

MARCH 26, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, March 26, 1973 at 7:00 p.m.

PRESENT:

Mayor R. W. Prittie, in the Chair;
Alderman W. A. Blair
Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson (7:05 p.m.)
Alderman G. H. F. McLean
Alderman J. L. Mercier

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager
Mr. J. Plesha, Administrative Assistant
Mr. E. E. Olson, Municipal Engineer
Mr. E. A. J. Ward, Deputy Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN GORDON:

"That the Minutes of the Council meeting held on March 19, 1973 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

Mr. Jean-Pierre Daem, Chairman, Lake City East Executive Committee, submitted a letter:

- (a) in which he provided a list of the Elected Representatives of Strata Corporations NW 39, 59 and 65, and asked that Council direct correspondence to either himself or the Councils of the Strata Corporations on matters concerning the organization;
- (b) with which he forwarded a copy of a letter addressed to the President of the Sullivan Heights Ratepayers' Association explaining the relationship between his organization and that Association.

Mr. Orest Moysiuk submitted a copy of a letter addressed to the Minister of Municipal Affairs containing a list of the points which were made at a Public Meeting that was held on February 14, 1973 in regard to Public Transportation in Burnaby.

MAYOR PRITTIE stated that he would be meeting shortly with the Minister of Municipal Affairs to discuss Public Transportation that will be required when the Canada Summer Games are held in Burnaby and in New Westminster this summer.

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Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular letter in which he provided an outline of the meeting that was held between the President of the U.B.C.M. and members of the Provincial Government caucus on March 16, 1973 in regard to Bill 42 - Land Commission Act.

Bud Elsie Limited wrote to request that Council permit pamphlets that are to be produced by the Greater Vancouver Regional District to be distributed in Burnaby by placing them on the counters of the Municipal Hall, Libraries, Community Centres, etc.

ALDERMAN LAWSON ARRIVED AT THE MEETING.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MCLEAN:

"That permission be granted to Bud Elsie Limited to distribute the pamphlets in the manner indicated."

CARRIED UNANIMOUSLY

Mr. R. A. Hosegood, Secretary-Manager, British Columbia Society for the Prevention of Cruelty to Animals, wrote to request permission to hold Tag Days on the evening of October 26th and all day on October 27, 1973.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Society to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Mr. R. H. Blackwood, Clerk-Administrator, City of Port Moody, submitted a letter requesting that Council support a resolution of the Port Moody City Council protesting, to the Greater Vancouver Regional District, the continued narrowness in Committee appointments by the Regional District, the lack of involvement of other Council members representing municipalities which are part of the Regional District, and the appointment of the same people to several Committees irrespective of the importance of the areas they represent.

MAYOR PRITTIE *advised that, as Chairman of the Greater Vancouver Regional District, he would be replying to the submission from Port Moody in order to elaborate on the situation of concern.*

He added that the Committees referred to in the letter from Port Moody are Standing Committees of the Regional District and they consist of Council representatives from those member municipalities which, generally speaking, are more directly concerned with the special interests of the Committees.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That Council endorse the resolution of the Port Moody City Council, as detailed in its letter."

IN FAVOUR -- ALDERMEN DRUMMOND, CLARK,
MERCIER AND MCLEAN

AGAINST -- MAYOR PRITTIE, ALDERMEN BLAIR,
CONSTABLE, GORDON AND LAWSON

MOTION LOST

ALDERMAN CONSTABLE served a Notice that he would be presenting a Motion to the April 2nd meeting of Council proposing that the Greater Vancouver Regional District be requested to review the system employed for appointing members to Standing Committees of the Regional District in order to ensure that there will be adequate representation from the member municipalities particularly concerned about the functions of the Committees.

Mrs. S. Dudych, Secretary, Capitol Hill Community Hall Association, wrote to request that assurance be received that adequate safeguards are provided for the swimming pool serving the apartments between Holdom and Ellesmere Avenues.

Item 22 of the Municipal Manager's Report No. 23, 1973, which deals with the subject of the letter from the Capitol Hill Community Hall Association, was brought forward for consideration at this time. The following is the substance of that report:

(22) Swimming Pool at Apartments between Holdom and Ellesmere Avenues
Capitol Hill Community Hall Association)

The Chief Building Inspector has advised as follows on the request of the Association:

- (a) It was noted on March 16th that water was being pumped out of the swimming pool in the apartment at 281 South Holdom Avenue.
- (b) On March 19th, the pool had been emptied. The owner of the development, Mr. Boffo, was notified to keep the pool dry and empty until his fence had been completely erected around the pool.
- (c) The pool itself, around the perimeter, will be fenced to a minimum height of four feet. In addition, the property itself will be planted with a tight hedge along the Capitol Drive property line.

It was recommended that a copy of the report at hand be sent to the Capitol Hill Community Hall Association.

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

CARRIED UNANIMOUSLY

Mr. D. Firth and a number of others submitted a petition regarding noise emanating from the activities being conducted in the building at 5762 Sprott Street, owned by the Slovenian Society, and also the question of automobiles parking on both sides of Sprott Street and adjacent streets.

Mr. Roy Davy also wrote to express concern about the same matters as the petitioners.

Item 25 of the Municipal Manager's Report No. 23, 1973, which deals with the subjects of the petition from Mr. Firth and the letter from Mr. Davy, was brought forward for consideration at this time. The following is the substance of that report:

(25) 5762 Sprott Street (Slovenian Society)

The Chief Public Health Inspector advises that periodic observations have been made of the subject premises and will continue, as required.

He has added that there is not sufficient justification to proceed with action under the Noise By-Law against the Slovenian Society.

The Chief Licence Inspector has indicated the following:

- (a) Observations were made during the day, including the weekends, and showed that there was limited activity at the premises.
- (b) The Treasurer and another member of the Slovenian Society were made aware of the uses that could be made of the property, which were accepted under the original proposal (about which a report was submitted to Council a short time ago) and the uses currently being made of the property. In that regard, the current activities paralleled the original proposal except for religious services and rental of the premises to outside groups.
- (c) The Society has provided a letter, which was being attached, outlining the course of action it intends to follow to control or eliminate those situations which have given cause for complaint.
- (d) The performing of Sunday mass services was considered to be the principal function of the premises and this was the main reason the Society was allowed to occupy the premises as a continuing legal non-conforming use. The Treasurer of the Society stated that, due to the lack of a clergyman, weekly services have not been performed for some time. The Society is concerned about this and is endeavouring to arrange for an appropriate person to resume a weekly programme.
- (e) The rental of the premises for activities not directly related to the Society constitute the operation of a public hall. This use is not permitted, and the Society has been so informed, under the legal non-conforming status. No rentals should be undertaken and no business licence can be issued. The Society has indicated that it is prepared to accept such a restriction.
- (f) The remaining activities appear to be oriented toward the religious aspect of the Society or are an accessory social activity comparable to the type of functions associated with any church; i.e. bingo, youth dances, club meetings, social gatherings.
- (g) The Society has indicated that it is taking reasonable steps to remedy problems which have been brought to its attention.
- (h) The claim that 40 parking spaces are available on the property of the Society cannot be substantiated unless one includes the lot to the East of the church building. This property is zoned residential and was not included in the original proposal and therefore cannot be used for parking. The Society has been so advised and has been asked to contact the Planning Department prior to proceeding with the removal of the dwelling or with development. The church property itself accommodates a maximum of 8 parking spaces.

A report of the R.C.M.P. containing the results of its observations of the activities at the subject premises was also being provided this evening.

It was recommended that:

- (1) the Slovenian Society be allowed to implement its proposals, which are to:
 - (i) continue making an effort to reduce noise from the activities to a minimum level;
 - (ii) supervise the parking area of the Society to better control the situation;
 - (iii) resume religious services in the building;
- (2) the Society be sent a copy of the report at hand;
- (3) the complainants also be provided with a copy of the report and advised to contact the appropriate Departments of the Corporation in the event violations of any municipal laws are observed.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

The Honourable Jack Davis, Minister, Environment Canada, wrote to outline the position of the Federal Government in regard to fines which can be imposed under the Migratory Birds Convention Act or any other legislation administered by Environment Canada in connection with violations of pollution regulations.

The Minister also pointed out that Section 33 of the Fisheries' Act, which serves as a deterrent for pollution violations, provides for fines of up to \$5,000.00 for serious offences.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:
"That it be respectfully suggested to the Minister of Environment Canada that it would likely be extremely difficult to successfully prosecute anyone under the Fisheries' Act for polluting the waters in Burnaby, especially Burnaby Lake, since there is an almost total absence of fish in such waters and therefore, as it would seem more appropriate to lay such charges under the Migratory Birds Convention Act, the maximum fines which can be imposed under the later Act should be increased."

CARRIED UNANIMOUSLY

Mr. J. C. Carisse, Administrator, Canadian Federation of Mayors and Municipalities, submitted a circular letter with which he forwarded a copy of the annual presentation the Federation made to the Federal Cabinet on March 19, 1973.

T A B L E D I T E M

The following matter was then lifted from the table:

Application to rezone Lot 9 except Explanatory Plan 11295, Block 2, D.L.'s 44/78, Plan 3049; Parcel "C", Explanatory Plan 9256 except Explanatory Plan 11295, S.D.'s 7/8, Block 2, D.L.'s 44/78, Plan 3049; Lot 2, S.D. "C", Block 1, D.L.'s 78/131, Plan 8696.

REFERENCE REZONING NOS. 35/71 AND 86/71

From A2 to RM1

Item 16 of the Municipal Manager's Report No. 23, 2973, which deals with the subject at hand, was brought forward for consideration at this time. The following is the substance of that report:

- (16) (i) Lot 9 except Explanatory Plan 11295, Block 2, D.L.'s 44/78, Plan 3049
 (ii) Parcel "C", Explanatory Plan 9256 except Explanatory Plan 11295, S.D.'s 7/8, Block 2, D.L.'s 44/78, Plan 3049
 REFERENCE REZONING NO. 35/71
 Lot 2, S.D. "C", Block 1, D.L.'s 78/131, Plan 8696
 REFERENCE REZONING NO. 86/71

It appears the provision of ornamental street lighting, as a Local Improvement, for large condominium projects is a cumbersome method of providing such a facility because:

- (a) the developer/mortgagor has not the authority to accept Local Improvement levies as a proxy for the future residents in his project;
- (b) the buildings must be completed and the strata title lots actually registered before a Local Improvement levy can be initiated;
- (c) the installation would be made some time after other associated services are completed.

The Planning Department has indicated that it appears there are no existing amenable alternatives to, and regulations for, the provision of street lighting in large residential projects and therefore has no objection to the inclusion of street lighting as a prerequisite to the subject rezoning and others.

An example of the situation referred to under (a) and (b) above was the Simon Fraser Hills condominium development.

It was recommended that:

- (1) the Council establish a policy whereby underground ornamental street lighting facilities are to be provided, as a prerequisite to the rezoning of properties, during the construction stages of developments that are to be built following the rezoning of properties;
- (2) this requirement be added to the prerequisites which Council previously established in connection with the rezoning of the subject properties.

- (3) the recommendation in Item 11 of the Municipal Manager's Report No. 21, 1973, which deals with the rezoning of that property to Comprehensive Development District (CD), be adopted.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

ENQUIRIES

When Alderman McLean enquired as to whether there was any plan to provide sidewalks on Sprott Street to handle pedestrian traffic attending the Canada Summer Games in the Central Burnaby area, the Municipal Engineer replied that such a proposal was initiated, as a Local Improvement, some years ago ^{and defeated} but there were no plans to reinstate the project.

Alderman McLean pointed out that the developer of Green Tree Village was doing some things, such as removing an excessive number of trees from the site, contrary to the development plan which was approved by the municipality. He added that this was occurring even though Council was assured by the Planning Department two weeks ago that a close watch would be kept on the ground preparation work for the development. Alderman McLean indicated that trucks working on the project were running over the sidewalk, causing possible damage, and a road was being created on the site that is not intended to be there.

Planning Director replied that:

- (a) the rezoning of the property in question has been effected;
- (b) a foundation permit has been issued for the development;
- (c) the trees were on a part of the site that has been designated as a fire area;
- (d) the municipality is insisting that the Architect provide continuous supervision of the project;
- (e) the municipality has deposits from the developer covering servicing requirements for the project.

The Building Department/Planning Department were asked to investigate the situation just outlined and report accordingly.

Alderman Mercier suggested that the outside Auditors for the Corporation perhaps should provide comprehensive information, such as an indication as to whether any greater efficiencies could be achieved in the operations of the Corporation, when submitting its management letter that will accompany the Financial Statement for the 1972 operations of the municipality.

The Manager was directed to submit a report on the suggestion of Alderman Mercier.

Alderman Lawson served a Notice that she would be presenting a Motion to Council on April 2nd relating to Bill 132 - Public Officials Disclosure Act.

As a result of Alderman Clark asking when a report could be expected on the situation concerning the condition of Sperling Avenue South from Hastings Street, the Municipal Engineer replied that a progress report

could be provided to Council on April 2, 1973.

He added that, before a final report could be submitted, a meeting would need to be held with the contractor to discuss the situation.

R E P O R T S

MAYOR PRITTIE submitted a report advising that Mrs. R. G. Greaves, who was reappointed to the Burnaby Library Board at the Inaugural Meeting of Council last January, is moving from the municipality and has submitted a letter of resignation.

He recommended that Mr. Gordon E. Smith, 3786 Arbor Street, Burnaby 1, B. C. be appointed to complete the term for which Mrs. Greaves was appointed, which was for one year.

He pointed out that Mr. Smith has been a teacher on the staff of the Burnaby School Board for 12 years and is at present teaching at Alpha Secondary School.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR, as the Council representative on the Burnaby Hospital Board, submitted a report outlining the activities at the Hospital as of the end of February, 1973.

Some discussion took place on the situation involving the amount of space available to handle emergency and acute care cases at the Hospital.

Alderman Blair was asked to have the Board of the Burnaby General Hospital provide a report indicating whether the situation in regard to the two sections of the Hospital mentioned is critical.

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

- (a) B. C. Institute of Technology Student Association - \$110.00
- for an advertisement in the Student Year Book.
- (b) The B. C. Division of the Canadian Paraplegic Association
- \$1,500.00 - for its general operations.
- (c) The Vancouver Neurological Centre - \$3,000.00 - for its operations.
- (d) The Clef Society of Burnaby - \$500.00 - for scholarship awards.

It was also recommended that the Society be advised to apply to the Parks and Recreation Commission next year, in line with the policy Council instituted on March 5, 1973.

- (e) Multiple District 19, Youth Exchange of Lions International - \$546.00 - to help defray the costs of sending a number of students from the Lower Mainland to Japan.
- (f) The Greater Vancouver Visitors and Convention Bureau - \$20,000.00 - for its general operations.
- (g) New Westminster Chamber of Commerce - \$1,000.00 - to assist in defraying the costs of operating the Tourist Information Booth on Brunette Avenue off the Freeway.

This grant will be for the year 1973 only and is being supported because of the Canada Summer Games activities this year.

It is expected that by 1974 all tourist grants will be made in one lump sum to one agency.

- (h) The Vancouver Symphony Society - \$6,000.00 - for its general operations.

It was also recommended that a copy of the report at hand be sent to the Information Burnaby Committee because two of the recommendations concern that Body.

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the recommendations of the Committee covering Items (a) to (e) and (g) be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN BLAIR:
"That the recommendations of the Committee covering Items (f) and (h) be adopted."

CARRIED

AGAINST -- Aldermen McLean
and Drummond

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Committee relating to the Information Burnaby Committee be adopted."

CARRIED UNANIMOUSLY

ADVISORY PLANNING COMMISSION submitted a report reaffirming its position with regard to the report "Urban Structure" and recommending that Council proceed with the implementation of the four policies in that report and that these policies be used to guide the future growth of the Municipality.

A submission from the Planning Department comparing policies in the brochure "Livable Region" and those in "Urban Structure" was being submitted this evening in order to assist Council in its consideration of the above recommendation. The Commission suggested that this comparison will also be useful as resource material for any subsequent discussions that take place with residents of the Municipality.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"That the report of the Commission be received."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 23, 1973, on the matters listed below as Items (1) to (28), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) 4552 Hastings Street

The Minister of Rehabilitation and Social Improvement has written in response to a suggestion of Council, which arose at its November 14, 1972, meeting, that consideration be given to the matter of the Municipality leasing the former liquor store at the above location to accommodate a number of privately-operated social assistance agencies.

The Minister's reply was to forward a copy of a letter he received from the Minister of Public Works about the matter. That letter recommended that the property in question be retained by the Province for immediate or future use, perhaps as a Day Care Centre.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN DRUMMOND:
 "That a letter be sent to the Minister of Public Works respectfully requesting that the position being taken by the Provincial Government in regard to the premises at 4552 Hastings Street be reconsidered in the light of the fact Council feels the premises would be more suitable for the accommodation of privately-operated social welfare agencies operating within Burnaby and could very easily be converted to suit this use, with it being understood that a copy of the letter will be sent to the Minister of Rehabilitation and Social Improvement."

CARRIED UNANIMOUSLY

(2) Lane Between Manor Street and Dominion Street West From Esmond Avenue to Lane East of Boundary Road

The following is the cost report prepared by the Municipal Treasurer pursuant to Section 601 of the Municipal Act relating to the construction and paving of the above lane as a Local Improvement:

Length of work	250'
Estimated cost of work	\$ 3,000.00
Actual frontage	442'
Taxable frontage	442'
Owners' share of the cost of the work	\$ 442.00
Estimated lifetime of the work in years	10
Frontage tax levy	5 installments of \$.257 per taxable front foot.

It was recommended that the cost report be received and that a By-Law be prepared to authorize the work.

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

CARRIED UNANIMOUSLY

(3) Lot 21, D.L. 126, Plan 3473
SUBDIVISION REFERENCE #231/72

It was recommended that Council authorize the preparation of a document to establish a restrictive covenant which is to be annexed to the parcels proposed to be created by the above subdivision, pursuant to Section 24A of the Land Registry Act, in order to provide for a 40 foot landscaped buffer for the properties.

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

CARRIED UNANIMOUSLY

(4) Expiration of Zoning By-Law Amendments

It was recommended that the courses of action proposed by the Planning Department in the following report pertaining to the rezoning proposal indicated be approved.

CATEGORY I: By-laws to be abandoned.

<u>REF. NO.</u>	<u>ADDRESS</u>	<u>FROM</u>	<u>TO</u>	<u>EXPIRY DATE</u>
62/68	6650 Canada Way The applicant has abandoned this proposal.	R2	P5	March 11, 1973
52/71	Manor-Boundary and Freeway Area This rezoning was subject of a recent rezoning application 67/73. The by-law attached to the rezoning 52/71 should be abandoned.	R5	M5	January 10, 197
78/71	515, 539, 579 Clare Avenue The applicant has abandoned this proposal.	M4	R6	January 24, 197
82/71	2636 Douglas Road The applicant has abandoned this proposal.	M2	M6	January 10, 197

CATEGORY II: Extensions are recommended for the following applications.

56/71	2761 North Road Progress is being made towards fulfilment of the prerequisites. The Department would recommend an extension of 90 days.	M3	M2	November 22, 19
73/71	4126 and 4136 Canada Way The rezoning of this site is nearing completion. An extension is therefore recommended.	R5	P5	January 10, 197
79/71	6567 Marlborough Avenue, 6568 Dunblane Avenue The matter of fulfilling the prerequisites is being pursued with the applicant. Therefore, an extension is recommended.	RM3	R6	January 10, 197
83/71	5337 Regent Street The applicant has indicated a desire to proceed with the rezoning. The Department would therefore recommend an extension.	M2	M6	February 26, 19

CATEGORY III. The following by-laws were given 90 day extension by Council. The extension has now expired. A further extension is recommended.

REF. NO.	ADDRESS	FROM	TO	EXPIRY DATE
37/65	N.E. corner of the Loughheed and Delta Avenue The applicant has submitted a set of preliminary plans to the Planning Department. A further extension is therefore recommended.	R2	RM5	March 11, 1973
107/68	6450 Telford One prerequisite remains to be fulfilled. A further extension is recommended.	M4	RM3	March 11, 1973
18/69	5909 and 5945 Pioneer Avenue As progress has been in evidence, a further extension is recommended.	R5	P8	March 11, 1973
24/70	Nelson - North of Kingsway A set of preliminary drawings have been received by the Planning Department. A further extension is therefore recommended.	R5	RM5	March 11, 1973
55/70	Imperial and Waltham Action is presently being taken to bring the use and development standards in this site into conformity with Municipal regulations. The Department would recommend a further extension.	C4&R5	C4	March 11, 1973
59/70	Northwest corner of Kitchener and Augusta The rezoning of this Corporation owned site is nearing completion, therefore a further extension is recommended.	R4	P1	March 11, 1973
22/71	1410 Delta The applicant has requested a further extension. The Department would therefore recommend an extension.	R2	P1	March 11, 1973
26/71	5736 and 5708 Chaffey Progress is being made towards fulfillment of the prerequisites, therefore a further extension is recommended.	R5	RM3	March 11, 1973

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

CARRIED UNANIMOUSLY

(5) Financial Report

The Statements Council received from the Municipal Treasurer outlining the financial condition of the Corporation from time to time has been in use for some time and is basically a Trial Balance of the Corporation's books.

It would not take too much longer to add another column to the Statement to show the corresponding period for the previous year, except it may not really mean that much more in that the Municipality has different cut-off periods as a result of bi-weekly accounting.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN GORDON:
"That future financial reports contain an additional column to show the corresponding figures for the previous year."

CARRIED UNANIMOUSLY

(6) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of February, 1973, was being submitted herewith.

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

CARRIED UNANIMOUSLY

(7) Grants - Parks and Recreation Commission

An attempt was made in the report Council received on March 5, 1973, relating to the above matter to recommend that the present procedure for the handling of grants wherein the Parks and Recreation Commission includes specific amounts within its Budget should continue but that any requests Council receives, which are not specifically provided for, be first referred to the Commission for recommendation as opposed to placing a lump sum in the Budget of the Commission and having that body solely approve in its own right. The Commission will not be prevented from hearing applicants for grants and making recommendation to Council as it presently does.

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

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

CARRIED UNANIMOUSLY

ALDERMAN CONSTABLE LEFT THE MEETING

- (8) Easements - Portions of Lot 7, Block 13, D.L. 79, Plan 8632 and Lot 15, Blocks 12/13, D.L. 79, Plan 2298
REZONING REFERENCE NO. 40/70

It was recommended that Council authorize the:

- (a) Acquisition of easements, for storm drainage purposes, over portions of the above described properties at no cost to the Corporation.
- (b) Execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

ALDERMAN CONSTABLE RETURNED TO THE MEETING

(9) Walkway Between Paulus Crescent and Cliff Avenue

The R.C.M.P. have reported that its records have been checked and no reports have been found of any accidents on the above walkway or on the lanes or streets nearby involving pedestrians or bicycles during 1972 up to March 15, 1973.

Pedestrian crosswalk signs were installed in the lane on each side of the walkway on February 16, 1973, as a means of informing motorists of the possibility of conflicts with a pedestrian. Painted crosswalks were not provided in the lane because it was felt this would encourage pedestrians to dart into the lane.

It was recommended that the subject walkway be retained and that a copy of the report at hand plus Item 12 of Report No. 19, 1973, of the Municipal Manager, be sent to Mrs. McDonald, who wrote to Council about the walkway, and the Burnaby Detachment of the R.C.M.P.

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

CARRIED

AGAINST -- Aldermen McLean, Clark and Drummond.

(10) Rental of Ice Time From Private Winter Clubs

The Parks and Recreation Administrator has reported as follows on the above matter:

- (a) Planning for the 1973 Summer Lacrosse and the 1973-1974 Fall and Winter Skating Programme indicates the majority of the ice needs of the public will be met by the Municipal Rink and Kensington Rink.
- (b) One significant exception is the Skating Instruction Programme at the McPherson Winter Club, which requires a proposed expenditure of \$3,780.00 based on 21 weeks rental at six hours per week.
- (c) The continued rental of the Winter Clubs for Lacrosse during the Summer of 1973 is required and there is a strong indication of need for this practise to continue for some time, particularly in relation to the McPherson Winter Club Facility.

As a result of a discussion in Council, the Parks and Recreation Commission was asked for an elaboration on the exact needs of the Municipality in regard to the rental of ice from private Winter Clubs, such as the space (area) required for each activity and the types of activities.

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

CARRIED UNANIMOUSLY

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

(11) Miscellaneous Land Sales

It was recommended that Council accept the highest offers received, as set out below, for the purchase of the properties described on the basis indicated:

- (1) MI-Mo Holdings Ltd., 2251 - E. 41st Avenue, Vancouver in the amount of \$19,260.00 for Lot 5, Block 7, D.L. 120, Group I, Plan 9106 (4238 Napier Street).
- (2) M. Kowalenko, 5429 Forglan Drive, Burnaby I, in the amount of \$22,100.00 for Lot 46, D.L.'s 32/82, Group I, Plan 17168 (4976 Bond Street)
- (3) H. Morowsky, 7691 - 115th Street, Delta, in the amount of \$16,240.00 for Lot 10W $\frac{1}{2}$, Block 2, D.L. 25W, Group I, Plan 2125 (8252 - 14th Avenue)
- (4) Knight Realty Ltd., 7691 - 115th Street, Delta, in the amount of \$17,240.00 for Lot 4, Block 19, D.L. 27, Group I, Plan 23028 (8008 - 17th Avenue)
- (5) Noort Holdings, 648 Austin Avenue, Coquitlam, in the amount of \$24,462.00 for Lot 25, Blocks 1 and 5, D.L. 159, Group I, Plan 1219 (8556 Buller Avenue)

The above Lot 5 was offered for sale subject to a retention by the Municipality of a storm sewer easement over the westerly 15 feet.

The Lot 46 described was offered for sale subject to a triangular easement 15 by 20 feet over the southwesterly corner of the property being provided in favour of the B. C. Hydro and Power Authority.

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

CARRIED UNANIMOUSLY

(12) Winter Capital Projects Funds

As a result of reviewing the financing for projects proposed to be undertaken under the Federal-Provincial Winter Job Expansion Plan 1973 following receipt of advice that all of the applications which were made for funds were not granted, it was recommended that:

- (a) The following works be undertaken, as quickly as possible, attempting to maximize the return under the Winter Works Programme as far as timing is concerned and keeping in

mind the restraints of weather:

Local Improvements (Design complete)	\$1,280,000
Storm Drainage (Design complete)	900,000
Local Improvements (Design complete)	1,144,500
Central Valley Area #6 Phases 1 and 2 (Design 80% complete)	200,000
Local Improvements - Government Road and Brighton (Design complete but revision necessary)	339,000

(A report will be presented shortly on the matter of tender form.)

(b) The two million dollars which has been provided for drainage be deferred for at least one year but, in the meantime, the Municipal Engineer proceed with design work on the programme that was shown on the loan applications in preparation for a loan authorization by-law under Section 253 of the Municipal Act.

(c) A by-law be introduced to authorize the borrowing, under the Winter Capital Loan Programme, of one million dollars for a Municipal Administration Building.

(d) Action on funding for alterations to the Municipal Hall be deferred until active consideration is given the problems later on in the year.

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

CARRIED

AGAINST -- Alderman Gordon
the item shown above in the amount
of \$1,144,500.00 for Local Improve-
ments.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:
"That the subject of a proposed reorganization of the Engineering Department, which was detailed in Item 19 of the Municipal Manager's Report No. 17, 1973, that was received on March 5, 1973, be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN BLAIR:
"That the recommendation contained in the aforementioned Item 19 of the Manager's Report be adopted."

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MCLEAN:
"That the previous Motion be amended so that it refers only to the hiring of an Assistant Engineer and a Supervisor-Administrator for the Engineering Department."

IN FAVOUR -- Aldermen Constable
and McLean

AGAINST -- Aldermen Blair, Clark,
Drummond, Gordon, Lawson,
and Mercier

MOTION LOST

A vote was then taken on the original Motion, and it was Carried with Aldermen Constable, Mercier and Clark Against.

ALDERMAN DRUMMOND LEFT THE MEETING.

(13) Fee for Processing Subdivision Applications

It was recommended that Council approve the levying of a fee not greater than \$10.00 for each parcel of land created by a subdivision plan which is approved for land registration purposes by the Approving Officer.

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

CARRIED UNANIMOUSLY

(14) Fire Insurance Rates

The survey which was made by Canadian Underwriters' Association of fire defences in the Municipality resulted in a regrading of the Municipality and a subsequent improvement in insurance rates for all classes of property insurance.

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

CARRIED UNANIMOUSLY

(15) Health and Social Services Building

The following was being submitted as a result of a question being raised as to the merits of the Municipality leasing premises rather than constructing its own building:

- (a) Such a proposal was considered a few years ago when it was decided to lease a building for a library, primarily because of its location and the fact the leasing arrangement meant earlier occupancy than could be expected if the building was to be constructed. The term of the lease is 15 years and the amount to be paid is \$35,312.75 plus a share of annual property taxes, lighting, heating, water, janitor service and the cost of maintaining the parking and common areas. In addition, the building requires finishing which is estimated to cost \$136,369.00. The total cost to the Municipality is \$768,668.25, which is \$35,312.75 x 15 years plus \$136,369.00 at a rate of 8% for 15 years. All other costs except for taxes are common to both ^{leasehold} and owned operations. The realty taxes can be ignored because taxes paid out are collected back through the tax process.

- (b) A building suitable for library purposes can be built for approximately \$24.00 per square foot. In 1971, when the project was considered, land costs were estimated at \$210,000.00. The total estimated cost of the project would have been:

Land	\$210,000.00
Building	240,000.00
Fees	19,200.00
Landscaping	10,000.00
Parking	10,000.00
	<u>\$489,200.00</u>

Plus 8% over 15 years, which equals \$857,291.00.

- (c) As is known, the Corporation would have no residual value from the leasing arrangement but it would have a building, debt free, if one was constructed.
- (d) It has to be other than long term financial aspects which force a municipality to rent rather than construct. The main question, therefore, to be resolved is not one of renting versus construction but one of being satisfied with the building being proposed and the budget forecast for it.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

- (16) (i) Lot 9 except Explanatory Plan 11295, Block 2, D.L.'s 44/78, Plan 3049
 (ii) Parcel "C", Explanatory Plan 9256 except Explanatory Plan 11295, S.D.'s 7/8, Block 2, D.L.'s 44/78, Plan 3049
 REFERENCE REZONING NO. 35/71
 Lot 2, S.D."C", Block 1, D.L.'s 78/131, Plan 8696
 REFERENCE REZONING NO. 86/71

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

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

ALDERMAN MERCIER LEFT THE MEETING.

(17) Nature Trails - Burnaby Lake Area (Burnaby Outdoor Education Association)

The following was being submitted on a request of the Burnaby Outdoor Education Association to build nature trails in areas additional to those that Council previously approved:

- (a) Mr. Dawe of the Association advised that, while a preplanned approach to trailway development in the subject area might be preferable, he doubted that any ecological damage to wildlife or flora would result from the construction of the proposed trailway.
- (b) The approval which was recommended to Council when it dealt with the original proposal in February was on the basis indicated at that time.

- (c) The proposed trailway would be situated in a future development area, as designated in the Reifel Report, and, as such, should be based on a previously adopted development policy and plan for the Lake as a whole.
- (d) Total ^{regional} municipal or/park ownership of several properties immediately East of Piper Avenue and within the park have not yet been achieved, which significantly reduces the trailway location options available in the area at the present time.
- (e) A trail East of Piper Avenue would necessitate the construction of a pedestrian bridge over Eagle Creek, the funds for which are currently not available.
- (f) Sufficient work remains to be done in the area previously authorized by Council to keep the men employed creating useable trails until the available L.I.P. resources are depleted. For some of this work to be completed on a non-mechanized basis is to be expected in that the purpose of the project is to provide a usable pedestrian trailway in a traditionally inaccessible area.

It was recommended that the Burnaby Outdoor Education Association not be granted authority to develop additional trailways over municipal properties in the area East of Piper Avenue North of Burnaby Lake and that a copy of the report at hand be sent to the Parks and Recreation Commission and the Greater Vancouver Regional District.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

(18) Silt in Burnaby Lake Rowing Course

It was recommended that:

- (a) Council authorize the engaging of Golder Brawner & Associates to:
 - (i) study the problem of retaining a uniform rowing course bottom elevation in Burnaby Lake;
 - (ii) recommend methods of cleaning silt material from the Lake and stabilizing the bottom in such a way that costly regular maintenance will not be needed;
 - (iii) study the need of relocating the Still Creek Channel from the rowing course,

with the cost to be charged to be charged against the \$25,000.00 account in the Parks and Recreation Department Budget.
- (b) A copy of the report at hand be sent to the Parks and Recreation Commission, the Canada Summer Games Society and the Chairman of the Rowing Committee for the Society.

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Some concern was expressed regarding the possible adverse effect which might occur to wildlife on Burnaby Lake if the level of the Lake was varied to accommodate the rowing course.

The Council asked for a report answering this question.

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

CARRIED UNANIMOUSLY

(19) Social Assistance - Special Employment Services

It was recommended that Council approve the approach to the rehabilitation programme proposed in a letter that was received by Council a few weeks ago from the Minister of Rehabilitation and Social Improvement relating to the captioned matter and that he be so advised.

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

CARRIED UNANIMOUSLY

(20) Lots 1 and 2E, Blocks 4/7, D.L. 162, Plan 9794
(Conboy Machinery Limited)

As a result of receiving a request from the owner of the above described properties (which are located in the Big Bend area and were deleted from the amendment to the Zoning By-Law covering the proposed rezonings in the area) for an exchange of the parcel, it was recommended that the Land Agent be authorized to negotiate such an exchange.

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

CARRIED UNANIMOUSLY

(21) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 129/72

It was recommended that Council authorize the preparation and execution of a servicing agreement for the above subdivision, details of which are as follows:

(1) Subdivider

Name: S.F.U. Developments Ltd., and
Wenaus & Kidd Enterprises Ltd.,

Address: 3851 East Hastings Street, Burnaby 2

(2) Legal Description of all properties within the subdivision:

Lot 24, S. & E. Plan 41154 and Lot 25, Block 6,
of Lots 1 & 2, D.L. 207, Grp. 1, Plan 4032, 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 Drawings).

4. Completion date:

The 1st day of July 1973.

5. 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).

6. Contractor:

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

7. Contract Price:

Full amount: \$ 23,600.00

8. Inspection Fee:

4% of full contract price: \$ 944.00

9. Contractor's performance bond:

Copy is forthcoming for inclusion in the servicing agreement.

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

CARRIED UNANIMOUSLY

(22) Swimming Pool at Apartments between Holdom and Ellesmere Avenues
(Capitol Hill Community Hall Association)

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

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

CARRIED

AGAINST -- ALDERMEN CLARK AND DRUMMOND

(23) Easement - Portion of Lot 274, D.L. 33
REZONING REFERENCE NO. 26/71

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 associated with the matter.

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

CARRIED UNANIMOUSLY

(24) Land on Burrard Inlet

It was recommended that Council authorize the engaging of N. D. Lea and Associates to undertake a feasibility study of land reclamation for waterfront recreation purposes in the area between Phillips Avenue and Highland Avenue on Burrard Inlet, as shown more particularly on an attached sketch, on the basis of the per diem rates of the Association of B. C. Professional Engineers at a cost not to exceed \$4,000.00 plus the commissioning of a marine biologist's report at a cost of \$500.00 to \$1,000.00.

As a result of a question, the Manager pointed out that the outline of the study area on the map accompanying his report would be changed to specifically include the Kask property.

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

CARRIED UNANIMOUSLY

(25) 5762 Sprott Street (Slovenian Society)

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

(26) Health and Social Services Building

The following was being submitted as a result of a question being asked as to the possibility of the Province assuming responsibility for the administration of Social Services in the Lower Mainland:

- (a) The Regional takeover in the Victoria Regional District of responsibility for welfare services in that area, while felt to be a permanent plan and policy, is on a two-three year experimental basis, and was done to research the proposal in depth and assess its value for other possible areas in B.C.
- (b) It will be some years before further action is taken like that in any other region. If this did occur in the Lower Mainland area, the Provincial Government would either lease or buy new buildings or, alternatively, buy the municipal equity in the proposed new Health and Social Services Building of Burnaby.

(28) Health and Social Services Building

A table of figures was being provided to Council this evening indicating staff/population ratios and floor space provided for employees at each stage of the municipal expansions over the years between 1950 and the present.

The following general trends have been noted as a result of compiling that data:

- (a) The increase in staff/population ratio over the period is normal, and to be expected in an area experiencing urbanization. Additional staff requirements are generated by problems of increasing complexity in planning, administering, and enforcing bylaw controls in urban areas where the growth rate is high, and where new social and physical problems are inevitably encountered. The Municipality has an increased commitment in terms of physical improvements and services to be maintained.

Moreover, in recent years the public has exhibited a greatly increased awareness of and concern over environmental matters and many entirely new Municipal controls have been established as a result to regulate and enforce the standards of performance demanded. Again, Municipal Governments and agencies have played a growing role in the fields of Health, Recreation and Social Welfare. The combined factors of increased standards of services, increasing sophistication in environmental and social matters, and the process of urbanization, it is suggested, account for the trend to higher levels of staff/population ratio.

- (b) Some increased space requirements per employee are to be expected in the process, due to both space needs for records and other material that accumulates with time, and to increased workspace requirements for the higher proportion of technical and professional staff required to deal with the more complex tasks mentioned above.
- (c) The floor area/employee figures are overall averages including public spaces, Council Chambers, Committee Rooms and the like, and are an average for all departments. At various times in recent years expansion has taken place because of local over crowding in one or two departments, while the overall ratio does not indicate general cramped conditions. At the present time, the figure is 184 sq. ft./employee; overcrowding is present in several departments (Health, Social Services, Treasury, Planning, among others), and there is a desire to bring the Parks and Recreation Department back to the central location, terminating the present lease for about 3,000 sq. ft. at the Norland Avenue location.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:

"That Items 26 and 28 of the Municipal Manager's Report be received."

CARRIED UNANIMOUSLY

(27) Miscellaneous Rezoning Applications

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

(1) Reference Rezoning #8/73

D.L. 90, Block "N", Lot 1, Plan 16923 and Lot 4, Plan 17407
FROM RESIDENTIAL DISTRICT FIVE (R5) TO SPECIAL INSTITUTIONAL
DISTRICT (P7)
6630 and 6650 Canada Way.

It was recommended that the rezoning of the above properties from R2 to P7 be advanced for further consideration, final approval to be subject to:

- (a) Consolidation of the two lots into one site.
- (b) Deposit of monies to cover the cost of providing storm drainage to the site.
- (c) Submission of a suitable plan of development showing:
 - (i) that the structure complies with the National Building Code;
 - (ii) the integration of Lot 4 into the total site;
 - (iii) no exterior change to the building which would detract from the residential character of the area.

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

CARRIED UNANIMOUSLY

(2) Reference Rezoning #7/73

D.L. 30, Block 6, Lot 3 of Lot "A", Plan 20569
FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO GENERAL COMMERCIAL
DISTRICT (C3)
7437 Edmonds Street

It was recommended that this application be approved for further consideration and that final approval be subject to the following prerequisite:

- (a) Submission of a suitable plan of development.

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

CARRIED UNANIMOUSLY

(3) Reference Rezoning #6/73

D.L. 29, Block 2, Lot 19, Plan 3035
FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL
DISTRICT (C4)
7579 and 7585 Kingsway

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

- (a) Dedication of the rear 20 feet of the property for a lane and the dedication of 16.5 feet for the widening of Kingsway.
- (b) The submission of a suitable plan of development which incorporates the existing structures into the proposed development.
- (c) Deposit of sufficient monies to cover the cost of constructing the lane.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

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

CARRIED UNANIMOUSLY

(4) Reference Rezoning #9/73

D.L. 32, Block 8, Lots "B" & "C" of 1, 2, 3 & 4, Plan 10500;
Lot 103, Ex. Ref. Plan 39707 and Lot 104, Plan 27804; Lot 11,
Ex. Ref. Plan 39707, Block 9, Plan 2250

FROM GENERAL COMMERCIAL DISTRICT (C3) AND RESIDENTIAL DISTRICT
FIVE (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4779 Kingsway
6150 McKercher
6209 and 6237 McMurray

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 the concept outlined and in the Community Plan, with the understanding that a detailed report will be submitted to Council once preliminary sketches have been prepared and agreement reached on the general principles of the development.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(5) Reference Rezoning #2/73

D.L. 153, Block 6, Lots 17 & 18, Plan 1768

FROM RESIDENTIAL DISTRICT FIVE (R5) TO GENERAL COMMERCIAL
DISTRICT (C3)

5686 and 4694 Hazel Street

It was recommended that this rezoning application be forwarded for further consideration subject to the following prerequisites:

- (a) Submission of a suitable plan of development which indicates that the proposed building can be fully integrated with future development proposals for this area.
- (b) Deposit of sufficient monies to cover the cost of providing a storm sewer to the site.
- (c) The deposit of sufficient monies to cover the cost of upgrading the adjacent portion of Hazel Street.
- (d) The submission of an undertaking to remove all existing structures within six months of the rezoning.

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(e) Consolidation of the two lots into one site.

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

CARRIED UNANIMOUSLY

(6) Reference Rezoning #3/73

D.L. 33, Block 55 and 58, Lots 31, 32 & 33, Plan 1825

FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL
DISTRICT (RM3)

4619 Grange Street
5878 and 5868 Elsom Avenue

It was recommended that Council forward the rezoning of Lots 31 and 32 to a Public Hearing, final passage of the by-law to be conditional upon:

- (a) The consolidation of the two lots into one site.
- (b) The submission of a suitable plan of development.
- (c) The submission of an undertaking to remove the existing structures within 6 months of rezoning.

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

CARRIED UNANIMOUSLY

(7) Reference Rezoning #11/73

D.L. 74S $\frac{1}{2}$, Block 1, Lot 16 of 1 and 12, Plan 1547

FROM RESIDENTIAL DISTRICT FIVE (R5) TO NEIGHBOURHOOD COMMERCIAL
DISTRICT (C1)

4626 Canada Way

It was recommended that Council confirm that the present R5 zoning is appropriate and should not be amended.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:
"That the above rezoning proposal be approved for further consideration and be advanced to a Public Hearing."

CARRIED

AGAINST --- MAYOR PRITTIE, ALDERMEN
CLARK, LAWSON AND BLAIR

(8) Reference Rezoning #1/73

D.L. 120, Block "B", Lot "B" of Lot 4, Plan 9309

FROM SERVICE COMMERCIAL DISTRICT (C4) TO ADMINISTRATION AND
ASSEMBLY DISTRICT (P2)

1791 Douglas Road

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It was recommended that Council confirm that the present zoning is appropriate and that a change not be favourably considered.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That the above report be tabled until the Municipal Assessor indicates whether the rezoning proposal would affect the assessment and tax situation on the parcel in question."

CARRIED UNANIMOUSLY

(9) Reference Rezoning #5/73

D.L. 125, Blocks 1, 2, 3, 4 & 6, Pcl. "A", Expl. Plan 14008;
Lot 1 Exc. E. 93' and Exc. Expl. Plan 15008, and Exc. Ref.
Plan 15201; Lot 1 E. 93', Lot "B", Ref. Plan 15201

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

1836, 1848, 1868 Delta Avenue
5030 Halifax Street

It was recommended that this application be considered as an application for CD zoning and that the Department be authorized to work with the applicant towards a suitable development scheme with the understanding that a detailed report will be submitted to Council once preliminary sketches have been prepared.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the above report be tabled until the April 2nd meeting of Council in order to allow the members of Council an opportunity to inspect the property."

CARRIED

AGAINST -- ALDERMEN BLAIR AND
CONSTABLE

(10) Reference Rezoning #10/73

D.L. 127, Block 4, Lot 5, Plan 1342

FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMMUNITY COMMERCIAL
DISTRICT (C2)

481 Ellesmere Avenue

It was recommended that the rezoning of Lots 5 and 6 be advanced for further consideration subject to:

- (a) Consolidation of the four lots (B, C, 5 and 6) into one site.
- (b) Submission of an undertaking that all buildings will be removed within six months of the rezoning.
- (c) Submission of a suitable plan of development.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(11) Reference Rezoning #4/73

D.L. 4, Block 5, Lots 31, 32, 33 and "C", Plan 2121 and 7400

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

3833, 3865, 3895 Bell Avenue
9111 Government Street

It was recommended that the Planning Department be authorized to work with the applicant on this project at a density of 10-12 units per acre, along the lines outlined in the report, on the understanding that a detailed report would be submitted to Council in the near future.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

(12) Reference Rezoning #12/73

D.L.'s 56/146, Lot 292, Plan 41353

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

9180 Centaurus Circle

It was recommended that:

- (a) Council approve in principle the proposed revision to the Community Plan for Area #2 of Lake City East;
- (b) Council approve in principle this rezoning and authorize the Planning Department to work with the applicant in the development of a suitable proposal.

A subsequent report to Council will detail the prerequisites for this rezoning and the final recommended unit distribution.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

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BY - LAWS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 4, 1973"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1973"

"BURNABY ROAD CLOSING BY-LAW NO. 5, 1973"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ROAD CLOSING BY-LAW NO. 4, 1973"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1973"

"BURNABY ROAD CLOSING BY-LAW NO. 5, 1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN BLAIR:

"That the Council do now resolve into a Committee of the Whole to consider and report on:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, ^{which} 1972/provides for the following proposed rezoning:

Reference RZ #29/72

5146 Laurel Street

From R3 to P1

PLANNING DEPARTMENT reported that the prerequisites established by Council are now nearing completion.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

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THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1972" be
now read three times."

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 13, 1973"
"BURNABY LOAN AUTHORIZATION REFERENDUM BY-LAW 1971, AMENDMENT
BY-LAW 1973"
"BURNABY COMPREHENSIVE LOAN AUTHORIZATION BY-LAW NO. 1, 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. 2, 1973 came forward
for Reconsideration and Final Adoption. This By-Law provides for the
following proposed rezoning:

Reference RZ #60/72

Block 84 Except Explanatory Plan 33894, D.L. 40, Plan 29647

8335 Winston Street

From R1 to M5

PLANNING DEPARTMENT submitted a report advising that all prerequisites
in connection with this rezoning proposal have been satisfied, except
for the dedication of an easement. The Department explained that the
applicant/company has signed a document in which he undertakes to do
a number of things relating to the easement.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1973" be now
reconsidered and finally adopted, signed by the Mayor and Clerk and the
Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY