UNANIMOUSLY

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular in which he provided a brief progress report on the activities of the U.B.C.M. Executive regarding Bill 42 - Land Commission Act.

Mr. Robert A. Fleming, President, Burnaby Willingdon Liberal Association, wrote to forward a copy of a submission the Association will be presenting to the Electoral Boundaries Commission on March 26th aimed at establishing new Federal Riding Boundaries that would enable Burnaby to retain its identity federally.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That Council write to the Electoral Boundaries Commission indicating support for an arrangement which will create one Federal Riding in the municipality and half of a Riding to be combined with another municipality which is more contiguous to our boundaries than those municipalities with which we are currently connected."

CARRIED UNANIMOUSLY

Mr. A. S. J. Gibb, City Clerk, The Corporation of the City of North Vancouver, wrote to forward a copy of a submission from the North Vancouver Detachment of the R.C.M.P. which provided the basis for the Council of North Vancouver petitioning for an amendment to the law dealing with juveniles so as to permit bicycle violation enforcement without the juvenile incurring a criminal record.

Mr. K. D. Dinns, Keinor Basic Surfacers Ltd. submitted a letter in which he expressed thanks to Council for approving his proposal to use a portion of Lot "C", D.L. 166A, Plan 7398 for conducting tests on a newly developed barge unloading ramp.

Mr. and Mrs. G. A. Rheumer and other property owners on Piper Avenue between Government and Winston Streets submitted a petition requesting that pavement 28' wide plus concrete curbs be provided on the Avenue rather than the same type of pavement and 5-foot wide concrete curb sidewalks.

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Item 25 of the Municipal Manager's Report No. 21, 1973, which deals with the subject of the petition from Mr. and Mrs. Rheimer and others, was brought forward for consideration at this time. The following is the substance of that report:

(25) Piper Avenue between Government and Winston Streets

It will not be possible to redesign, reinitiate and still meet the former time schedule for the original project as the work programme is an on-going process. Time schedules and deadlines must be maintained or else the entire programme is jeopardized.

A report on the request of the petitioners and other Local Improvement Projects which should be advanced will be submitted to Council on April 2, 1973.

It was recommended that the petitioners be advised their request will be considered by Council on April 2, 1973 but that the Corporation cannot meet the same former time schedule that applied when the original project was initiated.

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

CARRIED UNANIMOUSLY

Miss Verna Gillespie submitted a letter enquiring as to when the municipality plans to provide sidewalks in the 5400 Block Hardwick Street where she resides.

Item 10 of the Municipal Manager's Report No. 21, 1973, which deals with the subject of the letter from Miss Gillespie, was brought forward for consideration at this time. The following is the substance of that report:

(10) 5400 Block Hardwick Street (Gillespie)

Hardwick Street from Westminster Avenue to Douglas Road is included in the schedule of storm drainage works proposed for installation in 1973 under the Federal/Provincial Winter Works Job Expansion Programme. The Corporation has been advised that the demand for loans under that scheme far exceeds the funds available and, under the system of priorities used by the loaning authorities, Burnaby's applications for storm drainage works are not likely to be approved. As storm drainage is a prerequisite to installing curb sidewalks and full width pavement, the matter of advancing a Local Improvement Programme for Hardwick Street is difficult to predict. Financing for Stages 2 and 3 of the approved Local Improvement Programme is also the subject of loan applications under the Winter Works Job Expansion Programme. Pending the outcome of these applications, the complete date of the Local Improvement Programme remains doubtful.

It was recommended that Miss Gillespie be advised of the financial problems which are delaying the advancement of her requested improvements and that the work will be considered by Council as a Local Improvement when the problems have been overcome.

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

CARRIED UNANIMOUSLY

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Mr. R. B. Gaines and a number of other residents in the 3800 and 3900 Blocks Kincaid Street submitted a petition requesting that signs be posted on the South side of the two Blocks indicating that residents only are permitted to park there.

Item 13 of the Municipal Manager's Report No. 21, 1973, which deals with the request of the petitioners, was brought forward for consideration at this time. The following is the substance of that report:

(13) 3800 and 3900 Blocks Kincaid Street

The subject of providing resident parking on streets has been before Council many times in the past and has been rejected. The reasons therefor were:

- (a) the municipality, unlike the City of Vancouver, does not own its street rights-of-way. As such, these are truly public rights-of-way which the municipality is permitted to use and improve for the use of the public in general. The municipality has no authority to designate sections of streets for the use of select individuals;
- (b) it would be impossible to determine guidelines for setting aside portions of public rights-of-way, even if the municipality could do so, because every taxpayer could demand the same concession on the portion of a street fronting his property.

The Burnaby General Hospital, which is on the North side of the subject portion of Kincaid Street, has established a pay-and-park system for its off-street parking facilities. This naturally creates the same problems experienced in apartment areas where people would rather park on the street than pay for the off-street parking. In the case at hand, parking on the street during most of the day has increased while, in the early evening, parking is quite congested during visiting hours. There is no doubt that, while all of the petitioners have off-street parking facilities, they would find problems if additional parking was desired close to their homes. However, there are many homes in Burnaby that have a full time parking prohibition in front of them and have never had the opportunity to park on the street.

It would appear that the parking conditions being experienced on streets around the Hospital are no different from those in apartment areas where one must pay for the required off-street parking. The solution would be a requirement that off-street parking be provided free of charge or that parking be banned on streets altogether. The first course of action is considered the most desirable.

It was recommended that:

- (a) the request of the petitioners for signs which would allow parking for residents only on the South side of the 3800 and 3900 Blocks Kincaid Street be denied;
- (b) a copy of the report at hand be sent to the petitioners and to the Burnaby Hospital Board.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN DRUMMOND:

"That the Burnaby Hospital Board be requested to review the "pay parking" arrangement that has been instituted on its property in the light of the complaint from the petitioners with a view to eliminating the arrangement, and the Board include in its considerations the matter of developing the area lying to the East of the Hospital for staff parking purposes in order to make more space available for public parking; and further, the Traffic Safety Committee and the Planning Department

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discuss the general situation with the Hospital Board in an attempt to determine the best means of resolving the street parking problem about which the petitioners complained."

CARRIED UNANIMOUSLY

Mr. and Mrs. G. A. Moore submitted a letter enquiring as to the present status of development plans for the Union-Duthie area.

Item 17 of the Municipal Manager's Report No. 21, 1973, which deals with the subject of the enquiry from Mr. and Mrs. Moore, was brought forward for consideration at this time. The following is the substance of that report:

(17) Union-Duthie Area (Moore)

A report on the subject of the letter from Mr. and Mrs. Moore will be submitted to Council on April 2, 1973. Mrs. Moore has been so advised.

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

CARRIED UNANIMOUSLY

Mr. Graham Jeckway, Property Manager, Strata Plan NW 27, Co-Operative Trust Company of Canada, submitted a letter requesting that Council take whatever action is necessary to expedite the completion of certain works in buildings at Lougheed Highway and Holdom Avenue in a complex known as "Brentwood Gardens".

Item 14 of the Municipal Manager's Report No. 21, 1973, which deals with the subject of the letter from the Co-Operative Trust Company of Canada, was brought forward for consideration at this time. The following is the substance of that report:

(14) Brentwood Gardens

The Chief Building Inspector wrote, on March 2, 1973, to the Companies concerned with the construction of the subject development requesting that they complete the works which are the basis of the complaint from the Co-Operative Trust Company of Canada.

At one point, shortly after occupancy of the units, the contractor undertook to raise the level of the ground seal in the crawl spaces in a number of the units and thereby overcome damp conditions which had been noticeable. In other of the crawl spaces, the contractor did not raise the ground seal above the through-wall cleats nor did he remove the cleats and plug the openings in the foundation wall to a satisfactory degree. An Inspector from the Building Department discovered, by probing the wall patches, that cleats in some cases had only been driven back slightly behind the inner face of the foundation wall so some repaired walls were rejected. The extended time in dealing with the repair work is caused by the difficulty in entering private homes in the development when the owners are away during the day.

It was recommended that a copy of the report at hand be sent to Mr. Jeckway, Property Manager for the subject development, together with a request that he provide liaison between the respective Strata unit owners and the contractor so that access for repair work to the crawl spaces mentioned is not impeded.

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

CARRIED UNANIMOUSLY

T A B L E D I T E M S

The following matters were then lifted from the table:

(a) Sewer Financing

Item 16 of the Municipal Manager's Report No. 21, 1973, which deals with the subject at hand, was brought forward for consideration at this time. The following is the substance of that report:

(16) Sewer Financing

The rate structure proposed in the report Council received on March 5th relating to the subject matter is based on residential use. Every parcel capable of being served by sewer is taxed \$21.00, except where the owner has paid for the cost of installing a sewer trunk to serve his property. In those cases, the \$21.00 charge is abated by \$18.00 (which is the debt portion of the charge) for a period of 20 years from the date the sewer is installed. After that, the full charge goes into effect. Commercial properties are charged for sewer service in accordance with the quantity of water used, as measured by meter, with an abatement for the water used in a product or discharged into a storm sewer. Thirteen thousand seven hundred cubic feet of water per annum is deemed to be the amount used by the average residential property. This is the figure used for the \$21.00 charge. On the meter scale, the first 13,700 cubic feet used is exempted because the parcel being served is already taxed \$21.00. Every multiple dwelling in the municipality, except duplexes and rooming houses, is metered. If a duplex is under a one-person ownership, it is assessed \$50.00 for water as against \$30.00 if it were a single-family residence, and \$21.00 or \$3.00, as the case may be, for sewer service. If it is a Strata Title property, the water rates are \$30.00 for each side, and the sewer \$21.00 or \$3.00 for each side. If an apartment comes under the Strata Title ownership, it continues to be charged for water by meter but each owner is charged \$21.00 for sewer.

If Council wishes to equalize the charges applicable in Strata Title and commercially-owned residential properties or if it wishes to bring the charges paid by apartment dwellers closer to those paid by single-family dwellers, it will likely be necessary to abolish the parcel tax and apply only a user tax.

Tables were being provided to Council this evening showing the effect on property by classification of a reduction of .504 mills on 1973 assessments that would be possible if the sewer parcel tax is increased from \$21.00 and \$3.00 to \$32.25 and \$5.00, respectively, and meter rates increased by 53.5%. As can be seen, there are 18,416 parcels which would receive a decrease in taxes ranging from a few cents to \$11.25 and 7,410 parcels which would decrease more than that amount ranging up to \$4,720.00. In the residential category, the average of the \$5.00-\$11.25 range for 17,824 parcels is \$8.69. On an average basis, there are 18,197 residential properties out of 24,204 which will pay more per year for sewer than their taxes are reduced, but the large number of them (17,824) will pay \$2.56 more per year on the average. The remaining 6,007 properties will pay less in total.

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In the case of those paying \$3.00, two of them out of 3,039 will receive a decrease in taxes of less than \$2.00. The others will receive a greater tax saving than the proposed \$2.00 increase in the sewer tax.

Those properties not served with sewers (1,950) will all receive a reduction.

It is not possible, without a great deal of effort, to statistically show the increases or decreases affecting properties charged for sewers by meter. One of the tables lists selected metered properties which reflect the situation.

If there is any justification in phasing the increase proposed over a period of time, it is probably because of the impact on commercial and industrial premises. However, after reviewing the matter, it is not felt that on the average the increase will be that great that it cannot be faced in one year.

In summary, the increases involved are such that it is not considered necessary to phase the conversion involved. On the contrary, it may only serve to confuse the issue more and make it more difficult to understand than it already is.

It was recommended that:

- (i) parcel taxes for sewer use be increased from \$21.00 to \$32.25 and \$3.00 to \$5.00, respectively, effective January 1, 1973;
- (ii) metered sewer rates be increased by 53.5%, effective at the beginning of the next quarterly or monthly billing cycle for each account after the Lieutenant-Governor in Council approves the amendment to the By-Law relating to the matter;
- (iii) parcel taxes and metered rates for sewer use be adjusted annually to reflect actual costs;
- (iv) consideration be given at some future date to increasing flat rates and metered rates sufficient to include the costs of the Greater Vancouver Sewerage and Drainage District;
- (v) Mayor Prittie be requested to pursue his representations to the Minister of Municipal Affairs regarding interpretation and possible amendment to the Municipal Treatment Plant Assistance Act;
- (vi) the question of equity in charging occupants of multiple family accommodation be the subject of a further report prior to December 31, 1973.

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

IN FAVOUR -- ALDERMEN MERCIER, CONSTABLE
AND BLAIR

AGAINST -- ALDERMEN CLARK, DRUMMOND,
MCLEAN, GORDON AND LAWSON

MOTION LOST

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That the Municipal Manager submit a report on a proposal that the increase in rates charged to the taxpayers for the use of sewers in the municipality, except the costs payable to the Greater Vancouver Regional District, which are presently recovered through the general mill rate be progressively transferred to the Sewer Utility."

CARRIED

AGAINST -- ALDERMEN BLAIR AND MERCIER

(b) Municipal Hall Extension

In response to questions, the Manager stated that:

- (i) the "concept development fee" referred to in the report of the Municipal Hall Capital Improvement Programme Committee relates to the plaza for the proposed building;
- (ii) the "furnishings allowance" is for the requirements of the Health and Social Services Department as a result of them moving;
- (iii) the "perimeter road" is an extension of the one which exists at the present time off Gilpin Street;
- (iv) the "project contingency sum" is an allowance for unforeseen items, the expenditures for which can be under the direct control of Council.

As a result of being asked by Alderman Blair, the Chief Building Inspector provided the following comparative cost figures for other buildings of a similar nature to the Municipal Hall, emphasizing that they were, in some cases, approximations but were based on anticipated June, 1973 prices:

PROJECT	STOREYS	SPACES	LANDSCAPE	AREA	TENDERED COST	TOTAL COST
Municipal Hall Extension Phase I Building Cast-in-place R/concrete columns and beams, pre- cast Lin-T floors	2 Surmounting parking space.	76 Covered 46 Open 30	Complete around building.	33,243 sq.ft. Includes ground level parking at 66% of lower floor.	\$1,102,359. Omits cost of elevated plaza for comparison purposes only, to June 1973 prices.	\$33.15 per sq.ft.
1550 Iris Street Office Building Cast-in-place R/concrete int. columns, steel beams & columns int. ribbed steel deck & concrete floors.	2 Plus partial basement	70 Open parking	Complete on site.	12,929 sq.ft.	\$280,000. Early '72 prices, allow 10% escal. Use \$308,000 for comparison to June 1973 prices.	\$23.82 per sq.ft.
1333 Ledger Street Office Building Cast-in-place R/conc. beams, columns, floors.	5	84 Open parking	Complete on site.	27,323 sq.ft.	\$730,000. Early 1970 prices. Allow 25% escal. Use \$912,500 for comparison to June 1973 prices.	\$33.40 per sq.ft.
Municipal Hall Phase I Building	As above.	As above.	As above.	37,869 sq.ft. Includes full covered park- ing area for comparison purposes.	\$730,301. Omits all int. partition office partitions for comparison purposes.	\$19.25 per sq.ft.
259/99 Canada Way Office Building Cast-in-place R/conc. precast & post- tensioned core floors.	2 Plus covered parking		Complete on site.	112,480 sq.ft.	1,100,000 \$1,200,000.* Bldg. shell & services only ready for tenant subdivision to June 1973 prices.	14.25 \$10.70 per sq.ft.

OF PHASE I
MUNICIPAL HALL
EXPANSION TO
CURRENT EXIST-
ING OFFICE
BUILDINGS

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* NOTE: This
development
not supported
tender price

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The Chief Building Inspector pointed out that the figure produced for the Office Building at 4259/99 Canada Way may not be entirely accurate because, being a private development, the Corporation has no access to the records of the Company constructing the Building and can therefore only rely on information which was supplied by the Company to the municipality.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That a decision on the question of constructing a building to accommodate Health and Social Welfare Services be deferred until the April 2, 1973 Council meeting and the Municipal Hall Capital Improvement Programme Committee submit a report then indicating the results of examining alternate methods of construction for the proposed building which will not, from outward appearances, be aesthetically detracting; and further, the Committee provide a complete breakdown of landscaping costs and other outside amenities which were proposed in the original scheme that was presented to Council and indicate, at the same time, how many of these things are really an integral part of the actual building proposed to be constructed, with it being understood that the Committee will discuss the situation with Mr. B. Freschi, the Architect who has been commissioned for the project and related matters."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Drummond, as the Council appointee to the Board of Trustees for the New Vista Society, stated that the Society has awarded a tender for the construction of its development which is slightly less than the amount which was originally estimated.

Alderman Gordon enquired as to why the municipality had not received approval for the various projects that have been submitted under the Winter Works Programme.

The Manager indicated he would be submitting a report to Council on March 26th in regard to the matter.

Alderman McLean enquired as to when the 4Rinks Company had to pave its parking lot, which was a condition of rezoning the property.

Planning Director stated that the agreement with the Company stipulates that the parking lot must be paved within one year of the passage of the amendment to the Zoning By-Law covering the rezoning proposal. He added that the same general approach is taken in other cases where prerequisites are to be satisfied after the property is rezoned.

R E P O R T S

MAYOR PRITTIE submitted a report recommending that he, and Aldermen Constable and Clark, be appointed as the Exempt Staff Committee.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

MAYOR PRITTIE submitted a report recommending that Council authorize the Municipal Manager to attend the 36th Annual Conference of the Canadian Federation of Mayors and Municipalities in Charlottetown, Prince Edward Island between June 3rd and 7, 1973.

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MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:10 P.M.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:
"That the subject of the establishment of a Design Panel, an advisory body to review and make recommendations on the exterior design of major buildings, be referred to the Advisory Planning Commission for consideration and recommendation."

CARRIED

AGAINST -- ALDERMAN BLAIR

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that Council authorize grants to the following organizations in the amounts and for the purposes indicated:

- (a) Burnaby Fire Department Band - \$650.00 - to cover expenses in operating the Band;
- (b) Burnaby Junior Chamber of Commerce - \$1,540.00 - for the Miss Burnaby Pageant.

It was also recommended that the Municipal Printshop be authorized to produce the Programme for the Pageant;

- (c) Burnaby Junior Chamber of Commerce - \$700.00 - for renovation of Burnaby's Float for the 1973 season.

The Committee also pointed out that recommendations in regard to grants are slower this year than in 1972 because the Committee is requiring applicants to appear and be questioned before submitting the requests to Council.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 21, 1973, on the matters listed below as Items (1) to (26), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Block 1N½ and all of Block 1 "A" lying South of Canada Way, D.L. 80, lying South of Canada Way, D.L. 80, Plan 792 (4336 Percival Avenue and 4905 Canada Way)

The 7 buildings on the above properties were demolished without the approval of Council first having been obtained and, although this action was an oversight, it was due to the concern of staff for the safety of young persons who were trespassing on the premises and incidents of vandalism that had been reported to the R.C.M.P.

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

CARRIED UNANIMOUSLY

(2) Bill 42 - Land Commission Act

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

- (a) Probably the most accurate response to the question of the effect the proposed legislation will have on Burnaby is that there is no way of knowing because the legislation has not yet been implemented and it may be changed before it becomes law. There is also no way of knowing whether any land in Burnaby will be designated under the Act.

The objectives of the legislation are obscured and rational debate about the proposal is almost impossible.

- (b) Notwithstanding, the following general comments can be made:

- (i) The current Order-in-Council, which prohibits the subdivision of farm land or the issuance of building permits for non-farm uses, applies to those properties in Burnaby shown on attached sketches. The current prohibition will remain in effect until the designation of reserves takes place under the new legislation. As indicated earlier, it is not known whether any land in Burnaby will be so designated.

- (ii) The objectives of the legislation are:

- to preserve agricultural land for farm use;
- to encourage the establishment and maintenance of family farms, and land in an agricultural land reserve, for a use compatible with the preservation of family farms and the farm use of the land;
- to preserve greenbelt land in and around urban areas;
- to encourage the establishment and maintenance of land in a greenbelt land reserve for a use compatible with the preservation of a greenbelt;
- to preserve land bank land having desirable qualities for urban or industrial development and to restrict subdivision or use of the land for other purposes;
- to encourage the establishment and maintenance of land in a land bank land reserve for a use compatible with an ultimate use for industrial and urban development;
- to preserve park land for recreational use;
- to encourage the establishment and maintenance of land in a park land reserve for a use compatible with an ultimate use for recreation.

The above objectives reflect Burnaby's approach to land use planning and, from this viewpoint, deserves support.

- (c) Burnaby, through its own zoning powers, park acquisition programmes and land assembly policies, already designates land for agricultural (Big Bend Area), greenbelt (trail systems, conservation park areas), land bank (Burnaby Mountain, Central Area, Cariboo Area), and park (Major Parks, Burnaby Lake, Central Park, etc.) purposes.

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The difference appears to be that in carrying out these actions the municipality must follow various procedures prescribed by the Municipal Act, such as Public Hearings, passage of By-Laws, arbitration proceedings, etc., while the proposed Commission can establish its own procedures as and when considered necessary. This is felt to be undesirable and requires clarification.

- (d) Depending upon the extent to which land is designated for non-urban use in the Lower Mainland, it is conceivable that the demand for non-designated urban land will increase, leading to an increase in population growth and development in Burnaby, and certainly making it impossible to subscribe to a non-growth policy for the municipality. In the absence of information, it is difficult to suggest a course of action at this time but the following preliminary recommendations are being made:

-that Council endorse the general objectives of the proposed Land Commission Act;

-that the Council request information and clarification of the procedures which will be followed by the Commission in order to ensure that municipal and regional plans are not frustrated or circumvented, that the objectives of the local community are recognized, and that the individual retains a sense of involvement in the decisions which affect his community;

-that Council advise the Provincial Government that it wishes to be recognized as a partner and therefore to be consulted as such, when the time comes to designate land in Burnaby as an agricultural land reserve, a greenbelt land reserve, a land bank land reserve, and a park land reserve, even to the extent of recommending to the Provincial Government land which the municipality wishes to have designated.

Further reports will be made available to Council as additional information becomes available.

It was recommended that Council adopt the recommendations of the Planning Department.

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

CARRIED

AGAINST -- ALDERMAN CLARK

(3) Monthly Report of Fire Department

A report of the Fire Chief covering the activities of his Department for the month of January, 1973 was being submitted.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MCLEAN:
"That the report be received."

CARRIED UNANIMOUSLY

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The Council was being supplied this evening with full details of the By-Law and the application forms which relate to it.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager, including the accompaniments to it, be received."

CARRIED UNANIMOUSLY

- (8) Easement - Lot 30, Block 1, D.L. 43, Plan 20025
(7551 Colleen Street)

It was recommended that Council authorize the acquisition of an easement over the North 5 feet of the above described property, which is required for drainage purposes, for a consideration of \$1.00 plus the cost of installing a 6 inch catchbasin and restoration of the land involved to its former condition.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (9) Lot "A" E₂, S.D. 2, Block 9, D.L. 131, Plan 7366
SUBDIVISION REFERENCE NO. 224/72

It was recommended that the Legal Department prepare a document to provide for a restrictive covenant that is to be annexed to the Lot 1 which is proposed to be created from the above described property under the captioned reference number pursuant to Section 24A of the Land Registry Act indicating that the possibility of building a residence of a full basement design is precluded because of the situation outlined in the report.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (10) 5400 Block Hardwick Street (Gillespie)

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

ALDERMAN DRUMMOND LEFT THE MEETING.

- (11) (a) REFERENCE REZONING NO. 35/71
Lot 9, except Expl. Plan 11295, Block 2, D.L.'s 44/78,
Plan 3049, Parcel "C", Expl. Plan 9256 except Expl.
Plan 11295, S.D.'s 7/8, Block 2, D.L.'s 44/78, Plan 3049

- (b) REFERENCE REZONING NO. 86/71
Lot 2, S.D. "C", Block 1, D.L.'s 78/131, Plan 8696

It was recommended that the low density multiple housing proposal covered by the captioned properties be approved in principle and be advanced to a Public Hearing and that the following prerequisites be established in connection with the proposal:

(4) Expenditures

It was recommended that the expenditures listed in the Financial Report of the Municipal Treasurer for the period between January 1st and February 25, 1973 be approved.

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

CARRIED UNANIMOUSLY

(5) Burnaby Loan Authorization By-Law No. 8, 1971, Amendment By-Law 1973 (Federal/Provincial Employment Loan Project No. B. C. 221)

It was recommended that the above By-Law, which permits the inclusion of sewers in the lane East of Fell Avenue from Hastings Street to Cambridge Street, be given favourable consideration by Council.

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

CARRIED UNANIMOUSLY

(6) Burnaby Loan Authorization By-Law No. 7, 1971, Amendment By-Law 1973 (Federal/Provincial Development Loan Projects Nos. 219, 220 and 271)

It was recommended that the above By-Law, which substitutes the Schedule "A" accompanying the report for the Schedule "A" which accompanied the original By-Law, be favourably considered by Council.

As a result of a question, the Manager stated that the works referred to in his report were storm sewers.

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

CARRIED UNANIMOUSLY

(7) Greater Vancouver Regional District Air Pollution Control By-Law

The above By-Law was adopted by the Greater Vancouver Regional District on March 7, 1973 and the Corporation has been advised that there should be no trouble in co-ordinating permits under the By-Law for commercial and industrial heating and incineration. An Inspector from the Regional District has been designated to maintain contact with the municipality to advise of the suitability of developments as they affect the responsibilities of the Regional District.

Co-ordination concerning industrial emissions under the Pollution Control Act will be more cumbersome. It takes approximately 120 days to process such a permit after an application has been made. In some cases, the granting of a pollution control permit may be the controlling factor which determines if a development can proceed. For the protection of the interests of the municipality and those of the Regional District and the public, some notification should be given to those parties contemplating industrial developments to the effect that industrial emissions are covered by the Provincial Pollution Control Act which is administered by the Regional District.

The Chief Building Inspector for Burnaby is in the process of co-operating with the Greater Vancouver Regional District in the implementation of the By-Law.

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- (1) The submission of a suitable plan of development.
- (2) The dedication of the required road rights-of-way.
- (3) The completion of a Road Closing By-Law, and the submission of a subdivision plan consolidating the site into one parcel.
- (4) The granting of any necessary easements.
- (5) The deposit of monies to cover the cost of providing all necessary services to the site.
- (6) All electrical servicing, (including electrical kiosks wherever soil conditions permit), telephone, and cable installations associated with this proposal be placed underground.

It was noted that the prerequisites recommended by the Planning Department did not include the provision of ornamental street lighting.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That the rezoning proposal which is the subject of the report from the Manager be tabled until the March 26th Council meeting and, because it is considered desirable that ornamental street lighting be provided in developments such as that covered the rezoning proposal, the Planning Department submit a report then indicating the advisability of establishing a policy whereby the provision of ornamental street lighting would be included as a prerequisite to rezonings of that type."

CARRIED UNANIMOUSLY

(12) Burnaby Fire Defences

The Canadian Underwriters' Association, on February 24, 1972, was requested to survey Burnaby's fire defences. This has been done and the report of the Association was being submitted this evening.

The Fire Chief, the Municipal Engineer, the Planning Director and the Chief Building Inspector have also provided their comments on the situation, particulars of which are provided in the Manager's report.

It was recommended that a letter of appreciation be sent to Mr. D. R. Montador, Chief Engineer, and Mr. A. H. Piper, Supervisor, for Canadian Underwriters' Association for their participation in the survey of municipal fire fighting facilities and capabilities.

It was noted by Council that the Fire Chief had indicated in his report he felt a 5-man crew to man apparatus is considered desirable instead of the 4 that is used now.

It was also noted that a study is being made in regard to the relocation of existing fire halls and the establishment of new ones.

The Fire Chief was asked to submit a report:

- (a) explaining why a 5-man crew would be more effective than a 4-man crew;
- (b) indicating whether the change in the location of the fire halls will reduce, to an appreciable extent, the time required to respond to fires.

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

CARRIED UNANIMOUSLY

ALDERMEN LAWSON AND BLAIR LEFT THE MEETING.

(13) 3800 and 3900 Blocks Kincaid Street

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

(14) Brentwood Gardens

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

ALDERMEN BLAIR, LAWSON AND DRUMMOND RETURNED TO THE MEETING.

(15) A. 9.86 acre portion of Lot 1, D.L.'s 73/81, Plan 40648
Green Tree Village
REFERENCE REZONING NO. 1/72

The following^{was}/being submitted in response to a letter from Mr. P. F. Hogan of John H. Haiste & Associates Ltd., which appears elsewhere on the Agenda for this meeting, relating to the type of curb to be constructed on the streets to be created in the development of the above described property:

(a) Mr. Hogan requested that the use of extruded concrete curbs bearing directly on the asphalt paving be permitted in the drives and parking areas of the development planned to be constructed on the property instead of the concrete curbs prescribed by the municipality.

(b) The Planning Department is of the opinion that the type of curb desired by Mr. Hogan is a temporary one.

The Municipal Engineer concurs with this opinion.

(c) Extruded concrete curb requires more maintenance than standard municipal curbs because it is not as strong, cross-sectionally, as the standard municipal curb and is very much subject to breakage as evidenced by experience with similar types of curbs on various streets in the municipality, particularly those in the Capitol Hill area.

(d) In the case of condominiums, the original developer/contractor does not have any legal responsibility for the maintenance of curb quality after the initial guarantee period and after all units have been sold.

(e) The intent of the curbs desired by the municipality is to ensure the condominium owners are not faced with high maintenance costs.

(f) It does not appear reasonable to assume that condominium owners should be willing to accept a lower standard of services than that provided for single family residences due to a technical difference in ownership.

Condominium owners will look to the Corporation when they feel they have been sold a poor quality facility, such as the complaint which came from the new owners in the condominium near Broadway and Haldon Avenue.

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It was recommended that the installation of curbs to municipal standards be established as a prerequisite to the subject rezoning proposal.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER AND DRUMMOND

(16) Sever Financing

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

(17) Union-Duthie Area (Moore)

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

(18) Lane West of Cliff Avenue South from Karen Street to the S.P.L. of Lot 6, Block 3, D.L. 131, Plan 16109

It was recommended that the following cost report relating to the paving of the above lane be received and that a By-Law authorizing the construction of the work be prepared:

Length of work	140'
Estimated cost of work	\$ 560.00
Actual frontage	224'
Taxable frontage	178'
Owners' share of the cost of the work	\$ 178.00
Estimated lifetime of the work in years	10
Frontage tax levy	5 installments of \$.257 per taxable front foot

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(19) 7976 Winston Street (Inter-City Express Limited)

The above Company will be vacating the above premises by March 21, 1973.

Its new address will be 1000 Parker Street, Vancouver 6, B. C.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(20) Lot 6 except Explanatory Plan 14605; Lot 7 N. part except Sketch 10327; and Lots 12 and 13, all of S.D. 2/5, Block 10, D.L. 136, Plan 4417
SUBDIVISION REFERENCE NO. 10/72

It was recommended that Lots 241, 242, 245, 246 and 247, which will be created as a result of the captioned property being subdivided under the reference number indicated, be offered for sale by public tender.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(21) Provincial Land Assembly Programme

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

- (a) In a letter dated February 1, 1973, the Minister of Municipal Affairs indicated that the Provincial Government is expanding its programme of residential land acquisition.
- (b) The municipality has been asked to assist by offering for sale, to the Provincial Government, any suitable lands which the Corporation now owns. Also of interest are any lands under private ownership in the municipality that might be appropriate for inclusion in the programme. Such lands are those for immediate development and building and those for long-term land banking.
- (c) As will be recalled, Burnaby was involved in the initial phase of the Provincial Land Assembly Programme when Council conditionally sold several municipal sites which were originally proposed for subsidized housing developments.
- (d) At that time, it was emphasized that with the exception of the municipal subsidized housing sites (which were included to assist the Province in meeting a limited time-table) the underlying intent behind Burnaby's land acquisition proposals was to supplement the total acreages under public ownership rather than to simply transfer development control of municipal parcels for financial considerations. The proposals therefore did not directly relate to the disposal of existing municipal holdings but rather to a rounding out and consolidation of the lands or to an outright acquisition of suitable undeveloped private holdings. The two acquisition concepts were presented as follows:
 - (i) The acquisition of undeveloped private holdings within areas predominantly under municipal ownership and slated for ultimate residential development.
 - (ii) The acquisition of undeveloped private holdings suitable for residential development.

In terms of the Provincial classification, acquisitions proposed under concept (i) should be regarded as suitable for inclusion in the long-term land banking segment of the programme while those under concept (ii) are more suitable for immediate development and building.
- (e) Prior to the receipt of the February 1st letter, the Planning Department had several discussions with representatives of the Provincial Government in regard to a further consideration of points covered in the previous submission. The properties proposed for inclusion in the land banking or current development segments of the programme are as follows:

1. Group 1 (Non-Municipal Lands for Immediate Development and Building)

a. Camrose - Durham Area

Number of private parcels - 27
 Total area of private parcels - 35.7 ac. (approx.)
 Designated development type - single family
 Location - see attached figure A

b. -Canada Way - Haszard

Number of private parcels - 1
 Total area of private parcels - 4.9 ac.
 Designated development type - single family
 Location - see attached figure B

2. Group 2A (Non-Municipal Lands for Immediate Acquisition and Subsequent Land Banking Purposes)

a. Aubrey - Phillips

Number of private parcels - 40
 Total area of private parcels - 42.2 ac. (approx.)
 Designated development type - single family
 Location - see attached figure C.

3. Group 2B (Non - Municipal Lands for Long Term Acquisition and Land Banking Purposes)

The private properties proposed for acquisition within the land assembly areas designated below are considered appropriate for a gradual, long term acquisition program designed to complement and round out existing municipal holdings in each area. The adjoining municipal properties would likely be made available on a sales or joint development basis at a time when supply or demand conditions were considered most suitable. The two areas which were included in the original submission and were considered most logical for this long term consolidation procedure were the Cariboo Land Assembly Area and the west side of Burnaby Mountain north of Curtis St. These are illustrated on the attached figures D, E and F.

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(f) On the basis of the foregoing, it was recommended that Council advise the Minister of Municipal Affairs that:

- (i) the Corporation has no municipal lands currently available for immediate inclusion and development in the Provincial Land Acquisition Programme;
- (ii) the private parcels itemized in the report at hand are considered to be the most suitable for possible inclusion in the said Programme;
- (iii) the municipality would be interested in having further discussions with the Provincial Government concerning the establishment of a land banking and future development programme, including all its social and economic ramifications affecting those major municipal holdings listed in Group 2 above.

It was recommended that Council adopt the recommendations of the Planning Department.

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

CARRIED UNANIMOUSLY

- (22) Burnaby Loan Authorization By-Law No. 7, 1973, Amendment By-Law 1973 (Federal/Provincial Development Loan Projects Nos. 219, 220 and 271)
-

The following work should be added to those listed in Item 6 of the Municipal Manager's Report No. 21, 1973 which Council received earlier in the evening:

Lyndhurst	North Road to Noel Drive	1,167'
Government Road	North of Kentwood	182'
Miscellaneous drainage		1,400'

And house connections appertaining thereto.

In response to a question, the Manager stated that these works were storm sewers.

It was recommended that the above works be included with those in the Item 6 mentioned.

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

CARRIED UNANIMOUSLY

- (23) Lot "A", Block 17, D.L. 155A, Plan 5763
SUBDIVISION REFERENCE NO. 148/71

The Planning Department has recommended that the Corporation contribute toward the cost of installing services to a subdivision of the above described property which will benefit Corporation-owned land to the extent of \$18,900.00 or a figure which reflects the appropriate proportion of the actual contract price, whichever is the lesser.

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The policy of sharing servicing costs has, in the past, only been implemented where the municipality was in a position to virtually get an immediate return on its investment. In this particular case, the municipal property is zoned A2. Seventeenth Avenue is proposed to be closed and the municipality must make some decision on giving up all or at least a part of the right-of-way for the proposed road South of the subdivision. Additional services will be required before the municipality can entertain placing its property on the market. At present, it is not proposed to recommend development of the municipal land in the near future.

If the municipality does not share in the costs of servicing and the provision of the road, it may make the subdivision such that it will not be economically viable.

It was recommended that the Corporation make no contribution toward the cost of servicing the land covered by the subject subdivision at this time.

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

CARRIED UNANIMOUSLY

- (24) (a) Beresford-Antrim-McPherson Junior High School-Royal Oak Area
(b) Lot 1, S.D. "A", Block 15, D.L. 93, Plan 4577
REFERENCE REZONING NO. 76/72

As a result of the Planning Department studying the matter of determining the suitability, for industrial development, of the area bounded by Beresford Street, Antrim Avenue, the McPherson Junior High School and Royal Oak Avenue, including measures for the protection of residentially-developed properties in the vicinity from possible detrimental effects of nearby industrial development, it was recommended that:

- (1) the area mentioned be only designated for future M5 and park development, as more particularly outlined on an accompanying Map C;
- (2) the rezoning of properties in that designated M5 area follow the assembly of suitably-sized sites and the submission of development plans which conform to M5 regulations;
- (3) if Council concurs with the foregoing, the Planning Department submit a report relating to the rezoning of the Lot 1 in question, plus a report dealing with the feasibility of obtaining contributions as a condition of rezoning to be used for the acquisition and development of the park buffer described in the report being submitted this evening.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

- (25) Piper Avenue between Government and Winston Streets

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

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(26) Curbs - Green Tree Village

The Chief Building Inspector has reported that Item 3 in the March 16th letter from Mr. Hogan regarding the position of the Building Department in connection with the construction of curbs on streets in the above development is not an accurate statement of fact.

The Chief Building Inspector, in a letter dated March 16, 1973, wrote to Mr. Hogan to clarify the position of the Building Department on the matter. A copy of the Chief Building Inspector's letter was being supplied to Council this evening.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"That the meeting extend beyond the hour of 10:30 p.m."

CARRIED

AGAINST -- ALDERMEN CLARK AND DRUMMOND

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

B Y - L A W S

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

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 7, 1971, AMENDMENT
BY-LAW 1973"

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 8, 1971, AMENDMENT
BY-LAW 1973"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 13, 1973"

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 7, 1971, AMENDMENT
BY-LAW 1973"
"BURNABY LOAN AUTHORIZATION BY-LAW NO. 8, 1971, AMENDMENT
BY-LAW 1973"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 13, 1973"

be now read three times."

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1972,
REPEAL BY-LAW 1973"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 11 AND
12, 1973"
"BURNABY ROAD CLOSING BY-LAW NO. 3, 1973"
"BURNABY ROAD CLOSING BY-LAW NO. 2, 1973"
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1973"

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

CARRIED

ALDERMAN CLARK AGAINST BURNABY LOCAL
IMPROVEMENT CONSTRUCTION BY-LAW NO. 7,
1972, REPEAL BY-LAW 1973

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1972 came forward
for Reconsideration and Final Adoption. This By-Law provides for the
following proposed rezoning:

Reference RZ #1/72

A 9.86 acre portion of Lot 1, D.L.'s 73/81, Plan 40648

3789 Royal Oak Avenue

FROM P4 TO CD

PLANNING DEPARTMENT reported that the prerequisites established by Council
in connection with this rezoning proposal have been satisfied.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 73, 1972 came forward
for Reconsideration and Final Adoption. This By-Law provides for
the following proposed rezoning:

Reference RZ #73/72

Parcel "B", Ref. Plan 9342 except Pcl. 1, Expl. Plan 10507 and
except Parcel 2 and Road Ref. Plan 12333 and except West 33 feet
of Parcel "B", Block 41½, D.L. 4, Plan 845

9235 Lougheed Highway

FROM A2 TO CD

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PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 67, 1972"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 73, 1972"

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

CARRIED

AGAINST -- ALDERMAN MCLEAN