

May 27, 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, May 27, 1974 at 7:00 p.m.

PRESENT:

Mayor T. W. Constable, in the Chair  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman B. M. Gunn  
Alderman D. A. Lawson (7:03 p.m.)  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager  
Mr. A. L. Parr, Planning Director  
Mr. E. E. Olson, Municipal Engineer  
Mr. James Hudson, Municipal Clerk  
Mr. E. A. J. Ward, Deputy Municipal Clerk

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN STUSIAK:

"That the Minutes of the Council meeting held on May 13, 1974 and the Public Hearing on May 21, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

P R O C L A M A T I O N

HIS WORSHIP, MAYOR CONSTABLE, proclaimed the week between May 26th and June 1, 1974 as Foster Parents' Week.

*Mayor Constable drew attention to a decision he had made at the May 21st Council meeting concerning a matter involving the Bingham Pump Company Limited. He pointed out that he had just received a letter this afternoon from the representative for the Company who suggested that the decision mentioned was incorrect.*

*Mayor Constable stated that he concurred that his decision had been the wrong one and that the Minutes of that meeting should be amended to reflect that situation.*

*It was pointed out in Council that the Minutes of that meeting had not been presented to Council yet for adoption and that the action proposed by Mayor Constable could be taken at that time.*

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mrs. R. Ryback, Secretary, New Westminster Apartment Association,  
re Residential Rental Accommodation and Residential Premises Interim  
Rent Stabilization Act;
- (b) Mrs. J. Greenhut, spokesman for Lomican Investments, re same matter.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:

"That the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mrs. Ryback then spoke and read a Brief containing the following points:

- (1) The presentation is on behalf of both the members of the New Westminster Apartment Association and other concerned apartment owners.
- (2) No concrete proof has been presented as to any rent "gouging", as has been alleged.
- (3) Though rent controls appear to be a good idea, over the long term they create hardship on both landlords and tenants inasmuch as slums develop when there is no money for maintenance, their investment dissipates and tenants can no longer find any rental accommodation.
- (4) Controlling one segment of society, in the form of the 8% rental freeze, and not others is discriminatory and unreasonable. Legislation is unjust when it imposes controls over the rental housing industry but not over costs incurred by that industry.
- (5) The Provincial Government itself is adding to the costs of operating rental accommodation by allowing inflation to remain unchecked, by increasing caretakers' fees (under the Minimum Wage Act), by increasing natural<sup>gas</sup>/rates, by imposing a .1% tax on capital investment, and in other ways.
- (6) In addition, landlords are faced with exorbitant rising costs of taxes, water rates, high interest rates on refinancing, the loss of rent by "skipping" tenants, damage to suites by irresponsible tenants, increased cablevision rates, higher replacement costs of carpets, drapes, ranges, refrigerators, new fire regulations and general maintenance.
- (7) Federal tax laws now prohibit the writing-off of rental losses from other income, thus requiring that rental housing be a viable investment.
- (8) When there was an abundance of rental accommodation, landlords competed for tenants and in doing so kept their rents unrealistically low. The landlord who is now trying make the operation of his building economical is being penalized by the rent freeze.
- (9) Natural gas costs and oil costs for heating and domestic hot water are in excess of 8%.
- (10) Labour Unions press for rent control but the members of the Union are seeking increases ranging between 18% and 33%.
- (11) Many benefits, such as those for old age pensioners and those on social assistance, are subsidized by society as a whole; therefore, it is not fair that landlords should be expected to subsidize tenants at a loss to themselves.
- (12) Landlords are people too and therefore need more money to maintain their living costs and other expenses.

Sub-Section 2 of Section 3 of the legislation in question gives Council the authority to request exemption of the rent freeze and that is what the New Westminster Apartment Association was requesting.

Some of the increases the apartment owners were seeking were due on January 1, 1974 but were established in September 1973 and these increases cannot be implemented since the legislation in question is retroactive to January 1, 1974. Moreover, the rates which were set in September 1973 reflected increases in costs to that date but not beyond that time. Some tenants have sought refunds where money was collected because of the increase in costs but some of the landlords have spent the additional amounts.

(b) Mrs. Greenhut then spoke and presented a Brief containing the following points:

- (i) The Attorney-General was being requested to grant an exemption from the provisions of the Interim Rent Stabilization Act with respect to the Delmonico Apartments at 6615 Telford Avenue. The apartments are managed by Lomican Investments under the direction of J. Greenhut, and consist of 45 one-bedroom suites, 8 two-bedroom suites and one three-bedroom suite.
- (ii) The apartment is approximately 10 years old and was in a generally dilapidated condition when purchased last year. It was naturally anticipated that extensive repairs and renovations would be required in order to make the living conditions palatable for the tenants, the cost of which would be approximately \$75,000.00. It was also recognized that the rent structure would not justify the substantial expenditures and would therefore need to be increased.

An initial contract in the amount of \$40,000.00 was let in February, 1974 to take care of some of the improvements. Having made this expenditure and maintain the present rental rates will require the Company concerned to incur a deficit.

- (iii) In view of the foregoing, it was requested that Delmonico Apartments be granted an exemption from the 8% rent freeze pursuant to the Interim Rent Stabilization Act to allow the apartment to be operated on an economical basis and in a manner similar to other buildings in the same area.

*During the discussion in Council which resulted from the presentations by Mrs. Ryback and Mrs. Greenhut, it was indicated that with the proposed establishment by the Provincial Government of the position of Rentalsman, it may be that appeals such as those made by the two ladies this evening should be directed the Rentalsman.*

*His Worship, Mayor Constable, was asked by Council to determine the status of that position of Rentalsman and to advise Council accordingly.*

*It was more or less understood that Council would give the requests of Mrs. Ryback and Mrs. Greenhut further consideration after learning the situation with respect to the Rentalsman matter.*

#### T A B L E D   I T E M

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That the matter of continuing the rental of property at 7072 Cariboo Road be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN STUSIAK:

"That both Mr. Curtis R. Allsup and Mr. Willis Allsup be heard."

CARRIED UNANIMOUSLY

and  
Mr. Curtis R. Allsup then spoke/made the following points:

- (a) Though he has been living at 7030 Cariboo Road, he has been temporarily transferred to Kelowna, B. C.
- (b) When he applied for a building permit about 5 years ago to construct a dwelling on the property in question, he found that the land was in a proposed regional park and was therefore discouraged from proceeding with his development plans.

- (c) He was informed at that time that there was some municipal lots on Munroe Avenue in the area that could be of interest to him in the event the Corporation purchased <sup>his</sup> land. He was informed that the Municipality would advise him when these lots would be offered for sale but heard nothing further about the matter.
- (d) When he appeared before Council on January 18, 1971 about the subject property, he was satisfied that his presentation was accepted by the Council.
- (e) He would never have sold the property if he had known of the problem that would have developed later in renting it. Two spokesmen from the Land's Department indicated that he could continue renting the property so long as the land was not to be used for park purposes by and government agency.
- (f) He only has a one-bedroom house in the Municipality now but still wishes to build <sup>another</sup> / home in Burnaby.
- (g) Around September or October, 1970, he hired somebody to renovate the premises at 7072 Cariboo Road, and they lived in the home while doing the renovations.
- (h) His nephew, Alan Allsup, presently lives in the house and no one else has lived there since last September.
- (i) It was his understanding that the house was to be for the use of the Allsup family.
- (j) An advertisement placed in the paper a few months ago related to the rental of property known as 7030 Cariboo Road, which is now rented along with the barn there.

Mr. Willis Allsup then spoke and made the following points:

- (i) He and his brother, Curtis, are co-owners of property known as 7030 Cariboo Road.
- (ii) His son, Alan, lives in the house at 7072 Cariboo Road.
- (iii) The property in question was sold to the Municipality for \$17,500.00 on certain conditions.
- (iv) The renovators mentioned by his brother lived on the property while making repairs and paid \$100.00 per month for that privilege.
- (v) The Municipality initially raised the rent from \$70.00 per month to \$90.00 per month, then came the 8% rent freeze, and the Allsup brothers received a refund of \$20.00. The next thing was the Eviction Notice from the Municipality.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That eviction proceedings against the tenants occupying the dwelling at 7072 Cariboo Road be delayed for one month and, in the meantime, information be provided to Council in an attempt to determine whether the Allsups have been in violation of the arrangement that was made at the time the Corporation agreed to rent the property in question to them, including answers to the following questions:

- (1) Who were the owners of the property at the time the land was sold to the Corporation?
- (2) Did the Allsups, in fact, sublet the house at 7072 Cariboo Road?
- (3) Since there was some doubt as to whether a barn is located on the property known as 7072 Cariboo Road or 7030 Cariboo Road, which parcel is the barn located on? "

CARRIED

AGAINST -- ALDERMEN LEWARNE AND MERCIER  
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MAYOR CONSTABLE DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:10 P.M.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 41, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

The Honourable Eileen Dailly, Minister of Education, submitted a letter advising that she intends to personally discuss the matter of insurance premiums on municipal vehicle fleets with the Honourable R. M. Strachan, Minister of Transport, as a result of the concern expressed by Council in respect of the matter.

The Honourable Robert M. Strachan, Minister of Transport and Communications, wrote to advise that the matter of insurance premiums on municipal vehicle fleets will be reviewed in preparation for the second year of the ICBC's operations.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That the Minister of Transport and Communications be respectfully requested to supply the Corporation of Burnaby with a copy of the document that is produced in the event insurance rates on municipal vehicle fleets are revised."

CARRIED UNANIMOUSLY

Mr. Jack Shadbolt, Chairman, and John Stanton, Co-Chairman, Waterfront Conference Committee, submitted a copy of a letter addressed to the Greater Vancouver Regional District urging that body to withhold its consideration of approving the issuance of a pollution permit to Chevron Canada Limited until a study of the question of oil refineries on Burrard Inlet is concluded.

Mr. Guy Levesque, Executive Director, Canadian Federation of Mayors and Municipalities, forwarded a consent form for any member of Council wishing to submit his name for serving on the National Board of Directors for the Federation.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That His Worship, Mayor Constable, be allowed to complete a consent form for the Canadian Federation of Mayors and Municipalities for the 1973 Convention of the Federation."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That, in the event any other member of Council is approached to serve on the National Board of Directors of the Canadian Federation of Mayors and Municipalities, he be allowed to seek that Office and the Corporation of Burnaby pay his expenses for attending the Conference."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a circular indicating the results of the survey which was conducted to elicit comments on the time lag between the date of the Annual Election and the date the elected members of Council are sworn in.

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a telegram advising that the U.B.C.M. Executive has instructed its President, Mayor Marks, to seek an urgent meeting with the Attorney-General to discuss the Public Officials and Employees Disclosure Act.

Mr. G. W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, submitted a letter and an attachment to it relating to the Transportation Function in the Lower Mainland requesting that Council select a suitable date for the middle of June to meet with the members of the Transportation Function Study Committee to discuss the Position Paper that has been prepared on the subject of the Transportation Function.

Mrs. M. I. Hebblethwaite submitted a letter suggesting that, in view of the current shortage of rental accommodation, the Municipality consider the leasing of vacant municipal lots for house trailers.

*Item #13 of the Municipal Manager's Report No. 41, 1974, which relates to the subject of the letters from <sup>Mr. Carlisle and</sup> Mrs. Hebblethwaite, was brought forward for consideration at this time. The following is the substance of that report:*

- (13) (a) Transportation Function  
(b) Rental Accommodation (Hebblethwaite)

It was recommended that:

- (i) both Mr. Carlisle and Mrs. Hebblethwaite be informed that reports will be submitted to Council at its meeting on June 10, 1974 relating to the subjects of their letters;
- (ii) Council indicate the date on which it can meet with members of the Transportation Function Study Committee referred to in the submission from Mr. Carlisle to discuss the position of the Greater Vancouver Regional District in respect of the matter, and that Miss Nancy Grant of the Regional District be advised accordingly.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

*It was decided by Council to meet with the Transportation Function Study Committee on Wednesday, June 12, 1974 at 4:00 p.m.*

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the Human Resources Administrator submit a report indicating whether there are any municipal homes his Department feels might be appropriate for the situation confronting Mrs. Hebblethwaite."

CARRIED UNANIMOUSLY

Mr. Art Goy submitted a letter expressing concern regarding a proposed subdivision of property at Frances Street and Duthie Avenue close to the Duthie Elementary School because of the anticipated proximity between the buildings that could be constructed on such land and the School itself.

*Item #11 of the Municipal Manager's Report No. 41, 1974, which relates to the subject of the letter from Mr. Goy, was brought forward for consideration at this time. The following is the substance of that report:*

- (11) Residential Development Adjacent to Duthie Elementary School  
SUBDIVISION REFERENCE NO. 134/74

Due to perimeter development and excessive lot depths in the block bounded by Duthie Avenue, Union Street, Hastings Street and Phillips Avenue, it was determined that the undeveloped interior of this block was suitable for the proposed Duthie-Union Elementary School. Subsequently, the acquisition boundaries were set by the School Board and they included a portion of the subject property. The Board then began to assemble the site for the construction of the School. After repeated attempts to negotiate with the owner of the subject lot, the Board decided to abandon the acquisition of the parcel and to concentrate on assembling a site further East. The site was then assembled and the School built, leaving the Lot 2 isolated between the School buildings and the existing homes on Duthie Avenue. This made it impossible to plan a viable conforming subdivision layout with such a small remaining piece of land.

In 1967, the Planning Department recommended to the Board that it acquire the rear portion of Lot 2 but the Board rejected this proposal.

In January 1973, as a result of a subdivision application, the Planning Department recommended the acquisition of the property but the Board reaffirmed its earlier decision that it would not be in the public interest to acquire the parcel.

On August 30, 1973, the Planning Department wrote to the Board recommending that it reconsider its decision, but to no avail.

Tentative approval for the subdivision was then issued on September 11, 1973, to create four 50-foot wide lots.

On September 19, 1973, the Board decided that since it had no funds to acquire the lot, the only alternatives were:

- (a) that the Planning Department refuse subdivision pending ultimate purchase by the Board;
- (b) that the Corporation acquire the site and hold it for the Board.

It was considered that neither alternative was viable since tentative approval of the subdivision had been granted. The applicant then proceeded to fulfill the conditions for final approval within the specified time. The subdivision plan was signed on October 22, 1973 and subsequently registered. At the present time, the Chief Building Inspector is withholding permits for the lots pending Council's direction.

In the P5 zoning category, a minimum sideyard of 20 feet is required on school property but the Board on its own sets individual guidelines to follow when planning each school site. A widening has been taken for the eventual construction of a cul-de-sac on Frances Street which precludes the obstruction of the access to the School by houses that may be built on Lots 242 and 241. The builder has the liberty of constructing his homes to the rear of the lots and at some distance from the school buildings, if he wishes. These two lots have an area of approximately 14,000 square feet, which is much greater than the R4 zoning requirements.

Since the lots have no improvements on them at the moment, the Council could still direct that the alternative offered by the Board in September 1973 be implemented.

It was recommended that the Municipality not acquire any of the lots in question on behalf of the School Board and that a copy of the report at hand be sent to both the Burnaby School Board and to Mr. Goy.

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

CARRIED UNANIMOUSLY

Mr. Stuart Leggatt, M.P. for New Westminster, wrote to forward a copy of the new Railway Relocation and Crossing Act which he felt would be of interest to Council because of problems being experienced with train crossings in the Municipality.

*Item #6 of the Municipal Manager's Report No. 41, 1974, which relates to the subject of the letter from Mr. Leggatt, was brought forward for consideration at this time. The following is the substance of that report:*

**(6) Railway Relocation and Crossing Act**

The Planning Department is reviewing the above Act and will submit a report on it as soon as possible.

It was recommended that a letter expressing appreciation for a copy of the Act be sent to Mr. Leggatt.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Greater Vancouver Regional District be asked to investigate the matter of preparing a plan of the railway situation in the Greater Vancouver area and indicating whether it feels any efficiencies could be effected in eliminating some of the railway lines or minimizing their use."

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN MCLEAN,  
MERCIER, GUNN AND LEWARNE

AGAINST -- ALDERMEN AST, STUSIAK, LAWSON AND  
EMMOTT

MOTION CARRIED

Mr. J. A. Comparelli of M. & C. Contractors Ltd. submitted a letter requesting a number of relaxations to the landscaping and loading space requirements pertaining to a recent expansion of the building at 2430 Willingdon Avenue.

*Item #17 of the Municipal Manager's Report No. 41, 1974, which relates to the subject of the letter from Mr. Comparelli, was brought forward for consideration at this time. The following is the substance of that report:*

(17) 2430 Willingdon Avenue (M. & C. Contractors Ltd.)

The Board of Variance can hear appeals such as those from M. & C. Contractors Ltd.

Some of the information in Mr. Comparelli's letter does not agree with that contained in submitted drawings upon which Preliminary Plan Approval and building permits have already been issued. These discrepancies are not critical to the issues being presented.

The conditions to which the writer refers were thoroughly discussed at the time approvals were being considered and written acknowledgment and acceptance of the conditions was received from the principals of the firm prior to issuance of the building permit.

As for the number of loading spaces required, the Zoning By-Law requires the provision of two off-street loading spaces on every site used for industrial and warehouse use where the total gross area of buildings is over 5,000 square feet but less than 25,000 square feet. Moreover, Section 900.1(1) requires that the appropriate loading spaces be provided in the case of existing buildings or structures where the floor area is increased in excess of 10% over the existing floor area. In the case at hand, the gross floor area before building expansion was 5,712 square feet, according the permit drawings, and the expansion is 918 square feet so two loading spaces are required.

With regard to landscape planting, the interpretation of Willingdon Avenue as the front lot line has allowed the developer the most favourable condition in terms of total landscaped area. In this situation, Alaska Street is defined as a flanking lot line and only the By-Law minimum 6-foot landscape strip separating the parking and loading areas from the adjacent street is involved. The approved drawings show a simple modest landscape treatment to this minimum strip and By-Law requirements are thereby met.

The location of curb crossings for access to parking areas and loading spaces was worked out in conjunction with the Municipal Engineer and provides for retention of crossings where possible but removing of a redundant crossing which was provided in the past but has not been used due to the location of a fenced storage area at the Easterly end of the site. The removal of redundant crossings and adjustment of existing ones to suit the parking layout is a normal requirement of permit approval and, in this case, provides for convenient and safe conforming access and maneuvering.



The development plans did not show any proposed outside storage area and, if such is to be provided, it will require screen fencing on those sides not facing the principle building. If the applicant wishes to provide this outside storage, this may be handled by a minor amendment to the approved plans.

A legally non-conforming scrap metal operation exists West of Willingdon Avenue South of the Burlington-Northern right-of-way. It is anticipated that, as property values in the area increase, there will be increased inducement for the operators of the industry to relocate to some other conforming site, making this site available for more intensive light industrial development in keeping with current zoning and modern development standards. Further, the land to the East of Willingdon Avenue constitutes a site of about 20 acres, which is the subject of considerable current interest for development with high quality industrial buildings after suitable filling and servicing.

It was recommended that a copy of the report at hand be sent to M. & C. Contractors Ltd.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:  
"That the Council be provided with letters intended for its attention at the Council meeting following the date they arrive and be informed then that the subjects of the letters have been referred for report, if this is the case; and further, the correspondents be advised of the date their letters are to be presented to Council."

CARRIED UNANIMOUSLY

Mrs. Irene M. Bradley submitted a letter requesting permission to hold a Street Dance on Shelby Court on June 29, 1974.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:  
"That permission be granted to hold the activity mentioned by Mrs. Bradley, subject to the approvals of the Municipal Engineer, the Burnaby Detachment of the R.C.M.P., the Medical Health Officer and the Fire Chief."

CARRIED UNANIMOUSLY

Mr. Orest Moysiuk submitted a copy of a letter addressed to the Chairman of the Pollution Control Board in which he set forth reasons for formally objecting to the granting of a permit to the Trans Mountain Oil Pipeline Company, pursuant to the Pollution Control Act, because of the effects he felt will be created by proposed effluent discharges.

The following wrote to express opposition to a dance school at 6721 Woodvale Crescent:

- |                               |                                  |
|-------------------------------|----------------------------------|
| (1) Mrs. Sherry Henderson     | (5) Mr. and Mrs. S. A. Robertson |
| (2) Mr. and Mrs. L. Reid      | (6) Mr. and Mrs. D. Bedford      |
| (3) Mr. and Mrs. David Hunter | (7) Mr. and Mrs. J. A. McLeod    |
| (4) B. D. Booth               | (8) Mr. Robert T. Nakashima      |

Mrs. Betty McHardy, proprietress of the dancing school, also submitted a letter explaining the circumstances relating to the use of her home for that purpose.

*Item #14 of the Municipal Manager's Report No. 41, 1974, which relates to the subject of the letters from the above noted, was brought forward for consideration at this time. The following is the substance of that report:*

**(14) Dance School - 6721 Woodvale Crescent**

The school, which is known as the Betty McHardy School of Dancing, provides instructions in tap dancing, acrobatics and ballet to children<sup>in</sup>/the pre-school to 12 year old age group. Mr. McHardy operates a dragster race car as a hobby and this is regularly stored in the basement garage. The property is zoned R2 and both the dance school and race car are considered to permitted home occupation activities.

The complaint concerning traffic congestion relating to the dance school was investigated when Mrs. McHardy commenced operating in October 1973. She was advised that a condition of operating a home occupation is that the activity must not be cause of<sup>a</sup>/ traffic congestion. No further complaints were received until April 10, 1974 when not only were there complaints about the traffic congestion but also about the parking of a large trailer in the front driveway, a dog allowed to run at large, noise associated with the race car and the dancing and general nuisance of pupils and parents parking in front of neighbours homes and walking across lawns.

As a result of an investigation, the following was arranged:

- (a) Parents of the pupils would be instructed to not bring their vehicles onto Woodvale Crescent. Enforcement was to be effected by refusal to instruct the child of any parent who did not co-operate. This was distributed to the parents in writing.
- (b) The race car trailer was to be removed from the property.
- (c) The dog would be controlled and arrangements made to fence the backyard which would be undertaken immediately.

Mr. McHardy advised that, in the seven months<sup>of</sup>/occupancy of the property, the race car has been started no more than five times, always at reasonable hours, and the trailer has been completely removed from the property. Results of the written direction to the pupils<sup>parents</sup> has shown complete co-operation because no vehicles connected with the pupils are coming onto Woodvale Crescent.

A congested situation would exist if the street parking was used to the extent that it would be necessary for regular traffic, such as a delivery vehicle, to double park while making a delivery, thus impeding the flow of traffic and creating a hazard. There is no evidence available that indicates such a situation exists.

On May 21, 1974, Mrs. McHardy delivered to the Licence Department a letter in which she details her position, the measures taken to control the cause of the complaints and a schedule of her classes and the pupil participation. This forms a part of the letter Mrs. McHardy submitted to Council this evening.

The total number of registered pupils is 53 while the total of participating pupils is 84. The difference is that some pupils attend two and three classes per week. The number of pupils registered at the time classes commenced in the fall is never increased. Moreover, pupil turnover is very limited.

In an attempt to assess the reaction of the corrective measures initiated by the McHardys, authors of the letters of complaint were contacted by the Licence Department during the past week. Of the eleven letters received, eight are satisfied with the arrangements made by the McHardys providing strict control over the traffic is maintained. Two are not entirely satisfied and would like to see the classes removed, and it was not possible to contact the other party.

It was recommended that no further action be taken on the complaint at this time and that a copy of the report at hand be sent to Mrs. McHardy<sup>and</sup>/to the various complainants.

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

CARRIED

AGAINST -- ALDERMAN LEWARNE AND MCLEAN

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MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That the Planning Department submit a report indicating, in its opinion, the maximum number of students who should be allowed to participate in classes in residential areas where such use can be classified as a home occupation."

IN FAVOUR -- ALDERMEN LEWARNE AND MCLEAN

AGAINST -- ALDERMEN AST, FMMOTT, GUNN,  
LAWSON, MERCIER AND STUSIAK

MOTION LOST

Mr. Joe Jankola submitted a copy of a letter in which he set forth his views on the question of high-rise developments in Burnaby.

Mr. and Mrs. David Dollman submitted letters relating to the subjects of noise from motorcycles and smoking in grocery stores.

*Item #16 of the Municipal Manager's Report No. 41, 1974, which relates to the subjects of the letters from Mr. and Mrs. David Dollman, was brought forward for consideration at this time. The following is the substance of that report:*

- (16) (a) Motorcycles
- (b) Smoking in Grocery Stores

The matter of trespassing at the Stride Avenue Disposal Area was a matter of enforcement which the Engineering Department was prepared to review from time to time. The signs that were erected have since been removed by vandals but they have been re-erected recently. The R.C.M.P. has reported that they have limited control over the operation of motorcycles on private property because there is no necessity to have the vehicles licenced.

No application has been received for the use of the Stride Avenue Area for motorcycling purposes. It is felt that the area is not at all suitable for accommodating such a function inasmuch as municipal activity in the area, primarily filling, causes changes in the topography from day to day and it is quite conceivable that dangerous conditions could be created without even realizing it. It is expected that municipal activity in the area will continue for some time on both sides of Stride Avenue.

The City of Vancouver has designated a buffer zone between the 15 homes and the old Kerr Road Dump site as a park area, the Parks Board has fenced the area off with a chain link fence and has signed a prohibition to the use of the area by motorcycles. The depth of the buffer is approximately 500 feet. On the remainder of the old Kerr Road Dump between the buffer area and Marine Drive and between Kerr Road and Boundary Road, motorcyclists are making use of the area in much the same way as they are doing in Stride Avenue; that is, the area has not been signed and has not been designated as a permitted area for the use and operation of motorcycles.

The Health Department has been engaged in ascertaining the emission of noise from vehicles in the area for the past two months. A report containing the results of this investigation should be submitted to Council on June 10, 1974.

The Greater Vancouver Regional District, in March, approved a request from Vancouver that the Planning Department of the G.V.R.D. prepare a report on whether there are any appropriate sites for motorcycle activity in the region.

A sketch showing the boundaries of the Stride Avenue Disposal Area will be sent to the Dollmans.

The matter of smoking in grocery stores is currently receiving consideration and a report on this proposal will be submitted to Council in about four or five weeks time.

It was recommended that:

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- (a) the Corporation not designate the Stride Avenue Disposal Area as a permitted area for the use and operation of motorcycles;
- (b) a copy of the report at hand be sent to Mr. and Mrs. Dollman;
- (c) Mr. and Mrs. Dollman be informed that Council will receive a further report on motorcycles in the Stride Avenue Area on June 10th, and a report on the proposal to ban smoking in grocery stores in about four or five weeks.

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:  
"That all the words after June 10, 1974 in the third recommendation of the Manager be deleted."

IN FAVOUR -- ALDERMEN LEWARNE, STUSIAK,  
MERCIER AND MCLEAN

AGAINST -- MAYOR CONSTABLE, ALDERMEN, LAWSON,  
GUNN, AST AND EMMOTT

MOTION LOST

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

#### T A B L E D   I T E M S

##### (a) 7072 Cariboo Road

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:  
"That the matter of establishing a speed limit on Willard Street from Marine Drive to Trapp Road be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:  
"That Council reaffirm its earlier motion to limit the speed of traffic on Willard Street from Marine Drive to Trapp Road to 20 m.p.h."

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:  
"That the previous motion be amended so that it only applies to truck traffic."

CARRIED

AGAINST -- ALDERMAN MCLEAN

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

#### E N Q U I R I E S

Mayor Constable drew the attention of the news media to the fact that both the Federal Enumeration and the Municipal Enumeration took place last week but the Municipal one is still continuing.

Alderman Stusiak presented a petition he had received signed by 165 people requesting that the underbrush on the Newcombe Street allowance between Tenth Avenue and Twelfth Avenue be cleared.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:  
"That the petition be referred to the Municipal Manager for consideration and report."

CARRIED UNANIMOUSLY

As a result of Alderman Stusiak enquiring about a request that was made of the B. C. Hydro and Power Authority concerning beautification of the Hydro's right-of-way around the Edmonds Bus Loop, Mayor Constable stated that he would ascertain what had been done about the matter.

Alderman Gunn mentioned that the deep excavation which had been made on the site of the apartment complex at Barker Avenue and Grange Street in preparation for the construction of an apartment there has no fence around it, with the result it presents a potential hazard.

It was understood the Manager would investigate the situation and take whatever remedial measures were required.

When Alderman Gunn enquired as to what progress was being made in considering the matter of establishing a Housing Authority for Burnaby, Alderman Lawson replied that the Housing Committee would be submitting a report in June on the matter after receiving input from staff.

When Alderman Gunn asked when Council could expect to receive a report on the land inventory matter that was raised a few weeks ago, the Manager replied that such a report would be submitted to Council on June 10, 1974.

Alderman Lewarne mentioned that the Pacific Coast Packers Cannery on McPherson Avenue, which is now owned by Army and Navy Stores Limited, is in an unsightly condition.

He suggested that the owner of the property should be asked to improve the appearance of the site.

It was understood the Manager would submit a report indicating the course of action available to the Municipality in connection with the matter.

Alderman McLean served a Notice that he would be introducing a Motion requesting both the Federal Government and the Provincial Government to take immediate action to reduce the amount of increase in fuel oil prices that have occurred recently.

Alderman McLean pointed out that parking was occurring on the roadway at the Gilpin Diversion which has been provided for fire access to the Greentree Village Development, which is only 15 feet wide, and that this presents a potential problem.

It was understood that the Planning Department would check with the developer to ascertain why parking was being permitted on the roadway.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LEWARNE:

"That the meeting extend beyond the hour of 10:30 p.m."

CARRIED

AGAINST -- MAYOR CONSTABLE AND ALDERMAN GUNN

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"WHEREAS there are areas within the Municipality of Burnaby that wish to improve their streets by the addition of curb to curb paving and in some instances by the addition of sidewalks;

AND WHEREAS many streets have power poles located in front of the residences situated thereon;

THEREFORE BE IT RESOLVED that the Municipality establish a cost sharing formula as between the British Columbia Hydro and Power Authority, The Corporation of the District of Burnaby and the property owner to remove the power poles and relocate the wiring underground prior to paving."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:

"That the above motion be referred to the Municipal Manager for consideration and report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER LEFT THE MEETING, STATING THAT HE WAS DOING SO BECAUSE HE IS A DIRECTOR OF THE BOYS' CLUBS OF VANCOUVER.

R E P O R T S

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that a request of the Boys' Club of Vancouver for a grant in the amount of \$65,000.00 be referred to the Municipal Manager for a report outlining the background of the matter.

The Committee also recommended that grants be made to the following organizations in the amounts and for the purposes indicated:

- (a) Burnaby Branch of the Canadian Arthritis and Rheumatism Society - \$2,492.00 - to assist in purchasing furniture and equipment for its activities.
- (b) New Westminster Chamber of Commerce - \$500.00 - to assist in the operation of the Tourist Information Centre on Brunette Avenue.
- (c) Burnaby Family Life Institute - \$1,000.00 - to assist in pursuing its activities.
- (d) Young Voyageurs - \$300.00 - to assist in sponsoring a dinner for visiting Young Voyageurs.
- (e) Vancouver Opera Association - \$1,200.00 - to assist in providing matinee programmes for school children.

The Committee also recommended that a request of the Vancouver Business and Professional Women's Club for a grant to assist in sponsoring a luncheon or dinner for those attending the National Convention of the Club not be made because the organization is not a group composed of Burnaby citizens.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the first recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee under (a) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee under (b) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee under (c) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Committee under (d) above be adopted."

CARRIED

AGAINST -- ALDERMAN STUSIAK

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Committee under (e) above be adopted."

CARRIED

AGAINST -- ALDERMAN STUSIAK, LEWARNE AND MCLEAN

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Committee concerning the Vancouver Business and Professional Women's Club be adopted."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

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ALDERMAN STUSIAK LEFT THE MEETING.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That Item #2 of the Municipal Manager's Report No. 42, 1974 (In Camera) be brought forward at this time for consideration."

CARRIED

AGAINST -- ALDERMAN MCLEAN

The following is the substance of that report:

- (2) 7370 and 7450 McPherson Avenue; 7422, 7470, 7409 and 7411 Buller Avenue  
(Former Canadian Auto Carrier Property)  
REZONING REFERENCE NO. 16/74

The Municipal Clerk has received a letter from Columbia Estates Company Limited giving notice of intention to move to quash Burnaby Zoning By-Law 1965, Amendment By-Law No. 27, 1974 (#6480), which rezoned the above properties to PARKING DISTRICT (P8) by means of an application to the Supreme Court of B.C.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 41, 1974, on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department between April 22nd and May 17, 1974 was submitted.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That the report be received."

CARRIED UNANIMOUSLY

(2) Estimates

It was recommended that Council approve the Special Estimate of Work of the Municipal Engineer in the amount of \$6,000.00.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN STUSIAK RETURNED TO THE MEETING.

(3) Quarterly Report of Human Resources Department

A report of the Human Resources Department indicating allowance disbursements and caseloads for select months in 1974 as compared to the same months in 1973 was submitted.

*The Council noted that no breakdown was provided as to the types of employable and unemployable persons.*

*It was understood the Human Resources Administrator would provide Council with additional information about the actual type of employable and unemployable persons in terms of age and ability to work or otherwise.*

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

CARRIED UNANIMOUSLY

(4) Lot 7, Block 13, D.L. 79, Plan 8632  
REZONING REFERENCE NO. 40/73

It was recommended that Council approve an application to rezone the above described property to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) for further consideration and establish the following prerequisites to the rezoning:

- (a) The submission of a suitable plan of development for the site.
- (b) The deposit, with the Corporation, of monies "In Trust" to cover the cost of constructing Ledger Avenue to a 46-foot wide paved standard and providing such sidewalks and ornamental street lighting as may be required by the Municipality.
- (c) The deposit, with the Corporation, of monies "In Trust", in an amount based on the square footage of the building proposed toward the cost of constructing a pedestrian bridge over Canada Way at Ledger Avenue.
- (d) The placing underground of all electrical and telephone services throughout the development.
- (e) The provision of a 20-foot wide easement along the Westerly property line of the site to facilitate the construction by the applicant of a suitable landscaped public pedestrian walkway.
- (f) An undertaking to guarantee the removal of all existing structures from the site within six months of the rezoning being completed, with such removal not to be prior to Third Reading of the Zoning Amendment By-Law covering the rezoning.

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

CARRIED UNANIMOUSLY

(5) Contract #7407 - Asphaltic Concrete Supply  
(Machine-Laid Pavement)

It was recommended that Council accept the tender of Jack Cewe Ltd. (with the amendment to their letter relating to posted prices of energy-related materials referred to in the report) in the amount \$189,284.50 for the supply, transport and installation of machine-laid asphaltic concrete at sundry locations in the Municipality, with final payment to be based on the unit prices tendered and the actual quantities used, such unit prices to be adjusted where required for the escalation of costs in accordance with the provisions of the Contract.

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

CARRIED UNANIMOUSLY

(6) Railway Relocation and Crossing Act

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



(7) Contract #6, 1973

MUNICIPAL SUBDIVISION - D. L. 86, STAGE III-B

It was recommended that Council authorize an extension in the completion date in the above Contract from May 30, 1974 to June 30, 1974 without implementation of \$100.00 per day liquidated damages clause therein, subject to the following conditions:

- (a) That all work to complete the Contract be done at the unit bid prices stipulated therein.
- (b) That the performance bond and insurance matters pertaining to the Contract be extended for the same period of time.

It was also recommended that Council point out the urgency involved in having the work specified in the Contract completed by no later than June 30, 1974 for the reasons provided in the report.

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

CARRIED UNANIMOUSLY

(8) Watercourse - D.L. 83

SUBDIVISION REFERENCE NO. 10/74

It was recommended that Council approve the enclosing of the watercourse at the above location that is more particularly explained in the report on the understanding that all costs associated with the enclosure will be borne by the subdivider of the property involved.

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

CARRIED UNANIMOUSLY

(9) Portions of Lots 3 and 4, Block 15, D.L. 79, Plan 536

REZONING REFERENCE NO. 30/73

It was recommended that Council approve the application to rezone the above described properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) for further consideration and that the following prerequisites be established in connection with the proposal:

- (a) The submission of a suitable plan of development for the site.
- (b) The dedication of the Northerly 33 feet of the site for the widening of the Thomas Street road allowance.
- (c) The deposit, with the Corporation, of monies to cover two-thirds of the total cost of constructing Thomas Street and the services referred to in the report.
- (d) The placing underground of all electrical and telephone services throughout the development.

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

CARRIED UNANIMOUSLY

(10) Lots 13 to 16 inclusive, Block 8, D.L.'s 151/3, Plan 2155

REZONING REFERENCE NO. 74/73

It was recommended that Council approve the application to rezone the above described properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) and establish the following prerequisites to the proposal:

- (a) The submission of a suitable plan of development for the site.
- (b) The dedication of the Northerly 16.5 feet of the properties for the widening of Kingsway.
- (c) The deposit of monies to cover the cost of servicing the site in the manner indicated in the report.
- (d) The placing underground of all electrical and telephone services throughout the development.
- (e) An undertaking to guarantee the removal of all existing structures from the site within six months after completion of the rezoning but not prior to Third Reading of the Amendment to the Zoning By-Law covering the rezoning.
- (f) Compliance with the provisions of the "Guidelines for Residential Condominiums and Conversions".

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

(11) Residential Development Adjacent to Duthie Elementary School  
SUBDIVISION REFERENCE NO. 134/74

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

(12) Curb Drops

It was recommended that, as a result of considering the matter, Council not adopt the installation of wheelchair ramps as a standard on all municipal curb and sidewalk construction but that more information be sought from the appropriate Association(s) concerned with people in wheelchairs on the question of the actual need and location for such ramps.

It was also recommended that one or more wheelchair manufacturers be requested to consider developing some simple device which would enable the operator to negotiate a six inch high curb face.

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:  
 "That the second recommendation of the Manager concerning the matter of contacting wheelchair manufacturers be deleted."

CARRIED

AGAINST -- ALDERMAN LAWSON

A vote was then taken on the original motion, as amended, and it was carried with Aldermen Gunn, Stusiak and Lewarne against.

- (13) (a) Transportation Function
- (b) Rental Accommodation (Hebblethwaite)

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

(14) Dance School - 6721 Woodvale Crescent

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

- (15) Lot 92, D.L. 30, Plan 37093 (7428 - 19th Avenue)  
STRATA PLAN APPLICATION NO. 14/74

It was recommended that Council tentatively approve the above Strata Plan Approval Application, subject to the fulfillment of the following conditions:

- (a) Compliance with Sections 3.1.1, 3.1.2, 3.1.3, 3.1.5 and 3.1.7, including the requirement for adequate condominium parking, of the Guidelines for Residential Condominiums and Conversions.
- (b) That a written undertaking be given to comply in full with the provisions of Section 3.1.6 of the said Guidelines, as outlined in the report, which relates to relocating existing tenants who do not wish to purchase their units.
- (c) That a written undertaking be given that the renovations required by the Chief Fire Prevention Officer, as outlined in the report, will be accomplished prior to transfer of the title to any prospective purchaser.

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

CARRIED

AGAINST -- MAYOR CONSTABLE, ALDERMEN GUNN  
AND MCLEAN

- (16) (a) Motorcycles  
(b) Smoking in Grocery Stores

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

- (17) 2430 Willingdon Avenue (M. & C. Contractors Ltd.)

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

- (18) Willard Street from Marine Drive to Trapp Road

The Council, on May 6, 1974, reduced the speed limit on the above portion of Willard Street to 20 m.p.h. for all classes of vehicles.

On May 21, 1974, the matter was reconsidered and a procedural problem developed as to what needs to be done to alter the decision.

The procedure in having the speed limit reinstated at 30 m.p.h. is to vote again on the resolution that was originally considered on May 6th; namely, "that the speed limit on the subject six-block portion of Willard Street be reduced for all vehicles to 20 m.p.h.".

The effect of making this motion is to suspend all action that the original motion would have required until the reconsideration is acted upon.

The effect of the adoption of the motion to reconsider is to place the original question in the exact position it occupied before being voted upon.

At this time, the Council may vote on the following motion:

"That the speed limit on the subject six-block portion of Willard Street be reduced for all vehicles to 20 m.p.h."

If this motion is defeated, the speed limit will automatically be reinstated at 30 m.p.h.

It was recommended that the motion be defeated.

*This item was dealt with previously in the meeting under "Tabled Items" - Page 12.*

(19) Flood Control - Fraser River

As a result of reviewing dyking and flood control improvements for the Big Bend area of the Fraser River, it was recommended that an appeal be made to the Premier, the Minister of Lands, Forests and Water Resources, and the Minister of Highways, by delegation, to request 100% financial assistance for the staged dyking programme for the area concerned, with the Municipality to provide the rights-of-way outlined in the report.

It was also recommended that the three Burnaby M.L.A.'s be asked to support the matter in the strongest terms possible.

*In response to a question, the Manager stated that no work had been done on the dykes abutting that portion of the Fraser River adjacent to Burnaby since 1948 but they were inspected two or three weeks ago. He added that no dykes have been installed in the portion between Meadow Avenue and Boundary Road.*

*Municipal Manager also stated that the report prepared by Swan-Wooster Engineering Company Limited to which reference was made in his report would now become a public document inasmuch as it was attached to his report.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:  
"That the Committee now rise and report."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED  
AGAINST -- ALDERMAN MCLEAN

This By-Law provides for the following proposed rezoning:

Reference RZ #8/74

- (a) Lots 34 and 35, D.L. 116, Plan 37208
- (b) Lots 11 and 12, Block 10, D.L. 116N $\frac{1}{2}$ , Plan 1236
- (c) Lot 16, Block 11, D.L. 116N $\frac{1}{2}$ , Plan 1236

3802 and 3904 Hastings Street; 3897, 3885 and 3935 Pender Street

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

Mr. George E. Ross submitted a letter advising that he was opposed to this rezoning proposal for the reasons set out in his submission.

*When Alderman Gunn asked a number of questions concerning the proposed development on the subject property, the Planning Director provided replies to each of them.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:  
"That the Committee now rise and report progress on the By-Law."

CARRIED  
AGAINST -- ALDERMAN MCLEAN

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST ---ALDERMAN MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1974" be now read two times."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:  
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3, 4 and 5, 1974" (#6491, 6492 and 6493) be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Laws."

CARRIED

ALDERMAN MERCIER OPPOSED TO PROJECTS 74-001  
TO 74-010 COVERED BY BY-LAW #6491

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

CARRIED

ALDERMAN MERCIER OPPOSED TO PROJECTS 74-001  
TO 74-010 COVERED BY BY-LAW #6491

THE COUNCIL RECONVENED.

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

CARRIED

ALDERMAN MERCIER OPPOSED TO PROJECTS 74-001  
TO 74-010 COVERED BY BY-LAW #6491

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:  
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3, 4 and 5, 1974" be now read three times."

CARRIED

ALDERMAN MERCIER OPPOSED TO PROJECTS 74-001  
TO 74-010 COVERED BY BY-LAW #6491

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That the Council do now resolve into a Committee of the Whole to consider and report on:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1971"  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1973"

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1971 provides for the following proposed rezoning:

Reference RZ #22/71

Lot 484, D.L. 126, Plan 41685 (Formerly West 330 feet of Lot 6 except Plan 28190, D.L. 126, Plan 3473)

1410 Delta Avenue

FROM RESIDENTIAL DISTRICT TWO (R2) TO NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1)

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1971" be tabled until the June 10th meeting of Council in order that further particulars about the rezoning proposal can be provided."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1973 provides for the following proposed rezoning:

Reference RZ #37/73

Lots 1, 2, 11 and 12, Block 10, D.L. 69, Plan 1321

4008 and 4024 Myrtle Street; 4025 and 4007 Regent Street

FROM RESIDENTIAL DISTRICT FIVE (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN 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 MCLEAN:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1973" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING PROCEDURE BY-LAW 1974"

"BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW NO. 1, 1974"

"BURNABY SEWER CHARGE BY-LAW 1961, AMENDMENT BY-LAW 1974"

"BURNABY TAX SALE LANDS RESERVE FUND EXPENDITURE BY-LAW NO. 2, 1974"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY