

November 19, 1973

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, November 19, 1973 at 7:00 P.M.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman E. L. Burnham
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman V. V. Stusiak
Alderman M. M. Gordon
Alderman B. M. Gunn
Alderman J. L. Mercier
Alderman D. A. Lawson (7:05 p.m.)

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

Mayor Constable congratulated the members of Council who were re-elected last Saturday and also those who were elected to Council and to the Board of Directors for the Greater Vancouver Regional District.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the Minutes of the Public Hearing held on November 5, 1973 be adopted as written and confirmed."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN GORDON:
"That the above motion be tabled until the November 26th Council meeting."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 86, 1973 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Senator R. J. Perrault, North Shore - Burnaby, wrote to advise that he has informed the appropriate officials in Ottawa that he supports a resolution Council passed on October 15, 1973 relating to the matter of including a Council member on local National Harbours Boards with voting powers.

Mr. J. W. Bird, President, Canadian Federation of Mayor and Municipalities, submitted a memorandum outlining the highlights of the 1973 Tri-Level Conference.

It was noted by Council in Point 4 in the letter from the Federation that the Honourable Ron Basford, Minister of Urban Affairs, had announced the establishment of a Canadian Transportation Development Corporation to conduct applied research and development of urban transportation systems to solve real problems at the local level in Canada.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN STUSIAK:
"That the Honourable Ron Basford be respectfully requested to provide details about the Canadian Transportation Development Corporation, including the legislation creating the body."

CARRIED UNANIMOUSLY

The Honourable Daniel J. MacDonald, Minister of Veterans Affairs, submitted a letter in which he:

- (a) outlined the position of his Department with respect to the George Derby Health and Occupational Centre and indicated that the property is not available at this time for disposal to the Municipality or to any other interested party because the land is an integral part of transfer negotiations between the Federal and Provincial Governments involving the Shaughnessy Hospital Complex;
- (b) approved requests the delegation from the Burnaby Council made at a meeting with him in Ottawa on October 24th to allow the use of gymnasium in the George Derby Health and Occupational Centre by the South Burnaby Boxing Club and to consent to the use of Burnaby Lake for recreational purposes, subject to satisfactory arrangements being made with the Director of the Shaughnessy Hospital and to the approval being for a period of six months or such lesser time should the hospital be transferred to the Provincial Government.

ALDERMAN LAWSON ARRIVED AT THE MEETING.

Alderman Stusiak made the following comments about the subject of the letter from the Minister of Veterans Affairs:

- (1) *the statement by the Minister is one of the greatest real estate "ripoffs" ever perpetrated by both the Federal and Provincial Governments;*
- (2) *the land in question was taken from the Municipality at a time when Burnaby had either no will or capability to oppose;*
- (3) *the Municipality has always made its position in connection with the land clear, and the record shows that the Federal Government in the past always indicated the Municipality would be consulted in the event the Federal Government would be relinquishing the property.*
- (4) *a telegram should be sent, and later a delegation, to express the opposition of Council to the action by the Minister of Veterans Affairs;*
- (5) *the land on which the hospital buildings are located (approximately 22 acres in size) should be returned to the Municipality for the same price the Federal Government paid for it;*
- (6) *the Community Plan for the area shows that approximately 30 acres of the George Derby site are required for a regional park, and another 80 acres for green space and a linear park in the Municipal park system;*
- (7) *the intention is to develop the land in question for people-oriented use, and this should be recognized by both senior governments;*
- (8) *the part of the site (which is the majority of it) not deemed essential for park and related uses could remain with the Federal or Provincial Government;*
- (9) *the Council is being dictated to by both senior governments;*
- (10) *the Mayor and some members of Council should go to Victoria to ask the Provincial Government to withdraw its interest in the subject property;*
- (11) *if the Provincial Government insists on taking the land, he will do his best to defeat that Government at the next election;*
- (12) *he proposes to create a Citizen's Committee, as a private citizen and not as a member of Council, to pursue the matter of the land reverting to the Municipality;*

(13) he was, at this time, not seeking the support of Council;

(14) he has been a member of the Liberal Party for some time but, in view of what has happened in regard to the George Derby land, he would be withdrawing from that Party.

When Alderman Gurn inquired as to the plans of the Provincial Government for the subject land, the Mayor replied that the Government had none.

Alderman Lewarne stated that the head of the Liberal Party in B. C. was being sent a copy of the Brief the Mayor and Alderman Stusiak delivered to the Minister of Veterans Affairs at the meeting they held in Ottawa on October 24, 1973 in regard to the George Derby lands, and is being asked to contact the Federal Government about the matter.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That a delegation from Council be sent to the Provincial Government in an attempt to convince appropriate officials of that Government that all or part of the George Derby Health and Occupational Centre should revert to the Municipality rather than become a part of a transfer arrangement involving the Shaughnessy Hospital Complex, it being understood that the Mayor will make the necessary arrangements for the delegation to attend upon the appropriate representatives of the Provincial Government."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That Council send a letter of protest about the George Derby Health and Occupational Centre situation to Prime Minister Trudeau, the Minister of Veterans Affairs, with copies to the three Members of Parliament representing Burnaby because, in the presentation that was made to the said Minister on October 24th by Mayor Constable and Alderman Stusiak, it was felt that some recognition would be given the points made then relating to the interest of the Municipality in the site concerned."

CARRIED UNANIMOUSLY

Mrs. Margaret Brophy submitted a letter requesting written assurance that property known as 7461 Aubrey Street will not be required by the Municipality.

Item #17 of the Municipal Manager's Report No. 86, 1973, which relates to the letter from Mrs. Brophy, was brought forward at this time. The following is the substance of that report:

(17) Lot "C", D.L. 138, Plan 12221
(7461 Aubrey Street)

It was recommended that the letter from Mrs. Brophy be tabled until a report is received by Council on November 26th from the Planning Department on the matter.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. R. K. Watts and a number of others submitted a petition objecting to the proposed construction of a sidewalk and concrete curb on the south side of the 3800 block Dubois Street.

Item #15 of the Municipal Manager's Report No. 86, 1973, which relates to the petition from Mr. Watts, was brought forward at this time. The following is the substance of that report:

(15) Dubois Street from Joffre Avenue to Mandy Avenue

In view of the fact the petition is signed by eight of the nine property owners involved, it was recommended that the work scheduled for the subject portion of Dubois Street be deleted from the proposed 1974 Local Improvement Program, the work being the construction of a concrete curb sidewalk five feet wide on the south side of the street, and that a copy of the report be sent to the petitioners.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted, with the petitioners being informed in the letter that is sent to them of the procedures followed in respect of planning for Local Improvement work."

CARRIED UNANIMOUSLY

Mr. Mitchell H. Gropper, Barrister and Solicitor, of the firm of Shrum, Liddle & Heberton, wrote to suggest that the Municipality not require the provision of a prospectus in its guidelines for condominium development.

Item #7 of the Municipal Manager's Report No. 86, 1973, which relates to the letter from Mr. Gropper, was brought forward at this time. The following is the substance of that report:

(7) Condominiums

As a result of considering the submission from Mr. Gropper, it was recommended that:

(a) the Planning Department submit a report to Council on the advisability of modifying or deleting the prospectus requirements in question in favour of one that requires the production of a prospectus under the provisions of the Real Estate Act following the Provincial Government's final approval of Bill 29;

(b) Point 2.1.3 in the guidelines be changed to read:

"That all communal facilities be constructed to emphasize the ease of maintenance, durability and the ability to withstand any misuse by various resident groups."

(c) a copy of the report at hand be sent to Mr. Gropper and to Mr. A. T. W. Watkinson of the Real Estate Board of Greater Vancouver.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BURNHAM:

"That the first and third recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the word "various" in the second recommendation of the Manager be changed to "the affected"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GORDON:

"That the words "it be required" be inserted at the beginning of the proposed change in Point 2.1.3. recited above."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the second recommendation of the Manager, as twice amended, be adopted."

CARRIED

AGAINST -- ALDERMEN LEWARNE AND GUNN

Mr. A. H. Collins, Vice-President, Finance, British Columbia Television Broadcasting System Limited, submitted a copy of a letter addressed to the Municipal Assessor in which he appealed the proposed Business Tax Assessment for 1974 on the company.

Item #13 of the Municipal Manager's Report No. 86, 1973, which relates to the letter from Mr. Collins, was brought forward at this time. The following is the substance of that report:

(13) Business Tax - British Columbia Television Broadcasting System Limited

It was recommended that the Company be informed that its appeal will be considered by the Court of Revision on November 22, 1973.

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

CARRIED UNANIMOUSLY

Mr. R. S. Macdonell, Manager, New Westminster Chamber of Commerce, submitted a letter enquiring as to the status of:

- (a) the connection between the Stormont Interchange of the Freeway and McBride Boulevard at Tenth Avenue;
- (b) the possible widening of North Road from Highway 401 to the Brunette River. -

Item #16 of the Municipal Manager's Report No. 86, 1973, which relates to the letter from Mr. Macdonell, was brought forward at this time. The following is the substance of that report:

- (16) (a) Connection Between Stormont Interchange of the Freeway and McBride Boulevard at Tenth Avenue
- (b) North Road from Highway 401 to Brunette River

Cariboo Road traffic, both north and southbound, will not be interrupted because the arterial road linking the Stormont Interchange to the Lougheed Highway at Gaglardi Way is proposed to overpass Cariboo Road immediately south of the Brunette River. The alignment of the latter Collector Street would be reconstructed by the Province to allow the Provincial arterial connection to pass over, on one structure, Cariboo Road, the Brunette River and the park-trail system.

The current Cariboo Road - Stormont Avenue - Freeway connection exists by default because of the Incompleted links in the Provincial Highway network. Once this link from the Freeway to Lougheed Highway at Gaglardi Way is completed, there will be no direct connection between the Provincial arterial and Cariboo Road.

North Road widening between the Freeway and Brunette River has been under discussion by staff and is included in the current Five Year Capital Improvement Program. Staff is currently reviewing the widening requirements and shortly will be preparing more detailed sketches for further discussions with the many agencies involved, including various Municipal departments, Coquitlam, New Westminster, the Department of Highways, the Burlington Northern Railway and the Greater Vancouver Regional District.

The view of the Provincial Government is that the connection between the Stormont Interchange of the Freeway and McBride Boulevard at Tenth Avenue is not needed for Provincial traffic because the majority of use would be made of the facility by local Burnaby traffic. The Provincial Government will not construct the facility but would have no objections to this being done by the Municipality.

The Provincial Government does agree that information on traffic counts should be exchanged with the Municipality and that staffs from both Governments should work together to clarify the question of who would make use of the route. It is assumed that the costs of a joint study would be shared equally by the Province and the Municipality and that if the study shows the majority of traffic to be the inter-municipal arterial type, the question of responsibility for the route will be further discussed.

It is assumed that the Provincial Government will agree to the declassification of Canada Way once its arterial function is replaced by a Stormont Interchange - McBride Boulevard connection. If the study referred to above shows that the majority of the traffic using Canada Way is arterial destined for points outside Burnaby.

It was recommended that a copy of the report at hand be sent to the New Westminster Chamber of Commerce.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GORDON:
"That the City of New Westminster be asked to support the desired connection of McBride Boulevard at Tenth Avenue with the Stormont Interchange of the Freeway, on the basis that the Provincial Government will assume the cost thereof."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:
"Whereas Municipal Elections are now required to be held in mid November; and
Whereas newly elected Council members may not be sworn in until the beginning of January in the year following the year of Election; and

Whereas every second year a majority of Council may be newly elected and not officially sworn in, thus rendering the Council unable to function in its normal manner;

THEREFORE BE IT RESOLVED that a request be made of the Minister of Municipal Affairs to amend the Municipal Act to allow newly elected Council members to be sworn in at the first Council meeting in December of each year."

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN
MERCIER, GUNN AND LAWSON

AGAINST -- ALDERMEN STUSIAK, BURNHAM,
GORDON, LEWARNE, AND MCLEAN.

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"Whereas the Provincial Government has enacted legislation, to become effective January 1, 1974, which will allow persons to vote only in the municipality in which they reside; and

Whereas such legislation discriminates against municipal taxpayers who do not reside in our municipality;

THEREFORE BE IT RESOLVED that Burnaby Municipal Council communicate with Premier Barrett to go on record as being opposed to any such legislation which does not allow every ratepayer of the municipality a vote in civic elections."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"That the above motion be amended by adding after the word "elections" at the end the following "but that Council approve legislation which gives the right to all citizens to vote on all matters at Municipal elections."

CARRIED UNANIMOUSLY

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

ENQUIRIES

When Alderman McLean asked what the percentage turnout of Electors was at the Election on November 17, 1973, the Deputy Municipal Clerk stated that it was approximately 26%.

Alderman McLean mentioned that no provision had been made in the Capital Improvement Programme for the construction of an alternate route to Gilley Avenue for truck traffic, which proposal has been the subject of many discussions by the Traffic Safety Committee and by Council.

It was understood the Municipal Manager would submit a report indicating why this has not been done.

When Alderman Gunn asked when the traffic flow charts requested at the last meeting would be available, the Municipal Engineer replied that they were presently being printed and would be provided to Council at its next meeting.

Alderman Gunn mentioned that it has now been five weeks since the Manager indicated there would be a report on the study being made of a beach development in the Burrard Inlet Park area.

Municipal Manager replied that a report on the matter was being submitted to the Parks and Recreation Commission this Wednesday.

Alderman Gunn suggested that there was a parking problem at Halifax Street and Phillips Avenue.

The Traffic Safety Committee was asked to investigate the situation and submit a report on the matter.

Alderman Gunn stated that he would ask the Traffic Safety Committee to consider the matter of transit services being extended.

When Alderman Lewarne asked if agendas for Council meetings would be distributed to the newly elected members of Council, the Deputy Clerk replied that it would be done as a matter of course.

When Alderman Lawson inquired as to when a report would be submitted on the Major Road Study, the Planning Director stated that it was intended to submit such a report to Council next February or March.

Alderman Gunn suggested that serious consideration should be given the matter of constructing an overpass of the railway at Sperling Avenue.

When Alderman Mercier asked what progress is being made with respect to the review of services performed by the outside Auditors, the Mayor responded by advising that a meeting had been arranged to discuss the matter - this Thursday.

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

CARRIED UNANIMOUSLY

REPORTS

MUNICIPAL MANAGER submitted Report No. 86, 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) Youth Social Problems

A comprehensive report from a special committee appointed to deal with the above subject was being provided to Council this evening.

It was recommended that:

- (a) the proposal to establish a Standing Committee to advise on and provide overall guidance for a Youth Services Programme be approved;

- (b) the proposal to establish a Youth Services Staff Organization as a Division of the Human Resources Department be approved;
- (c) the proposal to hire the staff required for this Division (one supervisor, two social workers, and one clerk-stenographer) be approved;
- (d) the proposal to have the Standing Committee comprised of representatives from the nine organizations mentioned in the report be approved;
- (e) the proposal to have the Youth Services Programme, with appropriate staff, commence by January 1, 1974 be approved, subject to Federal and Provincial approval of the cost-sharing arrangement proposed in the report;
- (f) the proposal to establish a 1974 budget of \$52,227, with a net cost to the Municipality of \$11,852, be approved;
- (g) applications for funds obtainable from cost-sharing programmes be submitted to the senior governments;
- (h) Council be provided with quarterly progress reports on the activities of the Committee, or more frequently if required, during the Committee's initial year of operation;
- (i) a letter of appreciation, together with a copy of the report at hand, be sent to the Committee;
- (j) a copy of the report also be sent to the Parks and Recreation Commission for its information;
- (k) all persons who have written to Council and the Commission about problems involving youth be advised of the action taken by Council in connection with the matter.

Municipal Manager pointed out that the figure of \$11,852 mentioned under Recommendation (f) should be \$16,672.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GORDON:
"That Recommendation (e) be amended by deleting the words "subject to Federal and Provincial approval of the cost-sharing arrangement proposed in the report" and replacing these words with "and that the Federal and Provincial Governments be requested to approve the cost-sharing arrangement outlined in the report; and further, Recommendation (f) be amended by deleting the words "with a net cost to the Municipality of \$16,672."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"That Recommendation (h) be amended by changing the word "quarterly" to "Monthly"."

CARRIED

AGAINST -- ALDERMEN LAWSON, LEWARNE

A vote was then taken on the original motion, as twice amended, and it was carried unanimously.

It was understood by Council that the Family Court Committee would also be sent a copy of the report on Youth Social Problems and it would be informed of Council's decision this evening on the matter.

(2) Lot 131, D.L. 136, Plan 34438
REZONING REFERENCE NO. 143/66

It was recommended that Council approve in principle the revision in the original development for the above described property detailed in the report and stipulate that a suitable plan of development be provided as a prerequisite to the passage of the Amendment to the Zoning By-Law required to formalize the change in the plan.

It was also recommended that the proposal be advanced to a Public Hearing to be held on December 18, 1973.

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

CARRIED UNANIMOUSLY

(3) 344 North Delta Avenue
(Yen)

The Chief Building Inspector has investigated the complaint from Mr. Alfred Butz relating to excavating work by Mr. Yen on his property at 344 North Delta Avenue and has advised as follows:

- (a) In 1969, Mr. Yen obtained a building permit to construct a dwelling at the subject location. In so doing, Mr. Yen had to excavate heavily into the steep hillside on the East side of Delta Avenue in order to site his dwelling in compatibility with others in the neighbourhood. This excavation was within the Yen property and did not affect the Butz' property.
- (b) Mr. Butz lives next door to Mr. Yen and, in May, 1973, Mr. Butz called the Building Department to complain of overexcavation in the rear and sideyards of the Yen property without the provision of any retaining facilities. An inspection noted that excavation had been carried out to obtain a level surface in a portion of the rearyard joining to the sideyard subsequent to the original house excavation. Erosion of the adjacent Butz' property was also noted.
- (c) Mr. Yen was notified on June 6, 1973 that, because the excavation he had carried out on his property had caused erosion and loss of use of the adjacent property, Mr. Yen could face civil action by the offended party. Mr. Butz received a copy of that letter. It may have been more prudent not to have included any reference to the Building By-Law in the letter because Mr. Butz has drawn the interpretation from the letter to Mr. Yen and the attached extract from the Building By-Law that the said By-Law was applicable in the case of the excavation when this is not the case. The excavation is landscaping work or site grading work, neither of which are within the jurisdiction of the Building By-Law, and the excavation has not endangered the stability of adjoining buildings, walks, walls or services on the property of Mr. Butz. The pertinent section of the By-Law (18(2)) is intended to apply principally to side-by-side building sites where one is occupied by a building and another is being excavated below the first site for a second building.
- (d) The subject matter is strictly of a civil nature where the actions of one property owner in site grading have adversely affected the property of the adjacent owner, and therefore settlement of the dispute rests solely with the two owners. The Corporation has no jurisdiction to intervene.

It was recommended that Mr. Butz be advised that the Corporation regrets the confusion which may have been caused in the case in point but that the Municipality actually does not have jurisdiction to intervene; and further, that it be suggested that Mr. Butz seek legal advice if he is not able to get his neighbour to willingly correct the situation.

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

CARRIED UNANIMOUSLY

(4) Subdivision Servicing Agreement

A copy of the proposed new Subdivision Servicing Agreement, about which a report was submitted to Council on November 13th, was being provided to Council this evening, including Paragraph 4.

It was recommended that Council authorize the change in the Agreement by adding the following to Clause 10:

"The said certified cheque and the amount thereof, or the said irrevocable letter of credit and the amount thereof, shall be forfeited to the Corporation if the Contractor does not complete the work by the date mentioned in Paragraph 4 hereof."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the subject of the report from the Manager be referred back for a rephrasing of the proposed amendment and Paragraph 4 in the Agreement so as to make the authority of the Municipal Engineer more liberal or generous than the section presently reads."

CARRIED

AGAINST -- MAYOR CONSTABLE, ALDERMEN
MERCIER, GORDON AND MCLEAN

It was suggested that the subject section in the Subdivision Servicing Agreement also indicate that the Municipality will only retain the amount it requires for servicing and, not necessarily the total of the sum that is deposited with the Corporation.

(5) Lot 85, D.L. 10, Plan 43289

It was recommended that Council authorize the preparation of such documents as are required to abandon the ancillary rights relating to the above property referred to in the report.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Central Park Branch Library - Burnaby Centre

A report on the above facility, prepared on behalf of the Library Board by the Chief Librarian in consultation with the Chief Building Inspector, was being provided to Council this evening.

It was recommended that Council authorize staff to invite tenders for the construction of the facility on the basis of the accepted design by Keith-King Freschi, Architects, per the timetable and cost estimates outlined in the attachment.

Mr. B. Freschi, Architect, was present and displayed plans of the proposed Central Park Branch Library.

He also described the project and answered a number of questions posed by members of Council about the proposed building.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Condominiums

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

(8) Road East of Sherlock Avenue and South of Kitchener Street

The Land Agent advises that his valuation of the above road was based on the estimated market value of \$23,250.00 for a 60-foot lot in the area. The frontage really determines the value of a residential lot, not the depth.

He therefore assumed that a 40-foot lot would be worth 2/3 of the value of a 60-foot lot, in this case the amount being \$14,964.77.

If By-Laws allowed the creation of 40-foot lots, it is possible the Municipality could realize a better return on the sale of such lots.

The closure of the road in question requires the consent of the abutting owners.

The purchaser will be required to pay for the survey and legal costs relating to consolidation and easement requirements and possibly commission expense, etc.

Under the Plans Cancellation Act, the two abutting owners could petition the Lieutenant Governor in Council to close the right-of-way, in which ^{case} the Municipality would not be compensated at all for the area concerned.

It was recommended that the subject road allowance be sold for \$14,964.77.

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

CARRIED UNANIMOUSLY

(9) REZONING REFERENCE NO. 66/70

- (a) Lot 1, Sketch 12477, S.D. 5/6 Part, Blocks 1/4/6, D.L. 125, Plan 10378
- (b) Lot 1 Except Sketch 12477, S.D. 5E Part and 6, Blocks 1/4/6, D.L. 125, Plan 10378
- (c) Lot "A" Except Sketch 8843 and Except Sketch 4800, Block 5, D.L. 125, Plan 3347
- (d) Parcel 1 Except Plan 8843, S.D. "A", Block 5, D.L. 125, Plan 3347

On July 23, 1973, the Council approved in principle a proposal to rezone the above described properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD). This approval was subject to the parking ratio in the development being 2.0 spaces for each unit, even though 1.5 had been recommended.

On October 15, 1973, as part of a review of comments on the preliminary report on Condominiums, the Council decided that a total minimum parking ratio in such developments of 1.5, consisting of 1.3 for residents and 0.2 for visitors, should be maintained for high-rise and low-rise apartments.

It appears that ^{the} Council decision of July 23rd was due to the fact there were no definite guidelines for parking ratios for condominium developments and that there was a desire to anticipate the largest parking ratio which would be contemplated in the guidelines.

The rezoning proposal is still in process and the applicant has requested that he be allowed to use the 1.5 parking space ratio that was adopted by Council on October 15, 1973.

It was recommended that:

- (a) Council's previous resolution requiring an increase in the ratio of parking spaces on the development planned on the subject property from 1.5 to 2.0 per unit be rescinded;
- (b) a parking ratio of 1.5 per unit (0.3 for resident and 0.2 for visitors) be established as a requirement for the subject condominium development.

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

CARRIED UNANIMOUSLY

(10) 6425 Silver Avenue
(Silver Star Apartments)

The applicant for the conversion of the above premises to Strata Title suites would need to meet the following condominium guidelines:

- (a) A parking ratio of 1.5 spaces per unit.
- (b) The operational guidelines outlined on Page 3 of the attached report.
- (c) The detailed requirements also outlined on the same Page 3.

The property, at the present time, complies with the existing parking regulations in the Zoning By-Law for multiple family developments.

In order to meet the condominium guideline parking requirements, it has been suggested that the applicant acquire additional property for on-surface parking. The applicant indicated this solution would not be economically feasible.

The viability of adjacent future apartment sites would be detrimentally affected by adding individual lots to the subject project.

It was recommended that the application for approval of a strata plan to convert the premises at 6425 Silver Avenue to a condominium be denied.

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

CARRIED

AGAINST -- ALDERMEN STUSIAK AND MERCIER

(11) North Fraser Harbour Commissioners

Mr. K. S. Fraser is the Council appointee to the North Fraser Harbour Commissioners and was appointed on July 26, 1971.

Mr. Fraser has an extremely diversified business background, as is indicated in an attached report that was sent to Mayor Constable.

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

CARRIED UNANIMOUSLY

(12) Burnaby Subdivision Control By-Law 1971, Amendment By-Law No. 3, 1973

It was recommended that Council authorize the preparation of the above By-Law, which will require that an applicant for a subdivision submit a fee of \$25.00 for the first parcel to be created and \$10.00 for each additional one.

It was also recommended that the same By-Law contain the authority for the Approving Officer to approve waivers of Section 712(1) of the Municipal Act relating to parcels of land in any proposed subdivision having less ^{than} 1/10 of its perimeter fronting on a roadway.

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

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

(13) Business Tax - British Columbia Television Broadcasting System Limited

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

(14) 1775 Douglas Road
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2401

During checks made on Preliminary Plan Approval Applications for commercial and industrial developments all means of vehicular access are examined to ensure that the developer is planning a workable site. As regards truck loading, the Municipality has been requiring that areas for such loading be serviced from through or collector streets have the ability to provide manoeuvring on the site instead of using the street system. The purpose of this is to avoid the delay and congestion to traffic when such a condition exists. In cases where a site has loading off a lane, or an internal non-collector street, back in manoeuvres are permitted providing the front of a 50-foot vehicle can clear the street right-of-way.

In the case at hand, vehicle access to Douglas Road was denied because:

- (a) a 50-foot truck could only gain access to the loading bay by backing into it. While it may be true that trucks can gain access from the back of the site, as shown in the submission Mr. Tait of T and K Construction Limited filed, the majority of truckers coming to an address at 1775 Douglas Road would arrive at the front and, in spite of on-site directions, would find it more convenient to back in off Douglas Road;
- (b) the property has access from Halifax Street, which will adequately handle 30-foot trucks, to 1775 Douglas Road.

With respect to the other two sites mentioned by Mr. Tait, the following was being submitted:

(1) 2272 Douglas Road (now 2280 Douglas Road)

In September this year a Preliminary Plan of development on the property was rejected because the layout of the loading bays along the West side of the building would encourage back in manoeuvres through an existing vehicle access at the West side of the Douglas Road frontage.

In the ensuing discussions with the developer and owner of the site, he assured the ^{Engineering} Department that the building was to be used for his own machinery business and that he would never use any vehicle larger than a pick-up truck. After consideration and bearing in mind the narrowness of the property and the fact he only had access to Douglas Road, it was suggested to him that if he was to use only pick-up trucks then he should be able to operate satisfactorily with a 20-foot wide crossing on the East side of the lot. This would preclude the use of large truck entries to the site. He agreed to this arrangement and his site plan was subsequently approved.

(ii) 2172 Douglas Road

This site is almost identical to the one at 1775 Douglas Road in that it has fair crossfall from front to back and that it was refused access to the front street (Lougheed Highway). The application for site approval indicated a maximum 30-foot truck usage. As these size vehicles can manoeuvre on the site, the plan was approved with access to the one street only.

The reference to the Boris Terminals by Mr. Tait was one of many samples used where the Municipality receives constant complaints from motorists who are delayed by large trucks using the street to manoeuvre into inadequate sized loading areas. This particular complaint was before Council in November, 1972 and involved both Country Freight Lines and Boris Terminals. The Council, at that time, directed that the use of Boundary Road for the manoeuvring of trucks to these terminals be stopped. To date,

these Terminals still use Boundary Road for maneouvring because there would appear to be some doubt as to what authority the Municipality has to stop them. For this reason, it is felt best to stop such conditions before they arise.

It was recommended that Council ratify the decision of the Municipal Engineer to deny vehicular access to 1775 Douglas Road from Douglas Road, as requested by Mr. Tait.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:
"That Mr. Tait be heard."

CARRIED UNANIMOUSLY

Mr. Tait then spoke and drew attention to the points he made in the letter he submitted to Council on November 13th.

He stressed that a crossing to his site from Douglas Road exists now and that he only wishes to retain it, even it was in an altered form.

Mr. Tait also suggested that it would be difficult to maneouvre a 30-foot truck entering the property from Halifax Street in the manner indicated on the Sketch "C" accompanying the Manager's report. He pointed out that, because of this situation, trucks would drive onto the landscaped areas or come directly off the street.

Mr. Tait contended that his plan was workable if he was allowed to have the crossing desired.

Mr. Tait commented that Halifax Street was quite narrow and would likely be used more than Douglas Road in the future.

He suggested that he could erect a sign asking that trucks not back into the site/ ^{from Douglas Road} as suggested in his letter. He added that there was some doubt as to the authority of the Municipality to stop trucks backing into properties.

Mr. Tait stated that he felt the Engineering Department had ^{over-reacted} / to his request, especially when he was certain his plan was workable.

Mr. Tait advised that he wished a 24-foot wide crossing.

He suggested that a signalized gate could perhaps be installed at the Douglas Road crossing which would only allow trucks to exit there and not enter. He added that an arrangement could be made whereby a small area nearby could be provided to allow cars to enter.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN BURNHAM:
"That action on the subject of the submission by Mr. Tait and from the Municipal Manager be deferred until the November 26th meeting in order to allow the members of Council an opportunity to inspect the situation on the subject site and to consult Mr. Tait about the matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN GORDON:
" That the Municipal Solicitor offer his views on the problems which could be encountered in enforcing a direction on a sign indicating that truck traffic was prohibited from backing into the site at 1775 Douglas Road from Douglas Road."

CARRIED UNANIMOUSLY

(15) Dubois Street from Joffre Avenue to Mandy Avenue

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

(16) (a) Connection Between Stormont Interchange of the Freeway and McBride Boulevard at Tenth Avenue

(b) North Road from Highway 401 to Brunette River

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

(17) Lot "C", D.L. 138, Plan 12221
(7461 Aubrey Street)

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

(18) Miscellaneous Rezoning Applications

The Planning Department has reported on the following applications to rezone the properties described:

(1) Reference Rezoning #59/73

Lot 11, S.D. 10, Block 3, D.L. 206, Plan 1323
(490 Grove Avenue)

FROM INDUSTRIAL DISTRICT (M4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

It was recommended that the rezoning of the above property not be approved for the reasons given in the report.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN GORDON:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(2) Reference Rezoning #62/73

(a) Lot 26S½ Except Sketch 11110, Block 7, D.L. 207, Plan 4032
(b) Lot 26S½ West 50', Reference Plan 11110, Block 7, D.L. 207, Plan 4032
7211 Curtis Street and 980 Duthie Avenue

FROM RESIDENTIAL DISTRICT FOUR (R4) TO GENERAL COMMERCIAL DISTRICT (C3)

It was recommended that the rezoning of the above properties not be approved for the reasons given in the report.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN GORDON:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

(3) Reference RZ #63/73

Lots 5 to 9 inclusive and Lots 12 to 15 inclusive, Block 3,
D.L. 68, Plan 980
3846, 3856, 3866, 3876, 3886 Laurel Street; 3855, 3865, 3875 and
3885 Linwood Street

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

It was recommended that Council approve in principle the development of the properties for senior citizens' housing and authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development reflecting the features outlined in the report.

It was also recommended that Council:

- (a) approve the sale of the properties (known as Site 3) for \$207,100.00 to the Provincial Government in accordance with the points outlined in the report, on the understanding that this price may be adjusted to correspond to a final total units figure;
- (b) authorize the expenditure of funds, as provided for in the Capital Improvement Programme under "Land Assembly and Development", to cover the cost of servicing the site.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:
"That the recommendations of the Planning Department be adopted."

CARRIED

AGAINST -- ALDERMAN MERCIER

4) Reference Rezoning #64/73

Part South of Lougheed Highway Except Part on Plan 21109,
Block 9, D.L.'s 59/136/137, Plan 3795

7420 Lougheed Highway

FROM RESIDENTIAL DISTRICT ONE (R1) TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

It was recommended that the rezoning of the above property not be approved for the reasons provided in the report. It ^{also} was recommended that Council authorize the Planning Department to work with the applicant, should he wish, toward the identification of an alternate and acceptable location for the use he proposes that would not intrude into the homogeneous Government Road residential environment nor give impetus to extensive cross-movements of the Lougheed Highway.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:
"That the recommendations of the Planning Department be adopted."

CARRIED UNANIMOUSLY

5) Reference Rezoning #65/73

Lot 18, Block 2, D.L. 29, Plan 3035

7585 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) AND RESIDENTIAL DISTRICT FIVE (R5)
TO TOURIST COMMERCIAL DISTRICT (C5)

It was recommended that this rezoning application be approved for further consideration and advanced to a Public Hearing with the following being established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development for the site reflecting the requirements outlined in the report.
- (b) The provision of an undertaking to remove all existing improvements on the site within six months of the rezoning being completed.
- (c) The dedication of the rear 20 feet of the property for a lane and the dedication of the front 16.5 feet for the widening of Kingsway.
- (d) The deposit of sufficient monies to cover the cost of constructing the said lane.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MCLEAN:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

6) Reference Rezoning #66/73

Lot 27, Block 7, D.L.'s 151/3, Plan 1895

5800 Barker Avenue

FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO A COMMERCIAL
CATEGORY

It was recommended that Council not favourably consider this application and reaffirm the Community Plan for the area for the reasons given in the report.

Alderman Mercier suggested that perhaps the Municipality could acquire the above property for the purpose of constructing a commercial establishment thereon inasmuch as the Municipal Act now allows Municipalities to operate such enterprises.

Manager

It was understood by Council that the Municipal/would submit a report on this proposal.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Planning Department be adopted."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GORDON:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1973" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #5/73

- (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 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

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

Some discussion took place concerning problems which would be encountered if Eastbound Lougheed Highway traffic was allowed to turn left at Delta Avenue to arrive at the subject site.

A suggestion was made that, instead of allowing that movement, Eastbound Lougheed Highway traffic could be required to turn right at Douglas Road, then left at Springer Avenue and across Lougheed Highway to Ridgelawn Drive and from there to the subject site or elsewhere in the area.

Another point which was raised was that the development concept for the area should be re-evaluated to determine the advisability of continuing to designate the site in Apartment Study for apartment development and, if this is considered desirable, whether apartments built should be staggered in height so that the lowest ones will be near the single family homes in the area.

A question was also raised as to how the current development proposal for the subject properties deviates from the original plan that was prepared for the area under Apartment Study.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BURNHAM:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1973" be abandoned."

Mayor Constable ruled that the motion just recited was not in order.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"Shall the Chair sustained."

CARRIED

AGAINST -- ALDERMEN MERCIER, MCLEAN AND
BURNHAM

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Planning Department provide Council with a report on the above points that were discussed this evening."

CARRIED

AGAINST -- ALDERMEN MERCIER, BURNHAM AND
MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1973" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

• Reference RZ #26/73

- (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

FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT FIVE (RM5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"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. 42, 1973" be now read two times."

CARRIED

AGAINST -- ALDERMAN MCLEAN

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

"BURNABY SURPLUS FUNDS BY-LAWS NOS. 1 AND 2, 1973"	(#6399 and #6400)
"BURNABY TAXATION EXEMPTION BY-LAWS NOS. 2 TO 14 INCLUSIVE, 1973"	(#6372 to #6380 inclusive, #6388, #6393, #6394 and #6398 respectively)
"BURNABY COUNCIL INDEMNITY BY-LAW 1974"	(#6401)
"BURNABY SUBDIVISION CONTROL BY-LAW 1971, AMENDMENT BY-LAW NO. 3, 1973"	(#6402)

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 GORDON, SECONDED BY ALDERMAN STUSIAK:
"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

- "BURNABY SURPLUS FUNDS BY-LAWS NOS. 1 AND 2, 1973"
- "BURNABY TAXATION EXEMPTION BY-LAWS NOS. 2 TO 14 INCLUSIVE, 1973"
- "BURNABY COUNCIL INDEMNITY BY-LAW 1974"
- "BURNABY SUBDIVISION CONTROL BY-LAW 1971, AMENDMENT BY-LAW NO. 3, 1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:

RESOLVED THAT the Council of the Corporation of the District of Burnaby pursuant to Clause (h) of subsection (1) of Section 327 of the Municipal Act does hereby exempt from Taxation for the year 1974:

(1) Those lands occupied by "THE PARISH OF ALL SAINTS, SOUTH BURNABY" described as portion of Lots "A" and "B", Sketch 5443, Block 29, District Lot 98, Plan 573, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(2) Those lands occupied by "VANCOUVER HEIGHTS BAPTIST CHURCH" described as portion of Lot 11, Block 3, North part of District Lot 116, Plan 1236, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(3) Those lands occupied by "THE CONVENTION OF BAPTIST CHURCHES OF BRITISH COLUMBIA" described as Lot "B", Block 3, District Lot 95, Plan 1796, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(4) Those lands occupied by "WESTERN CANADIAN DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE" described as portion of Lot 7, Block 91, District Lot 127, Plan 4953, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(5) Those lands occupied by "TRUSTEES OF THE CLIFF AVENUE CONGREGATION OF THE UNITED CHURCH OF CANADA" described as Parcel "A", Explanatory Plan 16397, of Block 60, District Lot 135, Group 1, Plan 3234, New Westminster District, Province of British Columbia, and the buildings thereon.

(6) Those lands occupied by "ROMAN CATHOLIC ARCHBISHOP OF CANADA" described as North and South portion of Lots 11 and 12, Block 7, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(7) Those lands occupied by "ALTA VISTA BAPTIST CHURCH" described as South 66 feet of Lot 20, Block 6, District Lot 173, Plan 1034, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

- (8) Those lands occupied by "CENTRAL PARK GOSPEL HALL" described as portion of Lot 29, Block 7, District Lot 151/3, Plan 1895, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (9) Those lands occupied by "LOCKDALE FOURSQUARE CHURCH" described as portion of Lot 1, Subdivision "A", Block 1, District Lot 206, Plan 10145, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (10) Those lands occupied by "NORTH BURNABY KINGDOM HALL SOCIETY" described as Lot 7, Block "G", District Lot 127 West 3/4, Plan 1254, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (11) Those lands occupied by "BURNABY UNIT OF NEW WESTMINSTER CONGREGATION OF THE JEHOVAHS WITNESSES" described as Lot 26, Block 1, District Lot 98, Plan 1384, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (12) Those lands occupied by "VANCOUVER HEIGHTS PRESBYTERIAN CHURCH" described as South portion of Lots 19 and 20, Sketch 5992, Block 7, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (13) Those lands occupied by "THE GOVERNING COUNCIL OF THE SALVATION ARMY CANADA WEST" described as Lots 1 and 2 except the North 20 feet, Block 10, District Lot 121, Plan 1054, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (14) Those lands occupied by "ELLESMERE UNITED CHURCH" described as Lots 4, 5 and 6, Block 77, District Lot 122/127, Plan 4953, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (15) Those lands occupied by "ROYAL OAK BAPTIST CHURCH" described as Lot 60, Subdivision 1/12, Block 1, District Lot 74 South, Plan 1547, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(16) Those lands occupied by "NEW APOSTLIC HOLDING COMPANY LIMITED" described as portion of Lots 11, 12 and 13, Block 2, District Lot 116/186, Plan 1236, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(17) Those lands occupied by "UNITED CHURCH OF CANADA" described as portion of Lots 19 and 20, Lot 21, Block 35, District Lot 120/121, Plan 11500, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(18) Those lands occupied by "WEST BURNABY CONGREGATION OF THE UNITED CHURCH OF CANADA" described as portion of Lot "A", Block 6, District Lot 151/3, Plan 3641, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(19) Those lands occupied by "TH SYNOD OF THE DIOCESE OF NEW WESTMINSTER" described as Lots 1, 2, and 3, Block 3, North West part of District Lot 68, Plan 980, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(20) Those lands occupied by "NEW WESTMINSTER EVANGELICAL FREE CHURCH" described as Lots 22, 23, 24 and 25, Block 12, District Lot 29, Plan 3035, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(21) Those lands occupied by "PARISH OF ST. NICHOLAS CHURCH" described as Lots 11, 12 and 13, Block 10, District Lot 186, Plan 1124, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(22) Those lands occupied by "TRUSTEES OF WESTRIDGE CONGREGATION OF THE UNITED CHURCH OF CANADA" described as Lots 9, 10, 11 and 12, Subdivision 2, Block 1/2, District Lot 207, Plan 4032, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

- (23) Those lands occupied by "WESTMINSTER GOSPEL CHAPEL" described as Lots 33 and 34, Block 10, District Lot 28C, Plan 627, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (24) Those lands occupied by "TRUSTEES OF SOUTH BURNABY UNITED CHURCH OF CANADA" described as Lots 12, 13 and 14 and South Half of Lot 11, Block 22, District Lot 99, Plan 2231, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (25) Those lands occupied by "ST. PAUL'S UNITED CHURCH" described as Lot "B", subdivision 4/5 pt., Block 34/36, District Lot 35, Plan 17928, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon, and also those lands occupied by "ST. PAUL'S UNITED CHURCH" described as Lot 5, South one-third, Block 34/36, District Lot 35, Plan 1370, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (26) Those lands occupied by "PARISH OF ST. JOHN THE DIVINE" described as Lot "A", Except Explanatory Plan 15591, Block 49, District Lot 35, Plan 799, Group 1, New Westminster District, Province of British Columbia, and Lot "B", Block 49, District Lot 35, Plan 799, Group 1, and Parcel 1, Explanatory Plan 15591, of Lot "A", Block 49, District Lot 35, Plan 799, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (27) Those lands occupied by "TRUSTEES OF THE CONGREGATION OF EAST BURNABY UNITED CHURCH" described as the East 181.5 feet of the North Half of Block 13 of District Lot 28C, Plan 3287, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (28) Those lands occupied by "CENTRAL BURNABY UNITED CHURCH" described as Lot "A", Reference Plan 14874, of Lot 6 of Block "R", of District Lot 85, Plan 11109 and Lot "J", Sketch 7290 of District

Lot 85, Plan 5461, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(29) Those lands occupied by the "FIRST CHRISTIAN REFORM CHURCH OF NEW WESTMINSTER" described as Lot 3 of Lot 18 of Block 2 of District Lot 25, West, Group 1, Plan 22388, New Westminster District, Province of British Columbia, and the buildings thereon.

(30) Those lands occupied by "THE PARKCREST GOSPEL CHAPEL" described as Parcel "A", Explanatory Plan 14986, Block 139, District Lot 132, Group 1, Plan 1493, New Westminster District, Province of British Columbia, and the buildings thereon.

(31) Those lands occupied by "SYNOD OF THE DIOCESE OF NEW WESTMINSTER" described as the South Half of Lot 10, Blocks 1 to 36, District Lot 132, Group 1, Plan 2640, New Westminster District, Province of British Columbia, and the buildings thereon.

(32) Those lands occupied by "ST. STEPHEN'S ANGLICAN CHURCH" described as Lot "A", Pt. of Lot 4, Blocks 1 to 5 and 24, District Lot 6, Group 1, Plan 2681, New Westminster District, Province of British Columbia, and the buildings thereon.

(33) Those lands occupied by "THE SYNOD OF THE DIOCESE OF NEW WESTMINSTER" described as Lot "B", of Block 25 of District Lot 80 North Half, Plan 16273, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(34) Those lands occupied by the "B.C. ASSOCIATION OF SEVENTH DAY ADVENTISTS" described as Lots "C" and "D" of Sub-division 37 and 38, Block 4, District Lot 28 South, Plan 20867, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(35) Those lands occupied by "PENTECOSTAL HOLINESS CHURCH" described as Lot 6, of Lot "E" of Lot 13, Block 1, District Lot 13, Plan 17512, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

- (36) Those lands occupied by "SYNOD OF THE DIOCESE OF NEW WESTMINSTER" described as Lots "D" and "F", Blocks 45 and 46, District Lot 28N, Plan 18850, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (37) Those lands occupied by "TRUSTEES OF THE CONGREGATION OF THE PRESBYTERIAN CHURCH IN CANADA" described as Lot 'D', Block 7, District Lot 30, Plan 3036, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (38) Those lands occupied by "TRUSTEES OF THE CONGREGATION OF SOUTH BURNABY CHURCH OF CHRIST" described as Lot 2, Sketch Plan 7931, of Lot 1, of Lots 45 and 46, Blocks 1 and 3, District Lot 95, Plan 3702, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (39) Those lands occupied by "FAITH EVANGELICAL LUTHERAN CHURCH" described as Parcel "A", Explanatory Plan 14936 of Lot 47 of Lots 13 and 18 of District Lot 129, Plan 16332, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (40) Those lands occupied by "FIRST CHURCH OF CHRIST SCIENTIST, BURNABY, B.C." described as Lot "A", Block 4, District Lot 131, Plan 37636, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (41) Those lands occupied by "ST THERESA'S CHURCH" described as Lot "P", Subdivision "M", Block 3, District Lot 74, South Half, Plan 4355, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.
- (42) Those lands occupied by "EVANGELICAL FREE CHURCH OF AMERICA" described as Lot 1, Block 37, District Lot 159, Group 1, Plan 2585, New Westminster District, Province of British Columbia, and the buildings thereon.
- (43) Those lands occupied by "GOVERNING COUNCIL OF THE SALVATION ARMY CANADA WEST" described as the Northerly 123.2 feet of Lot 2, Block 5, District Lot 32, Group 1, Plan 6123, New Westminster District, Province of British Columbia, and the buildings thereon.

(44) Those lands occupied by "BOUNDARY ROAD PENTECOSTAL CHURCH" described as Lot "A", Block 4, District Lot 68, Plan 980, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(45) Those lands occupied by "THE INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL" described as Lot 7, District Lot 34, Plan 849, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(46) Those lands occupied by "THE LETHBRIDGE STAKE" described as Lot "A", of District Lot 80N, Plan 22622, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(47) Those lands occupied and held by the "ALTA VISTA BAPTIST CHURCH" described as Lot 85, District Lot 98, Plan 37924, Group 1, New Westminster District, and the buildings thereon.

(48) Those lands occupied and held by the "APOSTOLIC CHURCH OF PENTECOST VANCOUVER", described as Lot 74, District Lot 34, Plan 31689, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

(49) Those lands occupied and held by the "PARISH OF CHRIST THE KING CHURCH" described as Lot 119, District Lot 123, Plan 44141, Group 1, New Westminster District, Province of British Columbia, and the buildings thereon.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (k) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974 those lands and premises more particularly hereinafter described:

(a) Lots 8, 9 and 10, Block 7, of Lot 186, Group 1, New Westminster District, Plan 1124, owned by the Catholic Public Schools of Vancouver Archdiocese and occupied by Saint Helen's School.

(b) Lot 89, District Lot 11, Group 1, Plan 25688, New Westminster District, owned and occupied by the Canadian Reformed School Association.

(c) Lot 7 of District Lot 126, Group 1, Plan 3473, New Westminster District, owned by the Roman Catholic Archbishop of Vancouver and occupied by Holy Cross School.

(d) Lot 91 of District Lot 83, Group 1, Plan 28684, New Westminster District, owned by the British Columbia Corporation of Seventh Day Adventists and occupied by the New Westminster Junior Academy.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(1) Those lands owned by the "UNITED CHURCH OF CANADA" (and occupied by the United Church Homes), described as follows:

COMMENCING at the South West corner of Lot "B" of the South East Quarter of District Lot 149, Group 1, Plan 1360, save and except part on Sketch 7190 and save and except part on Sketch 11860, New Westminster District; thence North and following the West boundary a distance of 258 feet; thence East and parallel to the South Boundary a distance of 591.27 feet; thence North and parallel to the East boundary a distance of 85 feet; thence East and parallel to the North Boundary a distance of 233.62 feet; thence South a distance of 343 feet following and parallel to Sussex Avenue; thence West, following and parallel to Rumble Street a distance of 825.99 feet to point of commencement, and the buildings thereon.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(2) Those lands occupied by the NEW VISTA SOCIETY described as follows:

Lot 71, District Lot 30, Plan 29773, Group 1, New Westminster District.

Lot 72 Except Plan 44227, District Lot 30, Plan 29773, Group 1, New Westminster District.

Lot 73, Except Plan 44227, District Lot 30, Plan 29773, Group 1, New Westminster District.

Lot 74, Except Plan 44227, District Lot 30, Plan 29773, Group 1, New Westminster District.

Lot 99, District Lot 30, Plan 44227, Group 1, New Westminster District.

Lots 15 to 28 inclusive, Subdivision 4, Block 1, District Lot 25 West, Group 1, Plan 1169, New Westminster District.

Lots 6 to 9 inclusive, Block 4, District Lot 27, Group 1, Plan 697, New Westminster District.

Lots 1 to 14, Subdivision 3 of Block 1, District Lot 25 West, Group 1, Plan 1169, New Westminster District.

Lot "A", Subdivision 18 to 21, Block 15, District Lot 28C, Group 1, Plan 17036, New Westminster District, and the buildings thereon.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(3) Those lands occupied by the "SWEDISH CANADIAN REST HOME ASSOCIATION" described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being a portion of Lot 1, of Lot 1, of Block 10, District Lot 136, Group 1, Plan 6173, save and except the North 33 feet thereon, New Westminster District, Province of British Columbia and being more particularly described as follows:

COMMENCING at a point on the Northerly boundary of said Lot 1 part, a distance of 100.0 feet West from the North East corner of said Lot 1 part, thence in a Southerly direction parallel to the Easterly boundary of said Lot 1 part a distance of 329.4 feet, thence in a Westerly direction a distance of 263.0 feet along the Southerly boundary of said Lot 1 part, thence in a Northerly direction a distance of 329.4 feet parallel to the Westerly boundary of said Lot 1 part, thence in an Easterly direction a distance of 263.0 feet along the Northerly boundary of said lot 1 part to the point of commencement, and the buildings thereon.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(4) Those lands occupied by the "NORWEGIAN OLD PEOPLE'S HOME ASSOCIATION" described as follows:

ALL AND SINGULAR that certain parcel or trace of land and premises situate, lying and being a portion of Lot "D", Block 6, District Lot 28, Group 1, Plan 24032, New Westminster District, Province of British Columbia and being more particularly described as follows:

COMMENCING at the South East corner of said Lot "D", being a point of intersection of Twelfth Avenue and Fourth Street, thence in a North Westerly direction a distance of 307.56 feet along the Eastern boundary of said Lot "D", thence in a South Westerly direction parallel to Thirteenth Avenue a distance of 247.0 feet, thence in a South Easterly direction a distance of 121.15 feet, thence in a South Westerly direction parallel to Thirteenth Avenue a distance of 50.0 feet to the Westerly boundary, thence in a South Easterly direction a distance of 32.28 feet, thence in a South Westerly direction a distance of 49.5 feet, thence along the Western boundary, in a South Easterly direction, a distance of 153.78 feet to the Twelfth Avenue boundary of said Lot 12, thence along the Twelfth Avenue boundary 346.5 feet to the point of commencement, and the buildings thereon.

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(5) Those lands occupied by the "DANISH OLD PEOPLE'S HOME" described as follows:

Part of Block 11, RP 2455, District Lot 79, Plan P2298, Group 1, New Westminster District as shown outlined in green on sketch attached and marked with the letter "D".

RESOLVED THAT the Council of the Corporation of the District of Burnaby, pursuant to clause (i) of subsection (1) of Section 327 of the Municipal Act, does hereby exempt from taxation for the year 1974, those lands and premises more particularly hereinafter described:

(6) Those lands occupied by the WEST CANADA DANISH OLD PEOPLE'S HOME described as follows:

COMMENCING at South West corner of Lot 216, District Lots 79 and 80, Plan 34884, in the District of New Westminster, thence in a Northerly direction a distance of 314 feet, thence 212 East, thence South 50 feet, thence East 298.4 feet to Norland Avenue, thence South parallel to Norland 169 feet, thence West 299.28 feet, thence South 93.12 feet, thence West 174.87 feet to point of commencement, as shown outlined in green colour on sketch attached, and marked with the letter "D".

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ADVANCED POLL BY-LAW 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1973" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #33/73

Lots 5, 6, 7, 8 and 9, Block 85, D.L.'s 127/218, Plan 3953

5361, 5381 Hastings Street; 5470 Empire Drive; 5395 Hastings Street;
5360 Capitol Drive

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

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN BURNHAM:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMAN MCLEAN AND GUNN

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY