

MAY 22, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, May 22, 1973 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie, in the Chair;
Alderman W. A. Blair (7:03 p.m.)
Alderman W. R. Clark
Alderman J. D. Drummond
Alderman D. A. Lawson (7:08 p.m.)
Alderman J. L. Mercier
Alderman G. H. F. McLean (8:20 p.m.)
Alderman T. W. Constable

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. B. D. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That the Minutes of the Council meeting held on May 14, 1973 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. J. W. Keighley re West Side of Burnaby Mountain
- (b) Mr. Donald M. Manning, Architect, re Electrical Service - Merritt Avenue and Beresford Street.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN GORDON:
"That the delegations be heard."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR ARRIVED AT THE MEETING.

(a) *MAYOR PRITTIE drew attention to a letter he had arranged to distribute to the members of Council from Chivers Realty relating to the same general subject of the presentation to be made by Mr. Keighley.*

Mr. J. O. Harries appeared and indicated he would be the spokesman for Mr. Keighley and the others who presented a petition about development on the West side of Burnaby Mountain.

Mr. Harries then read a Brief in which he made the following points:

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- (1) He was speaking on behalf of 13 property owners on the South side of the 7400, 7500 and 7600 Blocks Aubrey Street.
- (2) It is not the intention of those he represents to promote the development of the entire West slope of Burnaby Mountain; rather, these people are merely seeking answers to questions about the matter.
- (3) Each of the owners has lived on his property for more than 20 years.
- (4) All of the owners have a common goal, and that is the development of the land lying behind their residences.
- (5) On March 20, 1973, the group applied for the rezoning of approximately 20 acres of land from A2 to R2.
- (6) On April 11, 1973, a letter was received from the Planning Director advising that "due to a lack of adequate services and the unavailability of detailed Community Plans, the current municipal approach to the holdings in question is to reject subdivision as being premature and to work toward resolving policy questions regarding the use of land on the West slope of Burnaby Mountain so that detailed Community Plans can be available to guide private subdivisions and development".
- (7) On April 18, 1973, letters were sent to Council and to the Planning Director indicating the lack of agreement to the aforementioned April 11th letter. The April 18th letter appeared on the Agenda for the May 7th Council meeting. It is felt that the various discussions which took place at that time were not really relevant to the subject matter of the April 18th letter.
- (8) The owners concerned have formally requested a rezoning and a subdivision of their lands. It is intended to develop the property but not necessarily sell it in total. It is also intended to form a duly incorporated company and pursue the rezoning and subdivision application to its conclusion.
- (9) The Engineering Department has established the fact that a 15 inch sanitary sewer service exists within 200 feet of the lowest point of the properties, with 8 and 18 inch stubs facing in the direction of the properties. The Engineering Department has also advised that this sewer line is not overloaded.
within
A 42 inch waterline lies / 175 feet of the same point of the properties, with an 8 inch capped line facing the properties.
Electrical and gas services are available to the properties.
- (10) The following questions were being asked:
 - (1) Why does the Planning Director indicate possible rejection of subdivision applications due to the lack of services?

- (ii) Who answers policy questions that the Planning Director refers to and why are they not being answered?
 - (iii) Why are the owners involved bracketed with the broad improper description "development of the West side of Burnaby Mountain" because, in fact, the lands lie on the South slope of the Mountain?
 - (iv) Why were the owners placed in the position of being represented by the municipality as having lands available for sale to the Provincial Government under its Land Acquisition Programme when none of the owners were consulted initially about the matter?
 - (v) Why does Council pursue the Provincial Land Acquisition Programme with the fervor indicated at the May 7th Council meeting as it relates to the subject properties? What use would be made of the lands in question?
- (11) An appraisal indicates there would be an increase in municipal taxes of some \$56,166.00 per year if the properties concerned were subdivided and developed for residential purposes.
 - (12) Approximately \$600,000.00 worth of services would be provided.
 - (13) The plan that was presented to the Minister of Municipal Affairs for the lands concerned, which were designated for single family development, did not clearly define the fact it was currently zoned A2.
 - (14) As recently as April 27, 1973, an additional 54 lots were created immediately to the West of the subject area. This development indicates roads being relocated diagonally through the West end of the properties owned by those he represents.

ALDERMAN LAWSON ARRIVED AT THE MEETING DURING THE PRESENTATION BY MR. HARRIES.

In response to a question, the Planning Director stated that he had not rejected the subdivision application for the properties concerned; rather, he had only advised of the interest of the Provincial Government in the lands. He added that servicing of the area is a problem because he cannot deal with the 13 owners involved without examining the question of the overall development of land on Burnaby Mountain. He pointed out that further to the East where the land is at a greater elevation, it would be necessary to install pumps to supply water there.

The Planning Director concluded by stating that, if the Provincial Government is not interested in the land, then the municipality must consider single family or some similar development for the properties.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CONSTABLE:

"That the Planning Department provide Council with a clear indication at its May 28, 1973 meeting as to how long it will take to prepare a comprehensive report on the future development of the properties owned by Mr. Harries and those he represents plus the general area on the West side of Burnaby Mountain; and further, the Planning Department include in its report an indication as to the relationship between the subject at hand and the development concepts set out in "Urban Structure", and when it feels the public should be approached for their views on Urban Structure."

CARRIED UNANIMOUSLY

(b) Mr. Manning then spoke and made the following points in support of his contention that the action of Council on May 14, 1973 to require that his client install underground electrical service to a building which is being constructed at Merritt Avenue and Beresford Street was both illegal and prejudicial (the latter in the sense that it would likely have the opposite effect to that which was intended):

- (1) The client is redeveloping his property and is in the process of constructing a small industrial building.
- (2) An overhead line exists on the near side of Merritt Avenue and a pole is located at the lane.
- (3) The Planning Department, in its demand that the electrical service be placed underground, has indicated that it is enforcing a Council policy.
- (4) The cost of the electrical service connection to the client's building has risen from the \$20.00 nominal charge to approximately \$3,000.00, and approximately \$5,000.00 if and when additional 3-phase power is required. In addition, if and when a change to underground mains on the lane is ever made, a very substantial cost will be incurred to connect to underground services.
- (5) The policy in question is neither in the Building or Zoning or Electrical By-Laws. This contravenes a broad principle of justice that, if local governments are to regulate the right of an individual to develop his property, it must do so by law. Regulation by policy offers no clear indication as to the restrictions which are in effect and serve to create citizen mistrust and eliminates any incentive to upgrade existing municipal by-laws.
- (6) The Council has an obligation to adhere to Sections 702 to 714 of the Municipal Act which clearly indicates its powers on such matters as the one at hand.
- (7) It is questionable whether Council or the Planning Department exercised wisdom in requiring existing industrial properties to install underground wiring, particularly from the rear. First of all, overhead services from the rear are not the visual deterrents that they are in the front. Secondly, underground services in transitional industrial areas are more inappropriate as not only is the demand load in these areas rapidly increasing but also the future needs of many small manufacturing plants will require higher 3-phase voltages as well as the typical single phase. Thirdly, installing individual services to be followed by underground mains makes for a very expensive and hazardous changeover.

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It is far more efficient to change over to underground services at the time underground mains are installed.

- (8) The report Council received on May 14th in regard to the subject matter made no reference whatsoever to the requirement for a by-law instead of a policy governing underground electrical services.
- (9) The Council should first receive a detailed report regarding the technical requirements for underground electrical services, as they relate to other underground installations, before firmly establishing a policy, by by-law, about the matter.

ALDERMAN BLAIR LEFT THE MEETING.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That the Municipal Solicitor submit a report on the legal aspects of the action which was taken by Council on May 14th concerning the matter of requiring Mr. Manning's client to install underground electrical service to a building which is being constructed at Merritt Avenue and Beresford Street."

CARRIED UNANIMOUSLY

It was also understood by Council that the Municipal Engineer would indicate the technical problems which could result from the installation of underground electrical service at different times than other underground installations such as water and sewer mains.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 39, 1973 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. H. Guthrie, Chairman, Air Cadets - No. 637 Squadron, wrote to request permission to hold Tag Days on the evening of October 5, 1973 and all day on October 6, 1973 in the Southern part of the municipality.

Mr. E. Gregg, Race Organizer, The Anglia-Norco Bicycle Club, submitted a letter requesting permission to hold three bicycle races on July 29, 1973 between 11:00 a.m. and 4:00 p.m. along a route outlined on a map accompanying his submission.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to both No. 637 Squadron of the Air Cadets and The Anglia-Norco Bicycle Club to conduct their respective activities at the times indicated, with the latter being subject to the approvals of the Municipal Engineer, the Burnaby Detachment of the R.C.M.P. and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

Mr. James H. Rhodes, Chairman, British Columbia Energy Commission, forwarded a copy of a Notice of a Public Hearing that is being held commencing June 12, 1973 into matters affecting the Natural Gas Industry in British Columbia.

ALDERMAN GORDON served a Notice that he would be introducing a Motion aimed at ensuring that the needs of the municipality in regard to the use of natural gas by its residents are met.

Mr. J. A. Sadler, Assistant Deputy Minister, Department of Human Resources, submitted Serial Letter No. 512-416 outlining the increases that have been authorized for basic regular foster home rates effective June 1, 1973.

Mr. R. W. Headen, President, B. C. Association of Assessors, submitted a letter requesting that Council permit the Municipal Assessor and as many of his staff as possible to attend the 24th Annual Conference of the Association in Victoria between September 19th and 21, 1973.

Item 12 of the Municipal Manager's Report No. 39, 1973, which relates to the subject of the letter from the B. C. Association of Assessors, was brought forward for consideration at this time. The following is the substance of that report:

(12) 24th Annual Conference of B. C. Association of Assessors

The Municipal Manager has authority to approve or deny staff requests to attend Conferences when costs do not exceed \$300.00 and they are not held outside of Canada.

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

CARRIED UNANIMOUSLY

The Honourable Jack Davis, Minister, Environment Canada, submitted a letter indicating that he feels the present schedule of fines under the Migratory Birds Convention Act is not sufficient to deter violations of pollution regulations.

Mr. Harold K. Eggen wrote to express concern regarding the unsightly condition of the boulevard on the West side of the Ocean View Burial Park fence.

Item 13 of the Municipal Manager's Report No. 39, 1973, which relates to the subject of the letter from Mr. Eggen, was brought forward for consideration. The following is the substance of that report:

(13) West Side of Ocean View Burial Park Fence (Eggen)

The Chief Public Health Inspector has investigated the situation of concern to Mr. Eggen and discovered that there was some broken concrete, a pile of gravel and a small pile of earth at the subject location. There was no evidence of debris or garbage.

He does not consider the condition to be in contravention of the Unsightly Premises By-Law but the situation will be discussed with authorities of the Cemetery Company and Mr. Eggen will be kept apprised of the results of the discussions.

It was recommended that a copy of the report at hand be sent to Mr. Eggen.

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

CARRIED UNANIMOUSLY

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ENQUIRIES

Alderman Lawson mentioned that the Parks and Recreation Commission was using 2-4-D, in a controlled and limited fashion, in various parts of the municipality.

The Parks and Recreation Administrator was asked to indicate the precise extent to which the chemical was being used.

Alderman Mercier stated that mounds of earth which had been removed from the excavation for the Kensington Ice Rink have been placed on the Curtis Street side of the Rink property and it was proposed to relocate some of that earth to places close to the Ice Rink building itself.

He suggested that it appeared unnecessary to move the earth in the fashion indicated.

The Parks and Recreation Administrator was asked to indicate why the earth was being moved in that manner.

Alderman Mercier pointed out that Ice Rinks being built by the municipality could have included in them additional seating accommodation at very little extra cost.

The Parks and Recreation Administrator was asked to provide Council with a report indicating why such seating was not being provided in Ice Rinks.

ALDERMAN MCLEAN ARRIVED AT THE MEETING.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DRUMMOND:
"WHEREAS welfare is a necessary service to the people;

AND WHEREAS the tax burden is becoming almost beyond the ability of many to pay;

AND WHEREAS monies for services of this kind to people should not be derived from taxes on property;

BE IT THEREFORE RESOLVED that we urge the Provincial Government to remove any costs of welfare services from Municipalities."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

R E P O R T S

ALDERMAN D. A. LAWSON, CHAIRMAN, INFORMATION BURNABY COMMITTEE, submitted a report outlining the intentions of the Committee in regard to the development of a Burnaby Tourist and Visitors' Brochure.

She also indicated that the Committee had received a request from the Friends of the Games Committee, associated with the Canada Summer Games Society, for a number of brochures for distribution at the Games.

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The Committee recommended that Council authorize:

- (a) the Information Burnaby Committee to proceed with the development of the Burnaby Brochure to its conclusion;
- (b) the release of 5,000 of the Brochures to the Friends of the Games Committee for distribution at the 1973 New Westminster-Burnaby Canada Summer Games.

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 39, 1973, on the matters listed below as Items (1) to (20), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Willingdon School for Girls

The Parks and Recreation Commission is anxious to purchase or acquire by other means facilities at the Willingdon School for Girls in order to develop it for parks and recreational purposes.

On May 14, 1973, the Council was advised by the Minister of Human Resources that the Willingdon School for Girls would not be available for leasing, purchase or any other municipal use.

In a conversation with the Deputy Minister of Human Resources on May 16, 1973, the Social Services Administrator was informed that the Provincial Government has in mind a use for the facility after the Summer Games have finished with it which will not involve any municipal endeavours.

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

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

CARRIED UNANIMOUSLY

(2) Mobile Home Tax Act

The above Act became effective April 18, 1973. It repealed the Mobile Home Park Fee Act. On checking with the Department of Municipal Affairs, it was found that the fees collectable under the Mobile Home Park Fee Act ceased March 31, 1973. One thousand three hundred thirty-five dollars^{and}/sixty cents was collected by the municipality up to that date and, had the Act not been repealed, the municipality would have collected \$3,864.40 for the balance of the year.

The Mobile Home Tax Act makes it possible to assess and tax a mobile home in the name of the owner of the Mobile Home Park or the name of the owner of each trailer. Advice has been received that this legislation will take effect with the 1974 Assessment Roll. This means that there will be tax moratorium for the balance of this year.

A clipping from a newspaper in regard to the situation involving Surrey about the subject matter was being circulated this evening.

(3) Chief Building Inspector as Project Co-Ordinator

The Parks and Recreation Commission wishes to express its pleasure and satisfaction with Mr. M. J. Jones, the Chief Building Inspector for the municipality, as Project Co-Ordinator for the buildings which have been and are being constructed by the Commission.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:
"That Items (2) and (3) of the Municipal Manager's report be received."

CARRIED UNANIMOUSLY

(4) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 219/72

It was recommended that Council authorize the execution of the above subdivision servicing agreement, particulars of which are as follows:

Subdivider

Name: Burrard Brokerage Co. Ltd.
Address: 3851 East Hastings Street,
Burnaby 2. B.C.

Legal Description of all properties within the subdivision:

Lots 220 to 225 inclusive, D.L.207,
Plan (unregistered) N.W.D.

3. Description of Services to be installed by the subdivider:

According to Schedule "A" attached
(Note: this schedule is prepared by the Engineering Department based on the approved Engineering Design Drawing

No. 730504

4. Completion date:

The 1st day of July, 1973

6. Contractor:

Name: Harvey Construction Ltd.,
Address: 7050 Greenwood Avenue,
Burnaby.

Contract Price:

Full Amount: \$8,024.00

8. Insurance:

Copies of all insurance policies as required in the body of the servicing agreement are in the Legal Department. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractual Liability and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider).

9. Inspection Fee:

4% of full contract price: \$320.96

10. Cash Bond posted with Municipality

\$8,024.00

(5) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 231/72

It was recommended that Council authorize the execution of the above subdivision servicing agreement, particulars of which are as follows:

Subdivider

Name: Web Developments Ltd.
 Address: 6565 Sumas Drive, Burnaby 2. B.C.

Legal Description of all properties within the subdivision:

Lots 534, 535, 536, 537 and 538, D.L.126, N.W. Plan (unregistered)

3. Description of Services to be installed by the subdivider:

According to Schedule "A" attached (Note: this schedule is prepared by the Engineering Department based on the approved Engineering Design Drawings).

Design #730513

4. Completion date:

The 31st day of October, 1973

6. Contractor:

Name: Harvey Construction Ltd.
 Address: 7050 Greenwood Street, Burnaby

Contract Price:

Full Amount: \$3,500.00

8. Insurance:

Copies of all insurance policies as required in the body of the servicing agreement are forthcoming. (Note: these cover: Comprehensive General Liability, Subdivider's contingency Liability, Completed Operations Liability, Contractual Liability and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider).

9. Inspection Fee:

4% of full contract price: \$140.00

10. Irrevocable Letter of Credit or Cash Bond posted with #5 Royal Bank of Canada to the Municipality

\$10,000.00

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

CARRIED UNANIMOUSLY

(6) Security Issuing By-Laws

It was recommended that Security Issuing By-Laws be prepared to finance \$343,000.00 worth of Local Improvement Ornamental Street Lighting works and \$1,482,000.00 of Local Improvement Street works repayable in 10 and 15 years respectively, as more particularly detailed in the report at hand.

It was also recommended that the Municipal Treasurer be authorized to apply to the Greater Vancouver Regional District to undertake the financing.

The effective rate of interest secured by the Municipal Finance Authority a month ago on a 20 year debenture issue was 8.19%.

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

CARRIED UNANIMOUSLY

(7) Easement - Portion of Lot 107, D.L. 42

It was recommended that Council authorize the:

- (a) acquisition of an easement, for storm sewer purposes, over a portion of the above described property at no cost to the Corporation;
- (b) execution of the document relating to the matter.

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

CARRIED UNANIMOUSLY

(8) Local Improvement Fund

Owners affected by Local Improvement frontage tax levies are not directly concerned with the interest rate payable by the Corporation for its financing because each is assessed a rate per taxable front foot which is common to all works of a similar nature and this rate bears no relationship to the current cost of money. Through the general and debt tax levy, all taxpayers are affected by interest rates payable by the Corporation.

Currently, the investments available to the Corporation yield from 4 3/4% for 15 day money up to about 6 1/2% for one year money.

Money borrowed repayable over 5 years costs about 7 1/2 %.

The Local Improvement Fund is a working capital fund. Its earnings are used to build itself up so that it can be used to finance increasingly greater numbers of projects to cope with the growth of the community. Since the taxpayer is charging himself for the use of the Fund, 6% seems a reasonable rate of interest.

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If Council feels that a rate greater than 6% should be charged, an application for approval of a higher rate should be made to the Provincial Government. If so, it was suggested that the rate be no higher than 7 ½%.

It was recommended that a by-law be prepared to appropriate \$36,500.00 from the Local Improvement Fund, to be repaid annually, and that the by-law bear an interest rate of 6% during a period of repayment of 5 years.

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

CARRIED UNANIMOUSLY

(9) Offices in Industrial Districts

As a result of the Planning Department reviewing the captioned matter, it was recommended that Council approve in principle, for advancement to a Public Hearing, an amendment to the Zoning By-Law that will allow for the addition of business and professional offices to the Uses Permitted section of the M5 (Light Industrial) District by the deletion of Clause 1(g) of Section 405.1 and its replacement by "business and professional offices".

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

CARRIED UNANIMOUSLY

(10) Motor Vehicle Testing Station

The Administrative Officer for the Motor Vehicle Inspection Department has written to explain why long delays have been experienced by motorists wishing to have their vehicles inspected at the Motor Vehicle Testing Station on Wayburne Drive. In that regard, he has pointed out that since the operation commenced in October, 1971, the Inspection Station has controlled the flow of vehicles by the use of call-in notices.

He has also pointed out that news media recently publicized the fact that the Vancouver City Police would be enforcing the inspection regulations and this has produced a high number of motorists at the Inspection Stations.

The R.C.M.P. enforcement in Burnaby has been more uniform and this has greatly contributed to the steady flow of vehicles at the Station.

It is anticipated that the incidence of delays at the Testing Station will decrease in a very short time.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

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(11) Pay for Election Workers

As a result of a review by the Deputy Municipal Clerk of rates of pay for poll staff employed for Elections, it was recommended that the following pay rates be established:

Deputy Returning Officer - \$45.00 plus \$1.50 for each Poll Clerk on his staff either for the full day or for the afternoon shift if there is one.

Poll Clerk - \$35.00 for full day
- \$18.00 for morning shift and \$20.00 for afternoon shift.

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

CARRIED UNANIMOUSLY

(12) 24th Annual Conference of B. C. Association of Assessors

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

(13) West Side of Ocean View Burial Park Fence (Eggen)

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

(14) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer in the total amount of \$207,325.00 be approved.

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

CARRIED UNANIMOUSLY

(15) Sick Leave

As a result of a query at the March 12th Council meeting regarding the incidence of absenteeism of employees, the situation has been examined and corrective action has been taken in cases where it was clearly apparent that sick leave privileges were being abused by employees. Some were dismissed outright where the pattern of absences was such that they were not functioning effectively and others have been warned about the situation.

The matter is being kept under constant surveillance to ensure that no further abuses occur.

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

CARRIED UNANIMOUSLY

(16) Proposed Signs for Canada Summer Games

It was recommended that Council authorize the issuance of permits for the erection of two signs to publicize the Canada Summer Games at the locations shown on accompanying sketches.

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It was also recommended that a copy of the report be sent to the Canada Summer Games Society.

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

CARRIED UNANIMOUSLY

(17) Parking Lot - Bonsor Pool

It was recommended that Council authorize the inclusion of the paving work to be done on the parking lot at the Bonsor Park Pool in Contract #3, 1973, which was recently awarded to Jack Ceve Limited.

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

CARRIED UNANIMOUSLY

(18) Driveway at 1557 Sperling Avenue

As a result of reviewing the matter of increasing the curb cut for the driveway at the above location (which was the subject of a report to Council on May 14th), it was now recommended that Council's authority to so widen the curb cut from 12 feet to 15 feet be rescinded and that the curb cut remain with a 12-foot base width.

It was also recommended that a copy of the report be sent to the party living at 1557 Sperling Avenue, Mr. and Mrs. Schultz.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:
"That the resolution passed by Council on March 14, 1973 to authorize an increase in the width of the curb cut serving the driveway at 1557 Sperling Avenue be rescinded."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MCLEAN:
"That the recommendation of the Manager under Item (18) of his Report No. 39, 1973 be adopted."

CARRIED UNANIMOUSLY

(19) Ornamental Street Lighting Proposal for Area Bounded by the Lane South of Parker Street, Boundary Road, Lane North of Albert Street, Willingdon Avenue, including Albert Street from Willingdon Avenue to Delta Avenue
(Project No. 72-132)

A map identifying the residences of those who petitioned against the above Local Improvement proposal was being distributed to the members of Council this evening.

There are no technical problems precluding the municipality from dividing the area into parts.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That Council reinitiate the Ornamental Street Lighting proposal for the above area in the following three parts:

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- (a) The area South of the lane South of Hastings Street to the lane South of Parker Street between Boundary Road and Willingdon Avenue.
- (b) The area between the lane North of Hastings Street and the lane South of Pandora Street from Boundary Road to Carleton Avenue.
- (c) The area between the lanes North and South of Albert Street from Carleton Avenue to Delta Avenue.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN GORDON:

"That the above resolution be tabled until such time as Council receives a report in connection with a proposed change in policy governing the charging for future Local Improvement Ornamental Street Lighting projects."

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

ALDERMAN DRUMMOND WAS ABSENT.

(20) Miscellaneous Rezoning Applications

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

(1) Reference Rezoning #21/73

- (a) Lot 27, Explanatory Plan 19908, D.L. 29, Plan 4215
- (b) Parcel "E", Reference Plan 7868, Block 26, D.L. 29, Plan 3035
- (c) Lot 1, Block 26, D.L. 29, Plan 4900

FROM SERVICE COMMERCIAL DISTRICT (C4) AND RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

7542, 7558 Kingsway and 7587 - 15th Avenue

It was recommended that the ^{application be tabled and that} Council authorize the Planning Department to review the area in which the parcels are located to determine its future density and site development potential, with the understanding that a detailed report will be submitted upon completion of the analysis.

It was suggested that the Planning Department include in its review the matter of cul-de-sacing 15th Avenue at Kingsway.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the recommendation of the Manager be adopted and the Planning Department include in its review the matter of cul-de-sacing 15th Avenue at Kingsway."

CARRIED UNANIMOUSLY

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(2) Reference Rezoning #32/73

Lots 1, 2 and 3, S.D. 48/49, Blocks 1/3, D.L. 95N, Plan 1643
FROM RESIDENTIAL DISTRICT FIVE (R5) TO SPECIAL INSTITUTIONAL
DISTRICT (P7)
7006, 7020 and 7030 18th Avenue

A report on this rezoning application will be forwarded to Council pending a more intensive analysis of the use proposed for the land and its relationship to surrounding land uses.

(3) Reference Rezoning #23/73

Lot 23, Except Part on Filing A29338, Block 1, D.L. 95, Plan 556
FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE
DEVELOPMENT DISTRICT (CD)
7026 Kingsway

It was recommended that Council authorize the Planning Department to work with the applicant towards the preparation of a suitable plan of development for the site which incorporates both the concepts outlined in the report and in the Community Plan for the area where the subject property is located, with the understanding that a detailed report will be submitted to Council once preliminary sketches have been prepared and agreement reached on the general principle of the development.

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

CARRIED UNANIMOUSLY

(4) Reference Rezoning #27/73

Lot 2 South 55.08 feet Except Explanatory Plan 11436,
Block 9, D.L. 97, Plan 10161
FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL
DISTRICT (C4)
6944 Buller Avenue.

It was recommended that this application be approved for further consideration subject to the following prerequisites being satisfied:

- (a) The consolidation of the subject Lot 2 with the remainder of the applicant's present site adjacent to the Lot 2.
- (b) The submission of a suitable plan of development for the enlarged site.
- (c) The dedication of the Westerly 16.5 feet of the properties concerned for the widening of Buller Avenue.
- (d) The removal of the existing structures on the site within six months of the rezoning being completed.

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

CARRIED UNANIMOUSLY

(5) Reference Rezoning #25/73

- (a) Lots 5, 6 and 7, Block 48, D.L. 151, Plan 1436
- (b) Lot "C" South 100 feet, Block 48, D.L.'s 151/3, Plan 7126
- (c) Lot 16, Block 48, D.L.'s 151/3, Plan 1437

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

6670, 6690 and 6710 Patterson Avenue
6679 and 6709 Willingdon Avenue

It was recommended that Council approve in principle the submitted overall development plan/Sketch #2 as a guide to the development of the/ ^{shown on the accompanying} ^{properties covered} by RZ #45/72 and RZ #25/73 and authorize the Planning Department to work with the applicant towards/a suitable plan of development for the total site based on the net area referred to in the report, under CD zoning but governed by Multiple Family Residential District Four (RM4) regulations, with the understanding that a detailed report on the proposal will be submitted to Council after the plan has been prepared.

Mr. Gordon A. Parkes, Development Manager, Laxford Development Corporation Ltd. submitted a letter requesting an opportunity to address Council on the subject of the above report.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
"That Mr. Parkes be heard."

CARRIED UNANIMOUSLY

Mr. Parkes then spoke and drew attention to the points made in his letter. He stressed that more than 13,000 square feet of land would be taken by the municipality for road purposes if the prerequisite relating to the matter was retained. Mr. Parkes stated that he recognized the public need for this right-of-way but claimed that the dedication of the land at this time, for road purposes, would impose a hardship on the owner of the property. He explained that losing the 13,000 square feet would mean a reduction in the number of suites which could be built on the site and, because of the price paid for the properties, the owner would need to charge higher rents for the apartment units in order to offset the costs of acquiring the property. Mr. Parkes also pointed out that the increase in the floor area ratio would be from 1.7 to 1.9.

Mr. Parkes suggested that the land the municipality wishes may, because of the uncertainty of the alignment for the Willingdon-Patterson connection, never be required for road purposes.

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Mr. Parkes concluded by requesting that he be allowed to use the present gross area of the site in calculating the density of development.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

(6) Reference Rezoning #26/73

- (a) Lots 9S $\frac{1}{2}$, 10, 11, 12, 14S $\frac{1}{2}$, 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

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

5878, 5894, 5930, 5986, 5976, 5916, 5966, 5950
and 5906 Patterson Avenue
5935 Olive Avenue

It was recommended that Council authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site that reflects the concepts outlined in the report and in the Community Plan for the area in which the parcels are located, with the understanding that a more detailed report will be submitted to Council once plans have been prepared and agreement is reached on the general principle of the development.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(7) Reference Rezoning #31/73

- (a) Lot "A" Except East 569.25 feet, Block 11, D.L. 70, Plan 9892
- (b) Lot 10W $\frac{1}{2}$ Except Part on Plan 26625, D.L. 70, Plan 3216
- (c) Lot 10E $\frac{1}{2}$ of the West half of D.L. 70E, Plan 3216

FROM GENERAL INDUSTRIAL DISTRICT (M2) AND TOURIST COMMERCIAL DISTRICT (C5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4331, 4431 Dominion Street
3100 Summer Avenue

It was recommended that Council approve in principle a proposal for a major expansion of Sheraton-Villa Inn facilities on the properties and authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site, with the understanding that a detailed report will be submitted to Council once preliminary sketches have been prepared for the development.

It was noted that it was proposed to construct a 17-storey tower on the property covered by RZ #31/73. The view was expressed that, inasmuch as existing development in the area is of low-profile construction, perhaps the height of the proposed tower should be lowered so that it would not overshadow other developments in the area. It was understood by Council that this suggestion would be given consideration.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING.

(8) Reference Rezoning #19A/73

Approximately the 6.3 acre portion of Lot 1, D.L.'s 73/81, Plan 40648 located North of Moscrop Drive and bounded by Wayburne Drive on the West and Forest Lawn Memorial Cemetery on the East

Reference Rezoning #19B/73

That portion of Lot 1, D.L.'s 73/81, Plan 40648 located South of Woodsworth Street and bounded by Wayburne Drive on the West and Forest Lawn Memorial Cemetery on the West

FROM CEMETERY DISTRICT (P4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4298 Wayburne Drive

It was recommended that Council approve in principle the development for the land covered by RZ #19A in the manner described in the ^{report} including the creation of a Strata-Title development for townhouse-type family accommodation consistent with the goals of the Community Plan for the area, and that the rezoning of this land to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) be advanced to a Public Hearing, with the following prerequisites to the rezoning being established:

- (i) The submission of a complete and detailed suitable plan of development reflecting the objectives and criteria expressed in various reports that have been prepared for the area.
- (ii) The deposit of sufficient funds to guarantee the development of all necessary municipal services to service the site, including sanitary and storm sewers, water, ornamental street lighting with underground wiring, and sidewalks.
- (iii) The dedication of the road allowance for the extension of Garden Grove Drive North of Phase I to its intersection with Wayburne Drive, as illustrated on an attached sketch.
- (iv) The deposit of sufficient funds to cover the balance of the cost of creating the public park within the project, with final cost to be determined by the Parks and Recreation Department pursuant to the Department's report to Council on RZ #1/72, dated March 16, 1973 and the developer's letter dated March 12, 1973.
- (v) The placing underground of all electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations throughout the development.

It was also recommended that Council authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site referred to under RZ #19B/73.

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MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LAWSON:
"That the recommendations of the Planning Department for RZ #19A/73
be adopted."

CARRIED

AGAINST -- ALDERMEN MCLEAN AND MERCIER

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Planning Department for RZ #19B/73
be adopted."

CARRIED

AGAINST -- ALDERMEN MCLEAN AND MERCIER

(9) Reference Rezoning #29/73

Lots 16, 17, 18 and 19, Blocks 12/13, D.L. 79S, Plan 2298

FROM RESIDENTIAL DISTRICT FOUR (R4) TO ADMINISTRATION AND
ASSEMBLY DISTRICT (P2)

4276, 4326 and 4308 Norland Avenue
4940 and 4930 Canada Way

It was recommended that Council approve in principle the rezoning of
the properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) but to be
governed under the ADMINISTRATION AND ASSEMBLY DISTRICT (P2) regulations
and authorize the Planning Department to work with the applicant toward
the preparation of a suitable plan of development for the site, with
the understanding a detailed report will be submitted to Council in
the near future on the matter.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

(10) Reference Rezoning #24/73

Lot 27, D.L. 79, Plan 31328

FROM SMALL HOLDINGS DISTRICT (A2) TO ADMINISTRATION AND
ASSEMBLY DISTRICT (P2)

4990 Canada Way

It was recommended that Council table this rezoning application until
its June 4th meeting in order to allow for the presentation of more
detailed information about the applicant's intended development.

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

CARRIED UNANIMOUSLY

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(11) Reference Rezoning #30/73

Portions of Lots 3 and 4, Block 15, D.L. 79N, Plan 536

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

6540 and 6590 Thomas Street

It was recommended that Council approve this rezoning application in principle but on the basis that the applicant's intended development is in accordance with the regulations in the ADMINISTRATION AND ASSEMBLY DISTRICT (P2) ^{zone} and authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site, on the understanding that a further report will be submitted, with prerequisites, to Council when more detailed information is available.

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

CARRIED UNANIMOUSLY

(12) Reference Rezoning #20/73

- (a) Parcel "B", Reference Plan 6223, Block 14, D.L. 74, Plan 2603
- (b) Lots 1, 2 and 3, Block 15, D.L. 74N $\frac{1}{2}$, Plan 4173
- (c) Lot "A", Sketch 5573, Block 15 South Part, D.L. 74N $\frac{1}{2}$, Plan 2603

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO GENERAL
INDUSTRIAL DISTRICT (I2)

2812, 2822, 2838, 2848 and 2878 Douglas Road

It was recommended that Council approve this rezoning application for further consideration, final approval to be subject to:

- (1) The submission of a suitable plan of development for the site that does not allow access from Douglas Road.
- (2) Consolidation of the properties, including the closure and acquisition of the redundant portion of road allowance that is more particularly explained in an attached report, to create one site.
- (3) The submission of an undertaking to remove all existing structures on the site within six months of the rezoning being completed.
- (4) The deposit of sufficient monies to cover the cost of providing storm sewer service to the site.
- (5) The deposit of sufficient monies to cover the cost of any road improvements or truncation requirements.

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

CARRIED UNANIMOUSLY

(13) Reference Rezoning #22/73

Lot "A" Except the West 150 feet, Block 81, D.L.'s 122/3/4,
Plan 3348

FROM RESIDENTIAL DISTRICT THREE (R3) AND MANUFACTURING
DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4664 Loughheed Highway

It was recommended the Council approve this rezoning application in principle and authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site, on the understanding that a further report, including prerequisites, will be submitted to Council in the near future.

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

CARRIED UNANIMOUSLY

(14) Reference Rezoning #18/73

Lot "A" Except South 122 feet and Except Explanatory
Plan 14336, Block 36, D.L.'s 122/3/4, Plan 4912

FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO
ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

1001 Delta Avenue

It was recommended that Council approve this rezoning application for further consideration and stipulate that, as prerequisite to the rezoning being effected, a suitable plan of development, which effectively screens the expansion the applicant proposes from surrounding single family homes, be submitted.

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

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That the previous motion be amended by adding the following:

"that the applicant be asked to consider the matter of providing underground parking facilities on the site instead of the arrangement planned because it is felt that placing vehicles in an underground facility, by concealing them from the view of neighbours and others, would make the development more aesthetically attractive."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion and it was carried unanimously.

(15) Reference Rezoning #17/73

Lots 22 and 23, Block 9, D.L. 122, Plan 1308

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

4565 and 4571 Pender Street

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A report on this rezoning application will be forwarded to Council when authorization forms are completed.

(16) Reference Rezoning #28/73

Lot 2, Block 4E $\frac{1}{2}$ of South Half, D.L. 4, Plan 11597

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

9314 Loughheed Highway

It was recommended that Council approve in principle the establishment of apartments on the property under the Strata Titles Act and authorize the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site which incorporates objectives outlined in the report and in the Community Plan for the area where the lot is located, with the understanding that a detailed report will be submitted to Council in the near future on the matter.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

BY - LAWS

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

BURNABY LEASE AUTHORIZATION BY-LAW NO. 3, 1973	(#6233)
BURNABY BICYCLE LICENCING BY-LAW, 1973	(#6253)
BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 1, 1973	(#6289)
BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 15, 1973	(#6290)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

BURNABY LEASE AUTHORIZATION BY-LAW NO. 3, 1973
BURNABY BICYCLE LICENCING BY-LAW, 1973
BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 1, 1973
BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 15, 1973

be now read three times."

CARRIED UNANIMOUSLY