

July 22, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, July 22, 1974 at 7:00 P.M.

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

ABSENT: Alderman A. H. Emmott

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

The Minutes of the Council meetings held on July 2, 1974, July 8, 1974, and July 10, 1974 and the Minutes of the Public Hearing held on July 8, 1974 were brought forward for adoption.

Alderman Gunn noted that Item 24, Page 14 of Council Minutes of July 8, 1974 concerning Strata Plan Application No. 16/74 showed the recommendation of the Municipal Manager as being carried unanimously when in fact, he, Alderman Gunn was contrary to the motion.

Alderman Stusiak noted that Page 26 of the Council meeting Minutes of July 8, 1974 concerning Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1974 showed him as being opposed to the motion that the Committee now rise and report the progress on the By-Law when, in fact, he voted in favour of the motion.

Alderman Lawson requested the motion which appears on Page 5 of the Minutes of the Special Meeting of the Council held on July 2, 1974 which motion was moved by Alderman Lawson and seconded by Alderman Stusiak and reads:

"that the words "in order that a" in the above recommendation be deleted and replaced with "changed in order to ensure a" and the words "can be" near the end be changed to "is being" be corrected by deleting therefrom the word "changed" as contained in the quote "changed in order to ensure a".

The corrected motion will now read as follows:

"That immediate approaches should be made to all the refineries within the Municipality and the appropriate governing agencies in order to ensure a programme of continual aesthetic and technological improvement is being developed, instituted and maintained."

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council Meetings of July 2, 1974, July 8, 1974 and July 10, 1974 and the Minutes of the Public Hearing of July 8, 1974 be amended to reflect the changes outlined above and that these Minutes be now adopted."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. A. Olson, 7510 Aubrey Street
re: Burnaby Mountain 500-foot level

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- (b) Mr. James Etches, 5640 Sardis Crescent
re: Driveway access
- (c) Mr. W. D. Fisher, 4291 Hurst Street
re: Taxis
- (d) Mr. C. Horwood, President, Burnaby Driver Owners' Association
re: Taxis
- (e) Mr. W. J. Solheim
re: Sidewalks in Subdivision References 90/74 and 117/74

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:
"That the delegations be heard."

CARRIED UNANIMOUSLY

Mr. A. Olson, 7510 Aubrey Street then addressed Council on behalf of a group of South Aubrey Street property owners. He noted that his group had first applied for rezoning and subdivision of their properties in March 1973. However, at that time their plan was considered premature because of the lack of services and the absence of any Council policy regarding the use of this general area. As a result of the "Public Meetings - Phase One Study" the 500 foot delineation mark had been established on Burnaby Mountain and it had been decided that properties below this line could be developed. He noted that all of the properties in which his group is concerned are below the demarcation line and requested that Council instruct the Planning Director to proceed with the group's rezoning application as a preliminary to subdivision approval.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:
"That Item 9, Municipal Manager's Report No. 51, 1974, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager's recommendations were as follows:

- (a) the Planning Department undertake a review of those required procedures (e.g. rezonings, acquisitions) necessary for the conservation of Burnaby Mountain;
- (b) those undeveloped areas on Burnaby Mountain below the delineated service level be designated as residential development areas;
- (c) a series of design concepts be prepared for those undeveloped areas on Burnaby Mountain below the delineated service level.

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

CARRIED UNANIMOUSLY

Mr. James Etches, 5640 Sardis Crescent, then spoke in support of his request that he be allowed a curb crossing to provide access to an existing driveway which was in contravention of the Burnaby Zoning By-Law. He had purchased the property in February of 1969 at which time the driveway had already been blacktopped and appeared to have been in use for some time. The driveway fits in well with the design of the house and does not detract from the appearance of the street in any way. Mr. Etches presented a statement signed by the majority of the owners on Sardis Crescent indicating they had no objection to his request. Mr. Etches admitted that he had access to the rear of the property with a double carport and an additional paved area which is served by a paved lane. He stated that the front driveway was mainly a matter of convenience and he would be put to considerable expense if it had to be removed.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That Item 22, Municipal Manager's Report No. 51, 1974 be brought forward for consideration at this time."

CARRIED

AGAINST -- MAYOR CONSTABLE

The Municipal Manager recommended that a vehicle crossing to serve the illegal front yard parking space be refused and that a copy of this report and the attached "vehicle access report" be sent to Mr. Etches.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That Mr. Etches be allowed to retain the driveway in question and that the Municipal Engineer be instructed to provide a curb crossing to provide access to it."

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That further consideration of this matter be deferred until individual Council members had had an opportunity to examine the site."

CARRIED -- ALDERMEN LAWSON, MCLEAN AND AST

AGAINST -- MAYOR CONSTABLE, ALDERMEN GUNN, LEWARNE, MERCIER AND STUSIAK

MOTION LOST.

A vote was then taken on the original motion and it was carried with Mayor Constable opposed.

Mr. W. D. Fisher, 4291 Hurst Street, explained to Council that he had now met the requirements of Bonny's Taxi regarding the reinstatement of dispatching services and is carrying on his business in a normal manner. He noted that Bonny's Taxi had disregarded Council's request that dispatch services be provided to him pending Council's consideration of the whole matter.

Alderman Mercier expressed concern that Bonny's Taxi would pay no attention to a direct request from Council concerning the provisions of dispatch to Mr. Fisher and suggested that this be taken into consideration in future dealings with that Company.

Mr. Clive Horwood, President, Burnaby Driver Owners' Association, then spoke and presented a petition signed by members of his Association requesting that Council give consideration to amending the Burnaby Cab and Commercial Vehicle By-Law to require taxi brokers in Burnaby to provide dispatch services to any and all taxi licencees, on the request of a licencee, as long as the licencee observes the rules and regulations of the Company and keeps up to date the dispatch fees incurred by the licencee.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That this matter be referred to the Cab Licence Study Committee for comment and recommendation and subsequently brought back to Council."

CARRIED UNANIMOUSLY

Mr. W. K. Solheim of Solmac Construction Limited, then addressed Council in connection with Subdivision Application No.'s 72/73, 90/74 and 117/74. He stated that he was present this evening to discuss certain servicing requirements associated with the above mentioned three subdivision applications. These three applications are three stages of a single development. The particular servicing requirement of concern to him is related to the provision of sidewalks.

Application No. 72/73 was the original application and this subdivision did not require the provision of sidewalks at all. Now his company is being retroactively required to construct sidewalks in this subdivision as well. The sidewalks being required are going to lead nowhere, i.e. there will be no continuity with other sidewalks. With further development being uncertain

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the sidewalks could remain in a hodge podge incompleated state for a considerable period of time.

Separated sidewalks are not suited to the terrain as the future construction of separated sidewalks on Welsley Drive in front of developed houses will disrupt by then existing driveways, landscaping, etc. with accompanying property owner dissatisfaction.

The Approving Officer had advised that he may amend and/or add to servicing requirements at any time during progress of the work and if this was not agreed to approval of the subdivision would be denied.

It was Mr. Solheim's contention that when subdivision activity proceeds on a progressive and stage basis, which it must in almost all areas of Burnaby in its present stage of development, provision of sidewalks is premature and the possible need for sidewalks has not been established.

Mayor Constable pointed out to Mr. Solheim that the Approving Officer has the sole jurisdictional authority over approving a subdivision under the "Land Registry Act" and Council does not have the authority to vary the Approving Officer's decision over any particular subdivision.

Following a discussion of this matter the Council concluded that it did not have the necessary authority to consider Mr. Solheim's request.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That all the below listed original communications be received and those items of the Municipal Manager's Report No. 51, 1974, which relate thereto be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

Mr. R. A. Hankin, Senior Associate, Greater Vancouver Regional District Planning Department submitted a letter presenting the preliminary terms of reference for the proposed Burrard Inlet Study.

Item #12 of the Municipal Manager's Report No. 51, 1974 which relates to the subject of the letter from Mr. Hankin was brought forward for consideration at this time.

The following is the substance of that report:

(12) Burrard Inlet Study Proposed Terms of Reference

It was recommended that:

(a) the Greater Vancouver Regional District be advised as follows:

The Municipality of Burnaby desires the study to be as comprehensive as possible;

The study be commenced as soon as possible and the Municipality of Burnaby looks forward to participation in the study and that a copy of this report be forwarded to the G.V.R.D.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:

"That the recommendations of the Manager be adopted."

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the Greater Vancouver Regional District be advised that Council is concerned that the proposed terms of reference for this study would appear to deal primarily with oil refinery expansion rather than a comprehensive study involving all users who have an interest in the Burrard Inlet and its adjacent lands which was the original intention of Council when the study was first proposed."

CARRIED UNANIMOUSLY

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

B.C.I.T. Student Association submitted a letter requesting permission for students of the British Columbia Institute of Technology and the Nursing students of St. Paul's Hospital and the Vancouver General Hospital participating in "Shinerama '74" to shine shoes in Burnaby on Friday, September 13, 1974 as a means of raising funds for the Cystic Fibrosis Foundation.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the necessary authority be granted to the B.C.I.T. Student's Association to carry out their Shinerama campaign in Burnaby on Friday, September 13, 1974."

CARRIED UNANIMOUSLY

Mr. Kenneth J. McEwen, Secretary, The North Fraser Harbour Commissioners wrote to advise that the three year term of Commissioner K. S. Fraser of 8125 Angus Drive, Vancouver, B.C. as the appointed representative of the City of Vancouver and of the Municipalities of Burnaby and Richmond to the North Fraser Harbour Commissioners is due to expire on August 11, 1974. Mr. McEwen requested that action be taken to name a replacement for Commissioner Fraser.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That Mayor Constable consult with the Municipality of Richmond and the City of Vancouver on the question of the nomination of a new Commissioner to be a Municipal representative to the North Fraser Harbour Commissioners and that the Mayor bring forward the name of this nominee for the consideration of Council."

CARRIED

AGAINST -- ALDERMAN MCLEAN

Dr. G. Scott Wallace, Leader, Progressive Conservative Party of B. C. wrote to express his views on recent amendments to Bill No. 85, the Public Officials and Employees' Disclosure Act.

Mrs. Grace McCallum, Chairman, Burnaby South Advisory Committee and Mrs. H. S. Wood, Chairman, Burnaby North Local Area Council wrote to express appreciation to Council for granting \$2,500 to assist in maintaining the two Burnaby Information Centers.

Mrs. McCallum and Mrs. Wood noted that in their Brief to Council dated January 22, 1974 they had requested a grant of \$4,642.00 together with basic operation expenses of the Centers for 1974; \$2,600.00 for the one located on Kingsway, which serves Burnaby South residents and \$2,042.00 for the Burnaby North Center on Hastings Street. They were strongly of the opinion that the Centers were providing an essential service in the Municipality and they respectfully requested that Council give further consideration to their need for basic funding in order that it will not be necessary to close one of the Centers.

Over the past three years since the Centers were established the demand for service has steadily increased. During the first six months of this year 5,720 telephone calls have been received and 1,180 visits were made requesting information.

They also advised that the Department of Human Resources made a grant to pay the salaries of a full time coordinator at each of the Centers for one year, effective June 1, 1974 when the L.I.P. grant expired. Also, the United Way has allocated \$800.00 to each Center to cover program costs. They requested that Council give favourable consideration to granting an additional \$2,142.00 in order that both Centers may be continued.

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MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:
"That this matter be referred back to the Grants Committee for further consideration."

ALDERMAN MERCIER SUBSEQUENTLY WITHDREW AS SECONDER OF THIS MOTION.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:
"That an additional grant in the amount of \$2,142.00 be approved by Council in favour of the Burnaby Information Centers in order that both Centers may continue to operate to provide a much needed service to the Municipality."

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN LAWSON,
STUSIAK, AST AND GUNN.

AGAINST -- ALDERMEN LEWARNE, MERCIER, AND MCLEAN.

MOTION LOST.

The above motion required a majority of 2/3's of the entire Council to pass.

Mrs. B. Murphy, Secretary, Sullivan Heights Ratepayers Association submitted a letter thanking Council members for the personal interest which had been taken in problems concerning the Sullivan Heights area.

The correspondence advised that the defeat of the high-rise rezoning on the "Erickson" property is an indication that members of Council can work together with residents of the community to ensure that an orderly growth pattern be established without destroying the way of life of the remaining neighbourhood.

Mr. John D'Eath, President, Canadian Freehold Properties Limited submitted a letter requesting that Council reconsider its motion of July 8, 1974 which abandoned By-Law No. 6507 covering Rezoning Reference #28/74.

The correspondence advised that before proceeding with the proposed development, the Company had consulted the Municipal Planning Department as to the most desirable areas in which they considered a condominium development could be located. In the early spring a parcel of property within Community Plan Area "G", designed for apartment high-rise became available. The Company secured the land based on the recommendation of the Burnaby Planning Department in their apartment study report which was backed by Council when it was adopted in principle in February of 1970. For the last four months the Company has worked with the Planning Department and have fully cooperated with all the requests, including site coverage and special considerations given to this site. From the start it was realized that this site was sensitive, being located close by a lower density residential area, therefore, the residents in the area were consulted in order to assess their views on the matter. It was found that the majority of people were receptive to a concept and design, as well as appreciating the opportunity of contributing some input to the scheme. From this interaction from the neighbouring residents, several changes were made to the proposal over and above the Planning Department's requirements and suggestions.

The Company proceeded with the planning of the proposed development in good faith and to date has spent more than \$35,000 on the project.

It is realized that this area has problems at present, especially with traffic congestion, but it is felt the solution is to carry the Community Plan Area "G" to completion. The Planning Department has solutions to the problems raised by the Sullivan Heights Ratepayers Association but these can only be solved with a completed overall plan. In the Planning Department's summary to the Municipal Manager dated June 28, 1974 it was stated that there is a viable solution to the area's traffic problems if the Community Plan Area "G" is carried out.

The Company requested, therefore, that Council reconsider their proposal and reinstitute the rezoning process.

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MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That Council reconsider its original motion of July 8, 1974 which read as follows:

"That Burnaby Zoning By-Law 1965, Amendment By-Law NO. 41, 1974, be now abandoned."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That the motion of Council concerning the abandonment of Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1974, be now rescinded."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That further consideration of this matter be deferred until completion of meetings which are to be held with all interested parties in an attempt to arrive at an equitable solution to the problems in the area encompassed by Community Plan Area "G"."

CARRIED

AGAINST -- ALDERMAN MCLEAN

Mr. Boris Netupsky, Netupsky Engineering Company submitted a letter concerning the proposed development of 6150 Lougheed and requested relaxation of standard procedures relating to the issuance of a permit or permits to proceed with all of the necessary construction work associated with the provision of services necessary for the Stage One construction phase of the above project, as well as all works pertaining to at least the substructure of a said Stage One development.

Mr. and Mrs. J. M. Hine, 515 S. Ellesmere Avenue wrote to request authority to retain the existing vehicle access to their property.

Mrs. Aileen Randall, 3430 Ardingley submitted a letter strongly protesting the situation that exists along Ardingley Avenue and Laurel Street in connection with truck traffic.

Mr. A. G. H. Farmer, 1321 Douglas Road submitted a letter requesting that Council give consideration to rezoning the property at 1321 Douglas Road from R5 (Residential District) to M3 (Heavy Industrial District).

Item #42, Municipal Manager's Report No. 51, 1974, which relates to the subject of the previous four letters was brought forward for consideration at this time.

The following is the substance of that report:

(42) Letters Appearing on the Agenda That Will Be Reported Upon at the August 6, 1974 Meeting of Council

Appearing on the July 22, 1974 meeting of Council there were four letters on which staff are preparing reports. The letters are as follows:

- (1) Mrs. Aileen Randall, 3430 Ardingley Avenue
- (2) Mr. A. G. H. Farmer, 1321 Douglas Road
- (3) Mr. and Mrs. J. M. Hine, 515 S. Ellesmere Avenue
- (4) Mr. Boris Netupsky, 1075 W. Georgia Street

A report on each of the four letters will be submitted to Council on August 6, 1974 and it was recommended that the correspondents be advised that their correspondence will be considered by Council on August 6, 1974.

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

CARRIED UNANIMOUSLY

Mr. B. J. Watson submitted a letter requesting information as to who is responsible for raking, rolling, seeding, watering and maintaining the boulevard adjacent to his property. Mr. Watson noted that the lawn which had previously existed had been torn up by the Municipality in preparation for installing sidewalks under the Local Improvement Programme.

Item #7, Municipal Manager's Report No. 51, 1974 which relates to the subject of the letter from Mr. Watson was brought forward for consideration at this time.

The following is the substance of that report:

(7) Request for Seeding of Boulevard - B. John Watson, 4578 Parker Street

It has been and still is policy of Municipal Council throughout the years that reseeding and maintenance of boulevards following Local Improvement Works is done by the property owner. Such policy was reviewed and confirmed by Council on September 4, 1973 - Manager's Report No. 66, Item #18. Since that date property owners have been advised that boulevard areas requiring restoration will be covered with a minimum of 4 inches of topsoil and "it is then expected that the property owner will provide grass seed and then spread it to produce a grass surface which the property owner will maintain". The Local Improvement Programme work in the 4500 block Parker was performed prior to September 1973.

It was recommended that Mr. Watson be advised of the Corporation's policy regarding seeding of boulevards and sent a copy of this report.

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

CARRIED UNANIMOUSLY

Mr. J. Franta, 5021 Claude Avenue submitted a letter complaining of land filling operations that are being carried out on property adjacent to his own.

Item #24, Manager's Report No. 51, 1974 which relates to the subject of the letter from Mr. Franta was brought forward for consideration at this time.

The following is the substance of that report:

(24) Land Fill at 5192 Canada Way
Letter from J. Franta - 5021 Claude Avenue

The area in question has been inspected and it has been overfilled along the north boundary, behind 5021 Claude Avenue and 5037 Claude Avenue. There is a permit taken out to fill 5192 Canada Way which borders 5037 Claude Avenue on the south. No permit was ever issued to fill the property at 5180 Canada Way which borders 5021 Claude Avenue on the south.

On both lots there does not appear to be too much fill but it has been poorly graded leaving a very high area adjoining the property facing Claude Avenue.

Both owners of the property facing Canada Way will be notified by mail to obtain or renew filling permits and to level fill to a proper grade.

It was recommended that a copy of this report be provided to Mr. J. Franta.

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

CARRIED UNANIMOUSLY

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Mrs. Yvette M. Obert, 3199 Noel Drive wrote to advise that her home is on the corner of Beaverbrook Drive and Noel Drive which automatically means that she has a problem. When the extension to Beaverbrook Drive was constructed she was told that it would be about 8 or 9 feet from her property line when in actual fact the road has been constructed abutting her property line. Mrs. Obert appealed to the Court of Revision where she was granted a 10% reduction on taxes for land only. She claims that the value of her house has dropped, she has absolutely no privacy in her back yard, she is unable to listen to her stereo or watch T.V. unless the front doors and windows are closed and that sleeping was a problem due to the proximity of the traffic on the abutting road.

Mrs. Obert's present request is that the Municipality construct a fence along her Beaverbrook property and that the fence be so designed as to make the exposed side of the house safe and to keep people from throwing litter, etc. into her yard. She did not believe that the fence would be the complete answer to her problems but would at least alleviate them somewhat.

Item #25, Municipal Manager's Report No. 51, 1974 which relates to the subject of the letter from Mrs. Obert was brought forward for consideration at this time. The following is the substance of that report:

(25) Letter Dated June 27, 1974 From Mrs. Yvette M. Obert
3199 Noel Drive - Request for a Fence

The Municipality acquired Lots 14 and 15 as shown on the sketch attached to the report received lying immediately south of 3199 Noel Drive (Lot 13) in order to permit the construction of Beaverbrook Drive. The proposal at the time of acquisition was to demolish the two dwellings on Lots 14 and 15 and construct the road in the center of the 120' right-of-way which would have provided adequate separation between the road and the existing dwelling on Lot 13.

However, as a temporary situation, it was agreed to retain the dwelling on Lot 15, lease it and construct Beaverbrook Drive in the space left between Lots 13 and Lot 15. It was intended that when Beaverbrook Drive was extended eastwards the lease for the dwelling on Lot 15 would be terminated, the dwelling demolished and Beaverbrook Drive located in its original planned position.

As Council is aware, the proposal to extend Beaverbrook Drive has met with serious objections from the Sullivan Heights Ratepayers Association and, as a result, the matter of extension is somewhat tenuous at this time. We have considered the feasibility of realigning the road in the near future but have come to the conclusion that the decision should not be made to realign until a decision has been made by Council to extend Beaverbrook Drive beyond its existing terminus. The realignment would cost approximately \$11,000 and could be done in conjunction with the extension.

It was recommended that Mrs. Obert be requested to furnish the staff with particulars regarding the type and the cost of the fence that she wishes to have constructed so that the matter can be considered further.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the recommendations of the Municipal Manager be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER AND
MCLEAN

Mr. Curtis R. Allsup, P.O. Box 422, Kelowna, B. C. submitted a letter in connection with the rental of the premises at 7072 Cariboo Road. He stated that the decision previously reached by Council whereby the premises at 7072 Cariboo Road would have to be vacated by July 31, 1974 was not acceptable. Mr. Allsup stated that Council's decision was made without due consideration with himself and was made ignoring several factors that he has been trying to bring to Council's attention. Mr. Allsup stated that he has no intention of vacating the property for so long as it is needed by the members of his family or until such time as the property is required

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for use as a park. This was the original understanding when the property was sold.

He considered this to be a serious matter which must be now looked at very objectively.

Item #6, Municipal Manager's Report No. 51, 1974 which relates to the subject of the letter from Mr. Allsup was brought forward for consideration at this time and the following is the substance of that report.

(6) Letter Dated July 3, 1974 from Mr. Curtis R. Allsup

The latest notice to vacate was served on Mr. Allsup on June 28, 1974. This was done by:

- (a) posting notices on the front and rear doors of the subject residence;
- (b) sending a registered notice to Mr. Curtis R. Allsup in care of his address at 2786 Highway 97 North, P. O. Box 442, Kelowna, B. C.

The effective date of the notice is July 31, 1974.

The Municipal Legal Department advises that if the present renter refuses to relinquish possession of the premises, the Municipality can seek possession under Section 60, 60(a), 60(b) and 61 of the "Landlord and Tenant Act" following expiration of the Notice to Vacate on July 31, 1974.

Mr. Allsup, under the applicable sections of the Act, would be afforded a full hearing in Court.

It was recommended that staff be authorized to seek possession of the subject premises under the applicable sections of the "Landlord and Tenant Act" if the premises are not vacated by July 31, 1974.

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

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Mercier indicated that he would introduce a motion at the August 6, 1974 meeting of Council requesting a report on the possibility in seeking a change in existing procedures which would provide an applicant for rezoning with a more definite indication of the ultimate disposition of a rezoning application sooner than is now possible.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:
"That the Planning Director be instructed to prepare a report on the general conformity of the commercial development at the foot of Gilley Avenue on Marine Drive including the existing lumber yard."

CARRIED UNANIMOUSLY

In reply to a question by Alderman Lawson as to when the report on the Burnaby Lake Wildlife Sanctuary is likely to be available, the Planning Director stated that he expected that report should be available in approximately six weeks.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:
"WHEREAS studies on density show an upper density allowable of 100 to 120 persons per acre depending on social amenities, location, etc., as acceptable density; and
WHEREAS recently approved RM5 developments in Burnaby, Central Park Place, have a density of 200 to 250 persons per acre with a corresponding floor area ratio of 2.2; and
WHEREAS high-rise buildings result in higher crime rates, unresolved safety problems re fire protection and people removal, loneliness of

apartment dwellers, poor child environment, blockage of views, etc.; and WHEREAS there is great concern expressed by many citizens of Burnaby at almost every Public Hearing on the density of high-rise developments and the height of these developments;

BE IT THEREFORE RESOLVED: That the Burnaby Council limit the height of high-rise buildings to 12 storeys and lower the maximum floor area ratio to 1.1 to bring the maximum densities down to 100 to 120 persons per acre. These recommendations would combine the RM4 and RM5 Zonings into one."

Alderman Gunn spoke at considerable length in support of his motion citing examples in other localities to prove his contention that high rise buildings and high densities create a multitude of unresolved social problems.

Following the ensuing discussion in which His Worship the Mayor, Alderman Mercier, Alderman Lawson and the Planning Director, were the chief participants, it was:

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That this resolution be tabled."

CARRIED

AGAINST - ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:
"That Council do now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

His Worship Mayor Constable noted that Council on July 8, 1974 had directed that he appoint a Committee to consider the need, if any, to amend Section 13(5)(a) of the "Burnaby Street and Traffic By-Law" and Section 6.17 of the "Burnaby Zoning By-Law." He recommended the following appointments:

Chairman - Alderman A. H. Emmott

Members - Alderman W. A. Lewarne and Alderman G. D. Ast

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:
"That the recommendations of the Mayor be adopted."

CARRIED UNANIMOUSLY

The Municipal Hall Capital Committee submitted a report concerning preliminary design drawings and budget estimates for renovations to the Municipal Hall and the landscaping and site improvements of the grounds.

The Committee was satisfied that the design developed by the Architect fulfills the terms of reference for renovations to the Municipal Hall and that with the addition of extended landscaping as noted in the Committee's report provides a desirable landscape treatment for the Hall site.

It was, therefore, recommended:

- (a) that the staff report and recommendations therein be adopted.
- (b) that the necessary funds be borrowed and repaid over 15 years at six percent interest from the Tax Sale Monies Fund.
- (c) that the site development landscape budget be increased by \$79,600 to provide landscaping as described in the report received of the foreground area of the Municipal Hall site.

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The Architect, Mr. B. B. Freschi, explained the various proposals and replied to questions raised in connection with same.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Municipal Hall Capital Committee be adopted."

CARRIED UNANIMOUSLY

The Municipal Manager submitted Report No. 51, 1974 on the matters listed below as Items (1) to (49) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Requests for Approval to Attend Conferences
 - (1) Canadian Association of Fire Chiefs
 - (2) Canadian Association of Chiefs of Police

It was recommended that the Fire Chief be authorized to attend the Canadian Association of Fire Chiefs Annual Convention in Winnipeg, Manitoba from August 26th to August 30, 1974 at an estimated cost of \$443.00.

It was further recommended that the Superintendent, Officer-in-Charge, Burnaby Detachment, R.C.M.P. be authorized to attend the Canadian Association of Chiefs of Police Annual Convention in Winnipeg, Manitoba from August 26th to August 30, 1974, at an estimated cost of \$421.00.

Any overexpenditure of the Conference Account be financed from the Contingency Account until the Recast Budget is set.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(2) Building Department Report

The Municipal Manager submitted the Building Department Report for the period May 20, 1974 to June 14, 1974.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the Building Department report be received."

CARRIED UNANIMOUSLY

(3) R.C.M.P. Monthly Report

The Municipal Manager submitted the R.C.M.P. Monthly Report for the month of June 1974.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the R.C.M.P. Monthly Report for June 1974 be received."

CARRIED UNANIMOUSLY

(4) Cost of Unit Contract Prices

At the Council meeting of July 8, 1974 a query was raised regarding the actual cost of recent unit price contracts compared to tendered amounts based on estimated unit quantities.

The following tabulation is the results of several major contracts during 1973:

Contract No.	Type of Work	Tendered Amount Based on Estimated Units	Payment Based on Actual Units
2	L.I.P. Street Works, curbs, sidewalks, paving, walls, etc.	\$ 544,670	\$ 505,965
5	Storm Sewers	136,992	121,105
7	L.I.P. Street Works, curbs, sidewalks, paving, walls, etc.	* 736,129	851,251
8	Street Lighting	79,544	77,580
10	Storm Sewers	162,787	139,836
13	L.I.P. Street Works, curbs, sidewalks, paving, walls, etc.	644,805	645,287
14	Storm Sewers	141,162	124,473
TOTAL		<u>\$2,446,089</u>	<u>\$2,465,497</u>

*Approximately \$74,000 of the \$115,000 overrun on this contract occurred on one street, i.e. Government Road between Phillips and Brighton where considerable amounts of retaining and wing walls and special surface finish were added as a result of demands from the property owners.

From the foregoing it will be seen that actual payments on approximately 2½ million dollars of work exceeded estimates by 0.8%.

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

CARRIED UNANIMOUSLY

(5) Unightly Premises - Army and Navy Department Stores Limited
 McPherson Avenue and Beresford Street

It was reported that the Army and Navy Department Stores Limited had been advised in writing that they have 30 days in which to bring the subject facility into conformance with the Burnaby Unightly Premises By-Law by undertaking the following work:

- (a) Debris - removal of all debris from the property. Material of use or value is to be properly stored.
- (b) Boiler House - remove or renovate boiler house. All debris within this boiler house is to be removed and properly disposed of. Material of use or value is to be properly stored.
- (c) Main Building - corner of Beresford Street and MacPherson Avenue - all broken windows to be replaced. It was suggested that the exterior of this building should be upgraded by an application of a coat of paint.

A further report on this matter will be submitted to Council only if the Company fails to comply with the written notice that was issued by the Chief Public Health Inspector on July 10, 1974.

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

CARRIED UNANIMOUSLY

(6) Letter dated July 3, 1974 from Mr. Curtis R. Allsup

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

(7) Letter dated July 5, 1974 from Mr. B. John Watson

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

(8) Lougheed Highway - Egress from Art Knapp's Nursery

It was reported that the Department of Highways had taken the following action in response to a Municipal request to improve the traffic pattern at the above intersection:

- (a) Installation of a 'Right Turn Only' sign on the small island adjacent to the egress road from the Nursery.
- (b) Installation of a no-post guard rail which in effect extends the median in an easterly direction by approximately 50 feet.
- (c) Installation of a back-to-back sign at the point where the guard rail terminates which:

1) Directs motorists travelling west toward Vancouver to keep left and turn to the right; and

2) Prohibits motorists travelling east toward Coquitlam from making a "U" turn at this particular location of the highway.

The Engineering Department will continue to monitor the movement of traffic in the subject area. Any further problems will of course be promptly referred to the Provincial Government for whatever type of remedial action may be required. It was recommended that a copy of this report be sent to the complainants.

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

CARRIED UNANIMOUSLY

(9) Letter Dated July 9, 1974 from Mr. W. A. Ferguson

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

(10) Strata Titles Act
Moratorium on Strata Title Applications

At the July 8, 1974, Council meeting the following motion was passed regarding the above:

"That Council declare a moratorium on all condominium conversions under the Strata Title Act except for duplex or semi-detached dwelling units, but that this policy not apply to any applications for conversions that are currently being considered; and

That the Provincial Government be requested to suggest the criteria which should be established for condominium conversions."

The Solicitor has pointed out that in the new Strata Titles Act which we do not believe has been proclaimed, it is provided in Section 5(1) that the approving authority, i.e. the Council, may "approve the strata title plan, or refuse to approve it, or approve it subject to such terms and conditions as the approving authority considers appropriate". This is exactly the same language as appears in the Strata Titles Act 1966, which is not repealed until the new Act is proclaimed.

Therefore, it is apparent that Council may not refuse to consider a strata title application. It must consider it and then decide whether or not to approve it.

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

CARRIED UNANIMOUSLY

(11) 1974 Annual Convention - Union of B. C. Municipalities

It was reported that the 71st Annual Convention of the Union of B. C. Municipalities will be held in the City of Vernon on Wednesday, Thursday and Friday, September 18 to 20, 1974. All business sessions and banquets will be held in the Vernon Recreation Complex, 3310 - 37th Avenue, Vernon.

It was recommended that in order to assist the host Municipality in preparing convention arrangements and to facilitate the completion of registration forms, payment of registration fees and accommodation deposits, Council members advise the Municipal Clerk immediately as to their attendance at the Annual U.B.C.M. Convention.

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

CARRIED UNANIMOUSLY

(12) Letter dated July 5, 1974 from Mr. R. A. Hankin
Greater Vancouver Regional District

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

(13) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 4/74

It was recommended that Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #4/74.

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

CARRIED UNANIMOUSLY

(14) "Sweep" 74 Program

The Municipal Manager reported on the Municipality of Surrey's experience with the "Sweep" 74 Program. He advised that Surrey's Assistant Municipal Manager had replied to his query on June 27, 1974 and Surrey's Director of Personnel in a recent telephone conversation further disclosed that his Municipality originally intended to employ 20 to 25 students under the Sweep Program. This plan had to be abandoned, however, because most of the projects could not qualify under the Programs restrictive (environmentally oriented) restrictions. As a result only six students were hired under "Sweep"; two of the students are engaged in an effluent study and four pick up litter on beaches.

The Surrey Personnel Director also advised that Surrey would no doubt hire students only under the STEP Program, which allows for a more flexible management of jobs, if the employment of summer students could be done all over again.

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

CARRIED UNANIMOUSLY

(15) North Fraser Harbour Commissioners
New Harbour Commission Act 1964

On March 25, 1974, the North Fraser Harbour Commissioners asked for Council endorsement of its decision to adopt the 1964 Act and drop incorporation under the 1913 Act. On June 10, 1974, Council passed the necessary resolution

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to endorse the action taken by the Commission. Richmond had previously done so, but Vancouver has not agreed to the action. The City of Vancouver maintains that the \$600,000 surplus which the Commission has should be distributed before the Commission adopts the 1964 Act.

The Solicitor advises that he doubts very much if the Commission is winding up its affairs if it becomes established under the new Act for the new Act provides that the North Fraser Harbour Commission shall be deemed for all purposes to be a Commission under the new Act. Whereas under the 1913 Act, any surplus profits are to be the property of the three municipalities; it is plain from reading the new Act that there is no provision for such distribution in it and therefore under the new Act the municipalities will have no claim to any of these monies.

These facts were not known to us at the time that Council adopted the resolution it did on June 10, 1974. We now feel that we must pursue this point and, therefore, we feel that the enabling resolution should be rescinded. Representatives of Richmond, Burnaby and Vancouver met on July 15, 1974 to discuss this problem and this course of action was also agreed to by the representatives from Richmond.

It was recommended that:

- (a) the resolution passed on June 10, 1974 be rescinded; and, if that resolution is adopted;
- (b) The North Fraser Harbour Commission be so advised; and
- (c) The North Fraser Harbour Commission be advised that the Municipality firmly considers the funds to belong to the three Municipalities; and
- (d) The North Fraser Harbour Commission be requested to neither spend nor commit the \$595,002.06 or any portion thereof; and
- (e) The North Fraser Harbour Commission be requested to advise the Municipalities how they wish to hand over the funds (question of timing and cash vs. investments); and
- (f) the appropriate departments of the Federal Government be advised of this action; and
- (g) a copy of this report be sent to the City of Vancouver (to the attention of the Standing Committee on Waterfront and Environment) and to the Corporation of the District of Richmond.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted, and that the Mayor arrange for a meeting between the Municipalities of Burnaby and Richmond and the City of Vancouver and the North Fraser Harbour Commissioners to discuss this matter further."

CARRIED UNANIMOUSLY

It was suggested that the Mayor express to the North Fraser Harbour Commissioners the Council's appreciation for their diligence in accumulating surplus profits in the amount of approximately \$600,000.00

- (16) Proposed Lane Closures - Senior Citizens' High Rise - I.O.D.E.
Newton Street and Nelson Avenue

It was recommended that Council authorize the closure of the subject lane to traffic and the subsequent introduction of a Road Closing By-Law according to the points outlined in Section 3.0 of the report received.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Municipal Manager be adopted."

(17) Metropolitan Ambulance Service

The Municipal Manager advised that Metropolitan Ambulance Services Limited has verbally informed the Treasurer that effective July 1, 1974 the Provincial Government has commenced financing their operations. As a result, Municipal subsidies will no longer be required. The present subsidy is \$10,542.00 per month. Subject to final audit of the operations of the ambulance company, the saving to the Municipality for 1974 will be approximately \$63,250.00.

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

CARRIED UNANIMOUSLY

(18) Conferences

It was recommended that annually, after passage of the annual budget, Council pass a motion appointing members of the Parks and Recreation Commission as delegates of Council for purposes of attending conferences as provided for in the annual budget.

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

CARRIED UNANIMOUSLY

(19) Request for Authority to Connect to New Westminster's Sewer System

At its regular meeting of June 10th, 1974 the Municipal Council approved a request from Mrs. C. Rozman, 6483 Trapp Road, to make her own arrangements to connect to the City of New Westminister's sewer system, subject to:

- (a) Reaching an agreement with the City concerning the charges relating to the connection;
- (b) Obtaining a permit from the Burnaby Building Department covering the inspection of the sewer connection;
- (c) Formally agreeing to disconnect from the New Westminister sewer system and reconnect to the Burnaby sewer system when such latter system becomes available in the area and paying whatever charges are in effect at that time.

Subsequently a letter has been received from the Engineer of the City of New Westminister advising that it is their requirement that the Corporation of Burnaby and the City of New Westminister enter into an agreement regarding the connection of the Rozman property to the New Westminister sewer in order that the City of New Westminister can charge The Corporation of the District of Burnaby \$150.00 per year for the parcel and The Corporation of Burnaby may in turn collect from the property owner at 6483 Trapp Road.

The Municipal Treasurer advises that while the annual costs for reconnecting to a sewer system in the City of New Westminister is \$150.00 per annum, the Corporation of Burnaby's charge for a sewer connection for 1974 is \$32.25. It would therefore be unreasonable for the Corporation of Burnaby to enter into the agreement requested with the City of New Westminister.

The Municipal Solicitor has advised that it may be possible to enter into an agreement with the Rozmans in which they would covenant to pay whatever charges are made against Burnaby by New Westminister for the sewer connection and perhaps this agreement can be registered as a charge against the property at the Land Registry Office. However, because of all these complications and uncertainties he recommended that Council be advised to reject the Rozman's request for a sewer connection to the New Westminister system.

It has been determined that the reasons the inquiry has been received from the Rozmans regarding connection to the New Westminister sewer is related to the possibility of subdivision of their property. The Planning Director advises that the property is presently zoned Small Holdings District (A2), a designation that will not accommodate subdivision of the property. Consequently, in order to subdivide, rezoning of the property would be required.

The Director of Planning advised further that he would recommend against a rezoning on the basis that the existing zoning is appropriate to the area at this time.

It was recommended that:

- (a) Council rescind the approval that was given for the subject sewer connection on July 10, 1974; and
- (b) The request to have the property at 6483 Trapp Road connected to the City of New Westminster sewer system be denied on the basis of the further information that is contained in this report.
- (c) That a copy of this report be sent to Mrs. C. Rozman.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the motion of Council on June 10, 1974 which would have permitted the connection of Mrs. C. Rozman's property to the City of New Westminster sewer system be rescinded."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager in this respect be adopted."

CARRIED UNANIMOUSLY

(20) Engineer's Special Estimates

It was recommended that Council approve Special Estimates of Work for the Municipal Engineer in the total amount of \$265,730.00 as detailed in the report received.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(21) Sale of Municipal Property in Sechelt, B.C.
Lot 3, D.L. 1731, Group 1 (9.27 acres)

Council on July 8, 1974 tabled for two weeks a report on the proposed sale of the Municipally owned property in Sechelt, B. C. The Mayor during discussion of the matter advised that considerable development is taking place in the area, and the tabling motion was subsequently carried in order to allow members of Council to give further consideration to this matter.

As a result of an appraisal carried out by a staff member who visited the Sechelt area on July 16, 1974, we are advised that the current market value of the property in question is \$25,500.00. The escalation of property value in the area is almost unbelievable.

It was recommended that:

- (a) The two offers that were received from Emil Anderson in the amount of \$17,555.00 and A. Hansen in the amount of \$15,470.00 be rejected; and

- (b) The deposit cheques that were submitted with the bids be returned to the tenderers.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(22) Letter Dated July 12, 1974 from Mr. James Etches

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

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(23) Strata Plan Application No. 15/74

On July 8, 1974, Council heard a delegation and received a petition regarding a Strata Plan approval application for an apartment building at 7428 - 19th Avenue. Council tabled a report on the matter pending receipt on the information on how a particular prerequisite for approval of Strata Titling can be enforced. The information requested is contained in the report from the Planning Director.

The Solicitor has no objections to the proposed conditions which would have to be satisfied when the applicant submits the recommended letter of undertaking.

The Planning Director reported as follows:

"The recommendation of a previous Planning Department report was that an additional prerequisite would be established for approval for the strata titling as follows:

'The submission of a letter of undertaking that the applicant, as a member of the new strata corporation to be created, will maintain units as necessary to allow those existing tenants who do not wish to or cannot relocate immediately to remain in their units as tenants until such time as those tenants relocate at their own will.' "

On this matter, the Council directed the Planning Department to report as to how the Municipality can be assured that the above requirement will be met by the applicant.

It is felt that guarantees that the developer will follow the before noted requirement can only be assured to the necessary extent if the applicant submits the following prior to final approval of the strata titling:

- (a) A listing of the existing tenants in the development certified to be accurate by a Notary Public;
- (b) A letter agreeing to terminate residence signed by each tenant who wishes to utilize the pre-established tenant relocation provisions of, in lieu of this, proof of termination of residence.
- (c) A binding legal agreement, acceptable to and signed by both the tenant and developer, for each tenant who does not wish or cannot relocate that the subject unit will be provided to the tenant under a rental situation by the developer until that tenant relocates at his own will. (all legal expenses to be borne by the developer).
- (d) Acceptable proof that a tenant wishes to abstain from signing either an affirmation that he will relocate or an agreement to remain (such to be confirmed by the Municipality).

Via this approach, each tenant who does not wish to or cannot relocate is provided with adequate protection and assurances that his rental accommodation will be retained for his use. At the same time the arbitration of any resulting disagreements or other legal difficulties will be handled via normal legal channels and will not involve the Municipality. In this respect, the Municipality simply acts to assure that all tenants are provided the opportunity to arrange such an agreement and, thereafter, the Municipality acts only as an informal repository for such agreements.

It was recommended that:

- (a) Council reaffirm its tentative approval of the proposed strata titling subject to the fulfillment, in addition to the formerly established conditions of the following as a prerequisite to Final Approval; i.e. signature of the Mayor and Clerk:

the submission of a letter of undertaking that the applicant, as a member of the new strata corporation to be created, will maintain units as necessary to allow those existing tenants who do not wish to or cannot relocate immediately to remain in their units as tenants until such time as those tenants relocate at their own will; and

(b) The letter of undertaking be submitted in accordance with the four conditions set out in the Director of Planning's report.

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:
"That further consideration of this matter be tabled pending receipt of a further report on the enforceability of the letter of undertaking that the applicant would submit should the applicant at a later date not comply with the letter of undertaking.

CARRIED

AGAINST -- ALDERMEN STUSIAK AND
MERCIER

(24) Letter Dated July 10, 1974 from Mr. J. Franta
5021 Claude Avenue
Land Fill at 5192 Canada Way

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

(25) Letter Dated June 27, 1974 from Mrs. Yvette M. Obert
3199 Noel Drive
Request for a Fence

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

(26) Financial Report

The Municipal Manager presented the Municipal Treasurer's Financial Report for the period January 1st to June 30, 1974.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:
"That the Financial Report for the period January 1st to June 30, 1974 be received."

CARRIED UNANIMOUSLY

(27) Electronic Data Processing Centre

The Municipal Manager reported that he had received a letter from the Director of Finance and Administration, Greater Vancouver Regional District advising that the Board on July 8, 1974 had adopted the recommendation of its Regional Administrative Advisory Committee concerning the establishment of a Central Electronic Data Processing Centre for member Municipalities of the Regional District, which read as follows:

"Although the concept of a Regional Computer Centre appears attractive in the first instance there are just too many disadvantages to warrant further consideration. The sub-committee therefore recommends no further action".

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

(28) Work Order No. 11-015 - Flood Control - Overexpenditure

The following is the report of the Engineer with respect to the above:

" This Work Order is badly overspent. As of last cost report we have spent \$101,583 on an estimate in our budget of \$60,100.

This overexpenditure occurred because of the work we did along the Fraser River to try and control an anticipated flood condition.

Following is a breakdown of costs incurred in that operation:

Stores	\$ 670
Purchase Orders	5,438
Shop Work Orders	1,327
Gravel	115
Hired Equipment	12,370
Labour	22,913
Corporation equipment	6,281
Overhead	<u>9,821</u>
TOTAL	<u>\$ 58,935</u>

All figures have been rounded to closest dollar.

There is still an invoice to come from Greenlees Pile Driving for work and material used along Byrne Road ditch plus removal of the piles still to be done. The City of Vancouver have not been paid rental for sheet piling and we still have to clean up sand dykes built along Byrne, Manderville, Tillicum, and Meadow.

Purchase orders are mainly sand bags.

Shop work orders were for construction of gates and service to rented machines.

Hired equipment was rented for pumps, outboard motors, trucks and loaders.

Labour - operators, labour - filling and placing sand bags, reading gauges, work on flood gates, etc.

Corporation equipment includes trucks and loaders.

There is a hidden cost which does not show. Supervisors on monthly salary plus their transportation which is charged to Account No. 22-01.

An estimate of costs remaining are:

Clean up sand, etc.	\$ 1,200
Equipment rental (Greenlees Pile Driving)	8,500
Charges by City of Vancouver for sheet piling	<u>500</u>
Total still required (estimated)	<u>\$ 10,200</u>
	\$ 10,200
	<u>58,935</u>
Total Cost	<u>\$ 69,135</u>

In view of the fact that the original budget is badly overspent and regular work should go on, you may wish to present this to Council. May we have your guidance in this matter."

It would appear that the final expenditure in this account by year-end will be approximately \$130,000. We feel confident that we will be able to balance the Budget at Recast time, but we felt it necessary to advise Council of this overexpenditure at this point in time.

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It was recommended that the overexpenditure proposed of \$70,000.00 be ratified.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LEWARNE:

"That a strongly worded letter be forwarded to the Province of British Columbia concerning the Government's unwillingness to participate in cost sharing for dike maintenance and recommending that this situation be reviewed."

** SEE MINUTES OF AUGUST 6th COUNCIL MEETING FOR AN AMENDMENT TO THIS MOTION.

CARRIED UNANIMOUSLY

(29) Train Whistles

(Item #6, Municipal Manager's Report No. 29, April 16, 1974)

The Municipal Manager submitted a further report from the Municipal Engineer concerning the question of train whistles within the Municipality.

The last progress report on the subject of an anti-whistling by-law dated April 16, 1974 advised that the necessary documents to initiate consideration by the Federal Railway Transport Committee, who control regulations governing inter-provincial railways, and the Provincial Department of Transportation and Communications who control railways operated solely within the Province (B.C. Hydro and B.C. Railway), had been mailed to both parties on March 11, 1974 and April 3, 1974 respectively.

Railway Transport Committee

We received confirmation from the Secretary, Railway Transport Committee, on March 26, 1974 advising that documents had been received and that we would be contacted in due course for on site inspections.

On Monday and Tuesday, May 13 and 14, 1974 representatives of the Municipality met with representatives of the D.O.T., C.N.R., C.P.R., and the Burlington Northern Railway to inspect those crossings regulated by the D.O.T.

All crossings along the C.P.R. line adjacent to Burrard Inlet are private crossings and would not be covered by our proposed by-law.

Crossings along the Central Valley line are in the majority of cases across public highways and under the present requirements of the Railway Act require the train engineer to sound his whistle. Before the D.O.T. will even consider the elimination of a train whistle on a crossing approach they will require that such crossings have adequate protection. This usually involves signals and where there is more than one track, crossing gates. The initial cost of such signal installations runs between \$25,000 and \$30,000 each. In addition, the yearly maintenance costs are presently \$950 per signal.

Should a signal be installed under the normal warrant system, the grade crossing fund would pay 80% of installation costs while the railway and Municipality pay 7½% and 12½% respectively. The Board of Transport Commissioners usually direct the maintenance costs to be shared equally between the railway and the road authority. However, should a signal be installed as a requirement of a municipalities enactment of an anti-whistling by-law, then the municipality would normally be required to bear all the costs of signal installation and maintenance.

If we were to take into consideration the possible signal requirements of the Central Valley Line (Burlington Northern) as a requirement of an anti-whistling by-law we could be required to install signals at five crossings, one on the main line at Piper Avenue that is now protected by stop signs and four along the main spur line into Lake City. The installation costs would be approximately \$130,000 with a yearly maintenance charge of about \$4,750. If these same crossings were to be protected under a normal warrant procedure our share of installation costs would be about \$16,250 and annual maintenance would be \$2,375.

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We have reason to believe that all five crossings now have a combination of rail and highway traffic that would meet the requirements of the Board of Transport Commissioners for contributions from the crossing fund.

In view of the above we felt that we should waste no time in applying for a cost sharing agreement at the five crossings. We therefore made application for these signals on June 25, 1974 and received confirmation of our applications on July 8, 1974.

All rail lines in the Big Bend Area come under the control of the D.O.T. and were inspected at the same time as the Central Valley line.

As it now stands all field inspections and input from the Municipality related to crossings controlled by the D.O.T. have been completed and we have now only to wait for the final conditions that will be a requirement of the Railway Transport Committee should the Municipality wish to enact an anti-whistling by-law.

Provincial Department of Communications and Transportation

Those rail crossings of the Central Park line are under the control of the Provincial Department of Communications and Transportation and must be commented on by that office. To date we have received no formal replies to our submitted documents of April 3, 1974.

During the inspection of crossings by the D.O.T. the Provincial representative, a Mr. Mester, was invited along. He did not attend the field checks but sat in on a meeting that concluded the field inspections. When asked for his comments on the subject he was very non-committal except to state that his office felt that all crossings on the Central Park line should be protected by stop signs regardless of an anti-whistling by-law.

We contacted the local office of the Department of Transportation and Communications by telephone on July 15, 1974 and were informed that their Mr. Mester, who was working on this file, was no longer with them. We were advised to contact the Chief Inspector, Mr. Turnbull, regarding the present status of this subject. Unfortunately, Mr. Turnbull had just gone on a two week vacation. A message was left to have him contact our office on his return.

As it now stands we have no final directives from either Government on the action required on crossing protection should we introduce an anti-whistling by-law in Burnaby. Any comments received from either Board will be forwarded for the information of Council.

As a point of interest, we would advise that any anti-whistling directive from the Board of Transport Commission applies only to crossings and still leaves it to the discretion of the train engineer who can sound a whistle if, in his opinion, the crossing is a hazardous one. Also, an anti-whistling directive does not cover sounding whistles along the main line where there are sight problems or where the engineer has knowledge that track crews are in the general area. Another area of operation that involves whistles but would not be covered by our by-law would be shunting operations.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:
"That the Provincial Department of Communications and Transportation be requested to expedite a reply to the Municipal correspondence dated April 3, 1974."

CARRIED UNANIMOUSLY

- (30) Broadway From Holdom Avenue to Kensington Avenue
By-Law #6243
(Item #4, Municipal Manager's Report No. 47, June 24, 1974)

It was recommended that:

- (a) Broadway from Holdom Avenue to Kensington Avenue be reinitiated as soon as possible to provide asphaltic pavement 36 feet wide with 5 foot curb sidewalks on both sides at an estimated cost of \$106,400.00;
- (b) A necessary amendment by-law be brought forward to amend the rate for 36 foot wide pavement with 5 foot curb sidewalks on both sides to read 0.89¢ per assessed front foot;
- (c) The necessary amendment by-law be brought forward after this work has been initiated and the appropriate construction by-law passed to fully amend the rate for the said class of work to read \$1.10 per assessed front foot.

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

CARRIED

AGAINST - ALDERMAN STUSIAK

(31) Recreational Potential - Fraser River Waterfront Study

It was reported that a letter dated July 4, 1974 has been received from the Honourable J. Radford, Minister of Recreation and Conservation, expressing his interest in working with the Municipalities of Burnaby, Richmond and the City of Vancouver towards developing a plan to maximize the recreational potential of the North Arm of the Fraser River.

Towards this end, the Minister has proposed a joint study with the cost of the study being shared by the Province (50%) and the City of Vancouver and the two Municipalities splitting the remaining 50% three ways. The Director of Planning suggested that the following items should be included in the terms of reference:

- (1) An inventory of previous studies and data from the Municipalities involved and the Provincial Government.
- (2) An inventory of those lands within the study area under public ownership.
- (3) Determination of potential sites for various recreational uses including boat launching, marinas, walkways, picnic areas, vistas, equestrian and bicycle paths, fishing areas and public rest areas.
- (4) Determination of ways and means of providing for the continuity of parkway development, not only within individual Municipalities, but as well between the City of Vancouver and the Municipality of Burnaby.
- (5) The relationship of the existing water lots and their leases, to the proposed foreshore parkway development.
- (6) The preparation of a development concept for the study area, to include all proposed land uses.
- (7) Suggested strategies for implementation of the development concept.
- (8) Anticipated public costs of implementing the development concept.

It was recommended that:

- (a) Council endorse the Provincial Government undertaking a land use review of the North Arm of the Fraser River, with particular emphasis on its recreational potential, in co-operation with the Municipalities of Burnaby, Richmond, Vancouver and the North Fraser

Harbour Commission.

- (b) Council endorse, in principle the suggested terms of reference for the study as outlined before.
- (c) Following adoption on the terms of reference for the proposed study and the preparation of a study cost estimate, a further report item on the proposed cost sharing arrangement be forwarded to Council for its consideration.
- (d) That the Municipality participate and assist in the study.
- (e) That a Technical Committee for the study be constituted and include the Director of Planning of the Municipality or his nominee.
- (f) A copy of this report be forwarded to the Minister of Recreation and Conservation, City of Vancouver, District of Richmond, and to the Burnaby Parks and Recreation Commission.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(32) Request for Removal of Underbrush
Newcombe Street Between Tenth and Twelfth Avenues

Council on May 27, 1974 received a petition requesting that underbrush be cleared from the subject road allowance and the adjacent properties. The matter was subsequently referred to staff for consideration and report.

It was recommended that:

- (a) The Engineering Department be authorized to clear out the offending bush on Newcombe Street and those Municipally owned properties that are identified in the report received;
- (b) That the approximate cost in the amount of \$8,000 be charged to the General Contingency Account.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(33) Rezoning Reference #20/74
Senior Citizens High Rise Apartment - Kingsway and Edmonds Street

The Municipal Manager presented the report of the Director of Planning dated July 18, 1974 regarding the subject rezoning. The following is the substance of that report:

1.0 SHORT DESCRIPTION OF THE PROJECT

This project as proposed is a 117-unit 16-storey senior citizens apartment tower on a 35,065 sq. ft. site.

2.0 BACKGROUND

The subject site is located within Area "O" of the 1969 Apartment Study and within Community Plan Area #6 (as updated in August, 1972). In these studies the subject site is designated for public institutional use. The subject project will constitute a part of the senior citizens complex which includes an existing senior citizens apartment tower and an existing major senior citizens recreation centre. The Edmonds Branch Library lies directly to the north.

On May 6, 1974, Council gave final approval for the sale of Site 9 for 110 units @ \$2,000 per unit to the Province in accordance with the points outlined in the report submitted at that time on the understanding that the total price could be adjusted marginally to correspond to a final total units figure. Council authorized the expenditure of funds, as provided for in the CIP under the section of Land Assembly and Development, to cover the cost of servicing Site 9. Council also approved in principle the development of the subject site for senior citizens housing as outlined in the report submitted at that time and authorized the Planning Department to continue working with the applicant towards the development of a detailed suitable plan of development.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 A detailed survey of the site has been completed and the final unit count established. The final site area is 0.805 and the final unit count is 117 which according to \$2,000 per unit would result in a final purchase price of \$234,000 as opposed to the previous tentative site area of 0.77 acres, a unit count of 110, and a purchase price of \$220,000. The final sale price is within the terms established by Council in the May 6, 1974 report.
- 3.2 Sanitary and storm sewers are to be provided by the municipality. A new easement is required and an existing easement must be retained. Any other services are internal to the proposed development and are to be provided by the applicant.
- 3.3 The 0.805 acre site is to be consolidated with the adjacent existing senior citizens housing site to the east. The existing access from Edmonds across the B.C. Hydro right-of-way will also be utilized by the subject proposal.

4.0 PROPOSED DEVELOPMENT

The proposed development is composed of a faceted 16-storey tower with largely underground parking. The major exterior materials are brick and concrete. The tower is set within a well-landscaped deck area.

The following is a statistical summary of the project:

4.1 Overall site area = 35,065 sq. ft. or 0.805 acres
 Site coverage = 13.5%

4.2 Floor Area Ratio:

Maximum allowable F.A.R. = 2.2 or 77,143 sq. ft.
 Provided F.A.R. = 2.15 or 75,290 sq. ft.

4.3 Unit Mix:

1 Bedroom	@ 373 sq. ft.	=	75 units
Bachelor	@ 524 sq. ft.	=	30 units
Paraplegic	@ 373-580 sq.ft.	=	12 units
			117 units
Total			

4.4 Parking:

Underground/terrace type parking utilizing the steep sloping nature of the site. 50% completely underground.

Parking provided: 44 spaces for residents
6 spaces for visitors
25 spaces in existing adjacent senior citizens residence

75 spaces total.

The applicant has provided extra parking within the subject project in order to provide an overall parking ratio for the overall senior citizens housing complex of at least 1 space per 5 units.

4.5 Communal facilities:

Central lounge and 3 smaller lounges
Laundries
Hobby Room

4.6 Location relative to amenities:

To the south is the B.C. Hydro and Power Authority right-of-way proposed for future park use. Directly to the north is the Kingsway Branch of the Burnaby Public Library and to the north of Kingsway are the commercial facilities of Middlegate Shopping Centre. To the east is the South Burnaby Senior Citizens Recreational Centre. The location of amenities as noted above in conjunction with the on-site open-space and recreational amenities provide adequate accommodation for the shopping and leisure activities of the proposed residents.

5.0 RECOMMENDATION

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on August 20, 1974 and that the following be established as prerequisites to the completion of the rezoning.

- 5.1 The submission of a suitable plan of development.
- 5.2 The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- 5.3 The subdivision of the subject site from the adjacent Public Library site to the north and the consolidation of the subject site with the adjacent existing senior citizens housing site to the east.
- 5.4 The provision of any necessary easements.
- 5.5 The transfer of title upon the registration of all necessary survey plans by the municipality and the completion of external servicing construction by the municipality.
- 5.6 The installation of all electrical, telephone, and cable servicing and all other wiring underground throughout the development.

It was recommended by the Municipal Manager that the recommendations of the Director of Planning be adopted.

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

CARRIED UNANIMOUSLY

(34) Rezoning Reference #73/73

The Municipal Manager presented the report of the Director of Planning dated July 18, 1974 regarding the subject rezoning reference.

1.0 SHORT DESCRIPTION OF THE PROJECT

This project as proposed is a 66-unit condominium apartment housed in a 12-storey tower on a 39,818 sq. ft. site.

2.0 BACKGROUND

The subject site is located within Area "O" of the 1969 Apartment Study and within Community Plan Area #6 (as updated in August, 1972). In these studies the subject properties are proposed to be consolidated and redeveloped as a high density apartment site (RM5) with an approximate unit density indicated as 100 units per acre.

On January 21, 1974 Council approved in principle the subject application to rezone the properties from Residential District Five (R5) to Comprehensive Development District (CD). The subject rezoning was presented to a Public Hearing on March 19, 1974 and given First and Second Reading of the Bylaw by Council on March 25, 1974.

Since that time the applicant has changed the proposal to a degree that warrants the presentation of the subject project to a new Public Hearing. The changes are essentially the increase in numbers of units from 56 to 66, an increase in the building height from 10-storeys to 12-storeys, some further adjustments to the elvation, and the elimination of two 2-storey, 2-bedroom penthouse units.

The applicant has submitted an adjusted plan of development suitable for presentation to a Public Hearing.

3.0 PROPOSED DEVELOPMENT

The proposed development is composed of a faceted 12-storey tower with 100% underground parking, auto access to which is from Acorn Avenue. The major exterior materials are striated concrete, painted concrete, glass, with bronze sashes, and concrete balconies with bronze railings. The tower is set in a well landscaped site. The Municipal Engineer reports that water and sanitary sewer services are available and adequate for the proposed use but that storm sewer service is not available at present.

The following is a statistical summary of the project:

3.1 Overall net site area = 33,907.25 sq. ft.

3.2 Site coverage:

Maximum allowable site coverage = 30% of site area
Designed site coverage = 18.25% of site area

3.3 Useable open space:

Minimum required useable open space	= 30% of site area
Designed useable open space	= approximately 56% of site area

3.4 Floor area ratio:

Maximum allowable F.A.R. (including area & parking bonuses)	= 2.059 or 69,815.03 sq. ft.
Designed F.A.R.	= 2.059 or 69,815. sq.ft.

3.5 Unit mix:

One Bedroom + Den (type A) @ 935 sq. ft.	=	22
One bedroom (type B) @ 915 sq.ft.	=	44
Total number of units	=	<u>66</u>

3.6 Parking:

Required parking ratio for condominiums	= 1.5 spaces/unit
Required parking accommodation (1.5 x 66 units)	= 99 spaces
Designed parking accommodation	= 112 spaces
Designed parking ratio	= 1.7 spaces/unit

This project provides for 100% underground parking.

3.7 Communal Facilities:

- Swimming Pool (indoor)
- Swirl Pool (indoor)
- Sauna and Associated Facilities
- Recreation Room with Serving Bar
- Lobby
- Furniture - holding room

3.8 Location relative to amenities:

The site is located approximately 1,000 ft. east of Power House Park and directly to the south of the project, beyond Beresford Street is the B.C. Hydro and Power Authority right-of-way proposed for future park use. Approximately

400 ft. east of the site is the Kingsway Branch of the Burnaby Public Library and approximately 600 ft. to the north, beyond Kingsway are the commercial facilities of Middlegate Shopping Centre. Because the project is essentially proposed for adult rather than family use, the location of amenities as noted above in conjunction with the on-site open-space and recreational amenities provide adequate accommodation for the shopping and leisure activities of the proposed residents.

4.0 REQUIRED STREET IMPROVEMENTS

As discussed in the first report to Council on this rezoning, the existing streets in the area are currently at an interim standard such that the proposed development will require the upgrading of adjacent streets. Council's approval in principle was in part based upon the guidelines for street improvement noted in the first report and reiterated as follows:

- 4.1 the upgrading of Acorn Avenue via a 12' dedication along the east edge of the proposed site and the construction of the street adjacent to the property to the required standard (i.e., a 36' asphalt roadway curbed and guttered on both sides, and a boulevard sidewalk, boulevard landscaping and street trees on the side adjacent to the subject site);
- 4.2 the upgrading of Beresford Street via a 17'± dedication along the south edge of the site and the construction of the street adjacent to the property to connect to and at the standard of the existing paved portion of Beresford Street to the west (i.e., a 28' asphalt roadway, sidewalk, boulevard landscaping and street trees on the side adjacent to the subject site -- this configuration will require the prohibition of on-street parking along the south side of Beresford Street between Salisbury Avenue and Acorn Avenue, the consent should be obtained from the adjacent property owner to the west by the developer);
- 4.3 dedication of a 20' x 20' truncation at the intersection of Beresford Street and Acorn Avenue and a 10' x 10' truncation at the intersection of Beresford Street and the lane to the west of the subject site;
- 4.4 street lighting to be provided by the developer along both Acorn Avenue and Beresford Street, all electrical wiring for the development to be located below grade.

5.0 RECOMMENDATION

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on August 20, 1974 and that the following be established as prerequisites to the completion of the rezoning.

- 5.1 The submission of a suitable plan of development that conforms in all respects to the guidelines as established in the General Report on Residential Condominiums and Conversions.
- 5.2 The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected, but not prior to Third Reading of the Bylaw.
- 5.3 The consolidation of the properties into one legal lot.
- 5.4 The dedication of 12' along the east edge of the consolidated site for the upgrading of Acorn Avenue; the dedication of 17' along the south edge of the consolidated site for the upgrading of Beresford Street; the dedication of a 20' x 20' truncation at the intersection of Beresford Street and Acorn Avenue; and, the dedication of a 10' x 10' truncation at the intersection of Beresford Street and the lane to the west of the subject site.
- 5.5 The deposit of sufficient monies to cover the costs of all street improvements as delineated in points 4.1 and 4.2 of this report (above), including asphalt paving, curbs and gutters, sidewalks, boulevard landscaping and boulevard trees.

- 5.6 The deposit of sufficient monies to cover the costs of provision of street lighting as delineated in point 4.4 of this report (above).
- 5.7 The deposit of sufficient monies to cover the costs of providing storm sewer service to the consolidated site.
- 5.8 The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development.

It was recommended by the Municipal Manager that the recommendations of the Director of Planning be adopted.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

- (35) Application for a Permit Under Pollution Control Act
Imperial Oil Loughheed Tank Farm and Tank Car Unloading Facilities
3232 Underhill Avenue

It was recommended by the Municipal Manager that the Municipality of Burnaby not file an objection to the subject application for a permit under the Pollution Control Act.

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

CARRIED UNANIMOUSLY

- (36) Contract #7409 - Local Improvement Programme
Stage III, Part II, 1973
Local Improvement Programme 1974

The Municipal Manager reported that the Engineer had analyzed the tenders received in connection with the subject contract and that he had advised as follows:

"We have reviewed the tenders submitted for the above-named work and note that the lowest tender is from Columbia Bitulithic Ltd. Part C (the total work being A & B) in the amount of \$1,332,907.

The Engineer's estimate made in July, 1974 for the work is \$1,256,980.30. However, this estimate was based on the inflationary prices being received in 1974 (i.e. storm sewer prices have increased approximately 40% over 1973 prices). Approximately one-half of the work in this contract is to be financed from 1973 By-laws which were based on 1972 estimates and one-half is for the 1974 by-law based on late 1973 estimates. We are advising the Municipal Treasurer that although the price increase for this type of work has increased approximately 47% over 1973 prices he, in fact, has by-laws in the amount of approximately \$850,000 (not including engineering costs) to accomplish the work now tendered at \$1,332,907. This situation arises from the fact that one-half of the work was estimated in 1972 and one-half in 1973 for an overall increase now of approximately 56% in excess of by-law amounts.

Inflationary construction costs have been experienced this year by other municipalities over 1973 costs as follows:

Municipality of Surrey	-	approximately 40%
City of Vancouver	-	approximately 33-1/3% to 50% on certain road building elements.
Municipality of Coquitlam-		approximately 25%
District of Delta	-	approximately 30 - 35%

There is no indications of any improvement later this year or in 1975 or later so it would seem to be of no benefit to shelve the projects awaiting price improvement.

The Contractor explains the sudden increase of prices this year as follows:

1. Materials up approximately 25%.
2. Liquid asphalt up approximately 100%.
3. Aggregate costs up approximately 40%.
4. Equipment maintenance and repair costs up approximately 100%.
5. Drying cost in asphalt plant because of B.C. Hydro Power costs up 65%.
6. He cannot get firm prices for material for tendering purposes (i.e. an order must be placed before he can get a firm price).
7. Our street work is becoming more mixed in standards than previous years (i.e. we have six different categories of work involving curbswalks both sides, curbs only, some with sidewalks only one side and some with curbs only and an abutting walk on one side only). This increased variety of standards has been the result of property owner input and according to the Contractor results in a lower rate of production and increased costs.

The lowest tender from Columbia Bitulithic Ltd. includes topsoil at \$10.00 per cubic yard. Our most recent topsoil contract has been for \$5.95 per cubic yard. We cannot recommend the purchase of topsoil in this contract at \$10.00 per cubic yard.

The contract price includes a contingency of \$51,000 for "unclassified" (extra) work."

It was recommended that one contract be awarded to the Columbia Bitulithic Ltd. for Part "C" (less the topsoil section) being the lowest tender for a total of \$1,278,895.50; and that the final payment be based on the actual quantities and unit prices tendered.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

(37) Subdivision Servicing Agreement
Subdivision Reference No. 238/73

It was recommended by the Municipal Manager that Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference No. 238/73.

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

CARRIED UNANIMOUSLY

(38) Trans Mountain Pipe Line Limited
Effluent Discharge to Burrard Inlet

At the Council meeting of July 8, a copy of the response from G. E. Oldham, P. Eng., of the Pollution Control Branch, to Mr. Orest Moysiuk's letter of objection, concerning the current application of Trans Mountain to discharge effluent to the waters of Burrard Inlet, was received by Council. At that time, Council requested a further report on the topic, to comment on the comparison between the requirements of the Pollution Control Branch with respect to Trans Mountain's application and the standards which apply to the Chevron Refinery in Burnaby.

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The Planning Department reported on the matter at the May 13, 1974 Council meeting, at which time Council adopted the Municipal Manager's recommendation that the Municipal Health Department be authorized to register an objection to the current proposal in writing, recommending that the increased discharge volume of 2,000,000 IGPD be permitted subject to a maximum discharge characteristic of 5 mg/l oil and grease, to meet the water quality objective for ballast water discharge as set out in the Pollution Control Objectives for the Chemical and Petroleum Industries of British Columbia, issued March 1974, and that the Municipality be furnished with the results of the regular sampling and analysis of effluent quality.

It is noted in the second paragraph of Mr. Oldham's letter that the discharge will, in fact, be required to comply with the concentration limit recommended by this Municipality, and the statement that the Trans Mountain equipment is both capable of and also consistently actually achieving such levels is corroborated.

In the May 13 report, the matter of comparison with standards applying to Chevron was discussed as follows:

"In response to the direct question of comparison with permitted discharge rates for the Chevron Refinery, the current Provisional Permit issued to Chevron Canada Limited on December 6, 1971 permits an average discharge of 600,000 Imperial gallons per day. It must be noted, however, that refinery process waters contain a variety of possible pollutants, including aldehydes, phenols, sulphides, and metals, each of which is restricted in concentration by the Permit, and that therefore no valid direct numerical comparison of simple discharge volumes can be made between a refinery and a ballast water treating plant, in terms of overall environmental impact."

The Chevron refinery will not be treating ballast water, as is the case with Trans Mountain, as the use of tankers is not contemplated. However, storm runoff waters from dyked tank areas in the refinery tank farm will require treatment prior to discharge, and the oil content from these waters must not exceed the same limit of 5 mg/l set for ballast water from ships, under the Pollution Control Objectives as published. These runoff waters are treated at the Chevron refinery by a process and equipment similar to that used at the Trans Mountain location. Storm runoff from the processing area is included in the process effluent and the total oil content for the combined discharge is 1.15 lbs/1000 Barrel per day capacity under the Level "A" standards.

Chevron was advised by the Pollution Control Branch in 1973 that the Provisional Permit is subject to review upon finalization of the Pollution Control Objectives, and the conditions will be reviewed in conjunction with applications for the new expanded facilities when plans for the project are further developed and approval is requested.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:
"That the Medical Health Officer be requested to submit a report on the effect of the total effluent discharge from Trans Mountain, Chevron and other sources could have on the Burrard Inlet waters so far as swimming is concerned."

CARRIED UNANIMOUSLY

(39) Penalties on Arrears of Taxes

Taxes in arrears are subject to interest at 8%. This is the maximum permitted by the Municipal Act. Both Burnaby and Coquitlam charge 8% on taxes in arrears.

The Municipal Act also sets a mandatory 10% penalty to enforce the payment of current taxes. It is possible to have a series of percentages applicable at various dates during the year but these must total 10% in aggregate.

The 1974 collection dates and penalty rates for Burnaby and other communities in the Greater Vancouver Regional District are as follows:

Burnaby	3 July-1%	6 Aug. -2%	3 Sept.-3%	1 Oct.-4%	
* Vancouver	3 July-1%	2 Aug. -2%	4 Sept.-3%	2 Oct.-5%	4 Nov.-8%
West Vancouver	3 July-2%	2 Aug. -3%	4 Sept.-5%		
North Vancouver (City)	17 July-5%	17 Oct. -5%			
North Vancouver (District)	2 July-5%	3 Sept.-5%			
New Westminster	30 Aug.-5%	31 Oct. -5%			
Richmond	2 July-2%	31 July -3%	30 Aug. -5%		
Surrey	31 Aug.-5%	31 Oct. -5%			
Coquitlam	19 July-7%	16 Aug. -3%			
Port Coquitlam	5 July-5%	9 Sept.-5%			
Delta	30 Aug.-10%				
Port Moody	2 July-10%				

* Vancouver penalties are not cumulative. The total applied is 8%.

Until 1966, Burnaby applied a penalty of 5% in July and 5% in November. When the conversion to a series of penalties was considered, it was felt that some degree of standardization had merit so the Vancouver percentages and dates were adopted. Consideration was also given to the fact that each year hundreds of taxpayers remit just past the deadline and that a high penalty created ill-will and poor public relations.

Neither the timing of the penalty nor the amount added appear to influence the total taxes collected. According to the 1972 Provincial Municipal Statistics (latest available), the percentage of 1972 current taxes collected for Burnaby and other communities was as follows:

Burnaby	97.20%
Vancouver	96.20%
West Vancouver	97.70%
North Vancouver (City)	97.61%
North Vancouver (District)	97.93%
New Westminster	96.93%
Richmond	97.23%
Surrey	95.46%
Coquitlam	96.77%
Port Coquitlam	95.21%
Delta	94.00%
Port Moody	97.72%

A comparison of collections with penalty additions indicates that in 1972 Burnaby collected 97.20% of total current taxes while adding a series of penalties commencing with 1% in July. Coquitlam collected 96.77% while adding 7% in July, and Delta collected 94.00% while adding 10% in August. The actual dollar impact on the Municipal budget of having a series of penalties is difficult to estimate because it is not known how any other combination of penalty dates would affect collection.

A series of penalties has financial advantages for those taxpayers who, for some reason, fail to pay their taxes before penalty date. Unfortunately, in many cases, those who are penalized can ill afford it. Tax penalties are, however, a part of the tax enforcement procedure to encourage and ensure payment of taxes, and not a revenue item of the Corporation in the ordinary sense.

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

CARRIED UNANIMOUSLY

(40) Duplex Project - Site 8 - Inman Avenue and Lister Street
Provincial Land Assembly

On July 8, 1974 Council during consideration and subsequent approval of Work Order 22-127 requested information of the value of the subject site.

The Engineering Department has now issued two work orders for the servicing of the subject duplex lots. The work orders assented to by Council are 22-127 (reissued) for \$111,000 and No. 22-128 for \$18,500 for a total of \$129,500.00

The costs (above initial estimates) are higher than anticipated due primarily to the length of time from the initiation of the project in the fall of 1972 to the actual construction stage, and the cost of placing the required storm sewer at a depth that was considerably beyond that expected. For the information of Council, the cost of recently tendered storm sewer work has increased approximately 40% over 1973 prices and street work has increased 47%.

The purchase price as agreed upon by Council for the eight duplex lots is \$144,000.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LEWARNE:

"That the report of the Municipal Manager be received and that the Minister of Housing be advised of the extremely high servicing costs to Burnaby for this site."

CARRIED UNANIMOUSLY

(41) Request for Strata Title Approval on Existing Duplex
Lot 257, D.L. '92, Plan 33518
6670/72 Stanley Street

The subject property falls within a single and two-family residential district (R5) in an area not proposed for alternate use.

The Chief Public Health Inspector, Chief Fire Prevention Officer and Municipal Engineer have approved of the strata titling. The Chief Building Inspector, however, has determined that the building does not conform to Municipal By-Laws because of the existence of an unauthorized living unit in the basement of 6672 Stanley Street. As such the strata titling is not recommended by the Chief Building Inspector and the Planning Department concurs.

It was recommended by the Municipal Manager that the subject proposed strata titling not be approved by Council; and that the owner be directed to bring the property into conformity with the Zoning By-Law.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(42) Letters Appearing on the Agenda That Will be Reported on at the
August 6, 1974 Meeting of Council

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

(43) Financial Assistance Under the Greenbelt Fund
Acquisition of Kapoor Holdings and Acquisition of Fraser River Park Strip

It was recommended that the Municipal Manager be instructed to advise the B. C. Land Commission that the Municipality of Burnaby is not prepared to give the Commission outright ownership in ten acres of Kapoor Holdings but

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that it is prepared to give Her Majesty the Queen on behalf of the B.C. Land Commission a 50% interest, in the form of tenancy-in-common, in the ten acre portion of the Kapoor holdings, as shown on sketch A attached to the report received, and Lot 21, D.L. 166A, Plan 45841 along the Fraser River foreshore, as shown on sketch B also attached to the report received, for the sum of \$800,000 subject to the development of a mutually acceptable management agreement covering both parcels; and that a copy of this report be forwarded to the Parks and Recreation Commission.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MCLEAN:

"That the recommendations of the Municipal Manager be adopted."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the foregoing motion be amended by the addition of the following; 'and that the B.C. Land Commission be requested to advise in writing as to the use proposed for the ten acre portion of the Kapoor holdings and the 6.06 acre strip along the Fraser River Foreshore.' "

The motion to amend was voted on and carried unanimously.

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

(44) Property Lines on Fell Avenue

The following progress report is submitted for Council's information.

On July 10, 1974 the Planning Department sent letters to owners involved with the above noted subject outlining the position of the Municipality in the problem. You will note that in the case of owners north of Dundas Street, the Corporation will be involved in the ceding and receiving of the three foot strip being shifted to the north. In the case of owners south of Fell, no further Corporation assistance will be required since co-operation within the block is the most viable solution. The Corporation will now await further direction from the residents when a compromise is reached. Copies of the sketch plan were sent to the residents with the letters.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

(45) Rezoning Reference No. 32/74

B. C. Telephone Company
Head Office Building
North East Corner Kingsway and Boundary Road

It was recommended by the Municipal Manager that:

(a)

(a) Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.1 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.

(b) Council authorize the Land Agent to enter into negotiations for the acquisition of the lot at 5540 Boundary Road (N. $\frac{1}{2}$ of Lot 3, Blk. 15, D.L. 35, Group 1, Plan 2453) and the lot at 5530 Boundary Road (Lot 2, Blk. 15, D.L. 35, Group 1, Plan 2453) required for the widening of Boundary Road utilizing acquisition funds allocated for the subject widening in the Capital Improvement Program (1974-79).

- (c) Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on August 20, 1974 and that the following be established as prerequisites to the completion of the rezoning:
- 1) The submission of a suitable plan of development.
 - 2) The completion of the requisite Road Exchange Bylaw.
 - 3) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
 - 4) The consolidation of the net project site into one legal parcel.
 - 5) The granting of any necessary easements.
 - 6) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
 - 7) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
 - 8) The dedication of any necessary rights-of-way required for the widening of Boundary Road and Kingsway.
 - 9) The provision of a pedestrian overpass of Kingsway to Central Park.
 - 10) The provision of a public pedestrian walkway easement from the proposed Smith Avenue cul-de-sac north of the B.C. Hydro Right-of-Way to Kingsway through the subject site.

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

CARRIED UNANIMOUSLY

(46) Stride Avenue Development Plan

It was recommended by the Municipal Manager:

- (a) that the Municipal Council approve in principle the Development Plan as described within the report entitled Stride Avenue Development Plan;
- (b) that the Municipal Council adopte the recommendations outlined within that report;
- (c) that the Municipal Council approve in principle the generalized implementation schedule as outlined in Appendix II of the Stride Avenue Development Plan report.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the Stride Avenue Development Plan be referred to the Advisory Planning Commission for study and comment."

CARRIED UNANIMOUSLY

(47) Rezoning Applications

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"That consideration of the Manager's Report Item No. 47 be deferred until completion of the By-Law portion of the Agenda."

CARRIED UNANIMOUSLY

(48) Engineer's Special Estimate

It was recommended by the Municipal Manager that Council approve the Special Estimate of Work of the Municipal Engineer in the amount of \$33,000.00 as detailed in the report received.

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

CARRIED UNANIMOUSLY

(49) Municipal Lot Sale - Lots 280 to 301 Inclusive
Lots 321, 322, 323, D.L. 91 and 86/91
Stage IIIB - D.L. 86 Development

It was recommended by the Municipal Manager that the bids as listed below be accepted for the individual lot concerned:

- 1) Bid #8 submitted by M. Kowalenko in the amount of \$47,650. for Lot 287.
- 2) Bid #13 " " G. Busatta " " \$40,600. for Lot 295.
- 3) Bid #16 " " W. Logan " " \$43,500. for Lot 298.
- 4) Bid #17 " " W. Logan " " \$42,100. for Lot 299.
- 5) Bid #18 " " W. Logan " " \$40,600. for Lot 290.
- 6) Bid #19 " " W. Logan " " \$41,600. for Lot 300.
- 7) Bid #24 " " R. Giusti " " \$41,651. for Lot 294.
- 8) Bid #26 " " J. Kroger " " \$41,560. for Lot 281.
- 9) Bid #26 " " J. Kroger " " \$41,560. for Lot 282.
- 10) Bid #67 " " G.A. Minns " " \$47,300. for Lot 283.
- 11) Bid #73 " " A. Schnetten " " \$46,500. for Lot 292.
- 12) Bid #91 " " H. Mark " " \$44,252. for Lot 293.
- 13) Bid # 95 " " B. Hall " " \$42,610. for Lot 286

and that the Land Agent be authorized to negotiate the sale of the balance of 12 lots at a price of not less than \$40,000.00, with the exception of Lot 323 on which the upset price should be \$38,000.00.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That all bids on the balance of the 12 lots in excess of \$35,000.00 be accepted."

The amending motion was voted on and lost.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:

"That the balance of the 12 lots be reoffered for sale by Public Tender and that a reserve price of \$40,000.00 be established when the said 12 lots are advertised."

The amending motion was voted on and carried. Against - Alderman Stusiak

The original motion as amended was then voted on and carried.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1974" (#6510)

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 8, 1974" (#6524)

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

CARRIED

Alderman McLean contrary to "Burnaby Zoning By-Law 1965, Amendment By-Law No. 43, 1974."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED

Alderman McLean contrary to "Burnaby Zoning By-Law 1965, Amendment By-Law No. 43, 1974".

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED

Alderman McLean contrary to "Burnaby Zoning By-Law 1965, Amendment By-Law No.43, 1974".

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1974"

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 8, 1974"

be now read three times."

CARRIED

Alderman McLean contrary to "Burnaby Zoning By-Law 1965, Amendment By-Law No. 43, 1974."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Council do now resolve itself into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1974." (#6483)

CARRIED UNANIMOUSLY

Burnaby Zoning By-Law No. 6483 provides for the following proposed rezoning:

Reference Rezoning #38/74

Lot 26, D.L. 79, Plan 31328

6460 Roberts Street

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

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal are nearing completion and requested that the By-Law be forwarded to Council for consideration for third reading.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the Committee now rise and report the by-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1974"

be now read a third time."

CARRIED UNANIMOUSLY

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

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1974" (#6497)

"BURNABY PARKS AND RECREATION COMMISSION BY-LAW 1969, AMENDMENT BY-LAW NO. 1, 1974" (#6517)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1974" (#6518)

"BURNABY SECURITY ISSUING BY-LAW NO. 2, 1974" (#6519)

"BURNABY SECURITY ISSUING BY-LAW NO. 3, 1974" (#6520)

"BURNABY SECURITY ISSUING BY-LAW NO. 4, 1974" (#6521)

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

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1974" (#6465)

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

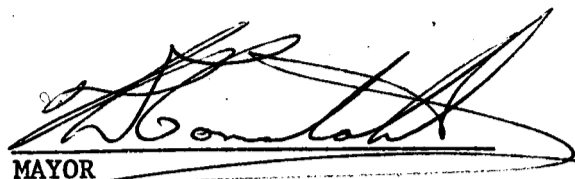
MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:
"That this meeting do now adjourn until Tuesday, July 23, 1974 at 7:00 P.M."

The meeting adjourned at 12:20 a.m.


July 22, 1974

CONFIRMED:

CERTIFIED:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

BL:sr