

April 8, 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, April 8, 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
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. J. Hudson, Municipal Clerk
Mr. E. A. J. Ward, Deputy Municipal Clerk
Mr. J. Plesha, Administrative Assistant

Mayor Constable welcomed Mr. James Hudson, the new Municipal Clerk, to the meeting.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council meeting held on April 1, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote to request an audience with Council:

- (a) Community Builders Limited re Strata Plan Application No. 3/74 (7450/78 - 13th Avenue)
- (b) Burnaby Tenants' Association re Rental Accommodation
- (c) Burnaby-Burrard Inlet Parks Committee re Burrard Inlet.

The attention of Council was drawn to the fact Mr. W. J. Deverell, Barrister and Solicitor, also was present to address Council on an application of Johnson and Franklin Wholesale Distributors Limited for a business licence.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That all of the above delegations be heard."

CARRIED UNANIMOUSLY

A question was raised in Council as to the procedure which should be followed, in terms of time allowed, when Council hears delegations.

It was understood Mayor Constable would submit a report to Council on the matter.

(a) Mr. Koehli of Community Builders Limited spoke and drew attention to the points made in his March 21, 1974 letter relative to the application for Strata Plan Approval of a development at 7450/78 - 13th Avenue.

He mentioned that the development was now roofed and drywalled and that there were 20 units per acre on the site.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That Item 9 of the Municipal Manager's Report No. 27, 1974, which relates to the subject of the submission from Community Builders Limited, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

- (9) Lot 65, D.L. 29, Plan 38396
(7450/78 - 13th Avenue)
STRATA PLAN APPLICATION NO. 3/74

On March 11, 1974, the Council did not approve the subject Strata Plan Application but, on March 18th, decided to reconsider the matter because:

- (a) all legal requirements and obligations to the Municipality had been fulfilled at the time the property was purchased for the development now planned and the applicant indicated he intended to convert the premises to Strata Plan;
- (b) "Guidelines for Residential Condominiums and Conversions" were subsequently introduced which, in certain instances, are at variance with the development scheme proposed by the applicant.

The Planning Department is satisfied that the applicant made known to the Municipality that the project was proposed for condominium use.

Section 2.1.7 of the Condominium Guidelines applies to the subject case. The development in question does not meet the existing guidelines in the following ways:

- (i) A parking ratio of 1.7 is not met (a ratio of 1.26 is required).
- (ii) The requirement of 10-12 units per acre is not met since the project has more than 18 units per acre.
- (iii) Playing facilities for older children are not provided.
- (iv) Sizes for the dwelling units are not in accordance with the guidelines.

It was recommended that Council approve the subject Strata Plan Application, subject to the fulfillment of Sections 2.1.2, 2.1.4, 2.1.6 and 2.1.8 of the Guidelines for Residential Condominiums and Conversions.

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

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:
"That the previous motion be tabled for one week and the Planning Department contact Community Builders Limited to determine whether that Company is prepared to provide a Day Care Centre in its development and sufficient land on the site that could be used for recreational facilities."

IN FAVOUR ---ALDERMEN GUNN AND MCLEAN

AGAINST -- ALDERMEN AST, EMMOTT,
LAWSON, LEWARNE, MERCIER
AND STUSIAK

MOTION LOST

A vote was then taken on the original motion, and it was carried with Aldermen Gunn and McLean against.

- (b) Mr. L. Whaley then spoke on behalf of the Burnaby Tenants' Association and presented a Brief concerning Rental Accommodation.

Alderman Gunn, who served a Notice at the Council meeting on April 1, 1974 that he proposed to introduce a Motion directing the Municipal Manager to submit a report relating to the general subject of Rental Accommodation, stated that he had not had an opportunity to prepare his Motion for the meeting this evening. Alderman Gunn indicated he would present his Motion at the Council meeting to be held on Tuesday, April 16, 1974.

(c) Mrs. J. Webster appeared on behalf of the Burnaby-Burrard Inlet Parks Committee and read a Brief relating to the general subject of the use of land abutting Burrard Inlet.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That Item 20 of the Municipal Manager's Report No. 27, 1974, which relates to the subject of the presentation by Mrs. Webster, be brought forward for consideration."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(20) Kapoor Site

The following was submitted as a result of queries raised at the March 25, 1974 meeting of Council concerning industrial activity on the Kapoor site:

- (a) Some time prior to March 13th, five dolphins were constructed in the water of Burrard Inlet near the remains of a former dock on the Kapoor property. These dolphins consist of approximately 12 piles each, including batter piles on the land side, and are laid out in a straight line in such a way that they might accommodate the docking of large vessels or barges. In addition, a concrete anchor pad with steel stanchions had been constructed on the land to accommodate the fixed end of a conveyor system from a steel pontoon float on the water adjacent to two of the dolphins. This conveyor, with belting approximately four feet wide, is arranged to transfer material to a second conveyor, which is a portable unit mounted on rubber tires, so articulated that it may dump material along an arc about the anchor pad location. Construction trailers, a portable generator and an above-ground fueling tank are also situated in the area.
- (b) On March 18, 1974, the Chief Building Inspector posted "Stop Work" orders on the site because the activities being undertaken then were without benefit of the necessary building permits and Preliminary Plan Approval.

A subsequent inspection by the Building Inspector on March 26th revealed that the Notice of Suspension had not been observed by those involved because equipment had been assembled, installed, and made operative, and a portable electrical generating set on the work site plus a bulldozer were being used to continue leveling the site.

No permits were issued by the National Harbours Board for the construction of the dolphins, as is required under the Navigable Waters Protection Act.

Neither the Fire Prevention Officer nor the Fire Marshall have been asked for approval for the fueling installation on the site.

On March 27th, an inspection revealed that work was still in progress, in the form of a welder on the equipment on the site and a bulldozer clearing and grading an additional area reputedly to accommodate additional piles of material that were to be brought in by barge. This grading caused spoil material to be piled up into a treed natural area adjacent to the open area where most of the activity is taking place.

Rivtow Straits Limited was involved in the creation of the barge facility and Fraser River Pile Driving Company Limited did the pile driving. It is understood the work was done for Kask Brothers Ready Mix Limited, who have commenced using the site for the unloading and storage of aggregates barged into the site, and it is also understood that Company has entered into a short-term lease of a portion of the property from the Kapoors.

- (c) Since the date on which work was to be stopped, at least one barge has been unloaded at the facility and a large pile of aggregate has been created on an open area of the site. This material is presently being loaded and trucked away from the site to the Kask Brothers Ready Mix Plant approximately one mile to the West where large volumes of material are being stockpiled. It has been reported that at least one additional barge load is expected later this week and the clearing operation observed was ordered to provide space for the additional material.

The industrial activity in question constitutes a new development and, as such, requires Preliminary Plan Approval prior to issuing a business licence. In that latter regard, Kask Brothers, on March 27th after contact by the Licence Inspector, made application for a business licence to conduct its operations on the site. As neither Preliminary Plan Approval nor the necessary business licence have been obtained to date, the activities being carried on are illegal.

- (d) The subject property and waterlots are to be developed as the principal focus of the Recreational Core under the development concept for the Eastern Segment of the Burrard Inlet Foreshore. The report that Council has received on this topic stressed that the natural setting of the Kapoor and Texaco sites is unique in character and worthy of preservation and public enjoyment. It was emphasized that industrial development of the Kapoor property would pre-empt the essential component of the proposed Recreational Core and this was strongly opposed. To preserve the natural quality of the site and initiate the public recreational development, the Municipality has moved to acquire the site and to proceed with rezoning of this and other properties to effect the development plan.

The illegal activities that have been described are totally in opposition to Council's objectives for the property and, in order to preserve the remaining natural quality of the site and to prevent further illegal activity, it is imperative the appropriate By-Laws be enforced by the Municipality. In that connection, staff is at this time taking the strongest possible action to prevent further contravention of Municipal By-Laws and the public interest concerning this part of the waterfront.

Kask Brothers Ready Mix Limited informed the Planning Department that the Company has a one-year lease on the property, with a 90-day cancellation clause in the event the property is sold. The Company is willing to post a bond guaranteeing removal of equipment within 90 days and arrangements will be made to apply for Preliminary Plan Approval as the first step in an effort to have the operation legalized. It is evident the Company is desirous of receiving approval for its operations as a legal short-term use.

The rezoning to which reference is made above will be the subject of a Public Hearing on April 23, 1974. Acceptance of an application at this time for Preliminary Plan Approval of the activity in question should not be construed as implying that approval will be granted.

It was recommended that Council:

- (a) endorse the necessary action to require that the illegal use and development of the subject property be halted immediately;
- (b) authorize the withholding of building permits and Preliminary Plan Approval for the activity pending a determination of the rezoning proposal presently being considered.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

(d) Mr. W. J. Deverell then appeared and reviewed the past actions of Council in respect of the situation involving a business licence for Johnson and Franklin Wholesale Distributors Limited to operate a wholesale distributing business from 3335/37 Ardingly Avenue.

Mr. Deverell made the following points in his oral submission:

- (1) The Company is endeavouring to enter a different literary field, in terms of distributing books and the like.
- (2) It rents the premises mentioned above for \$900.00 per month plus taxes and a business licence.
- (3) Approximately \$10,000.00 was spent on improving the warehouse on the site.
- (4) Eighteen persons are employed by the Company at an approximate cost of \$10,370.00 per month.
- (5) No new charges have been laid, which have resulted in the Company being convicted, concerning the distribution of alleged obscene literature since the one in June 1972.
- (6) The fine of \$1,500.00 which the Court levied against the Company as a result of a conviction a relatively short time ago took into account the fact the Company is endeavouring to provide a service desired by the public.
- (7) Most of the books distributed by the Company come from the United States. Customs Officers at the border control the matter of things that can be allowed to enter Canada. They have more responsibility now than before but, as can be expected, there are many times difficult "gray" areas where the decision made is merely one of discretion.
- (8) If there are to be penalties applied to the Company for its operations, they should be imposed by the Courts and no one else.
- (9) Vancouver Magazine Company controls the importing of books and the like to the Lower Mainland area.

Mrs. G. Perry, one of the owners of Johnson and Franklin Wholesale Limited, spoke and presented statistical information relating to the operations of the Company to illustrate the Company's good intentions and integrity.

She emphasized that books and the like are distributed to various retail outlets in Burnaby.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:
"That Council grant the request of Johnson and Franklin Wholesale Distributors Limited for a business licence to operate a wholesale distributing business from 3335/37 Ardingly Avenue."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 27, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mrs. T. Patrick submitted a copy of a letter addressed to the Attorney-General outlining her predicament relating to her ownership of an apartment in Burnaby as a result of the Provincial Government enacting legislation that will not allow her to increase rents, by more than 8%, to those occupying suites in her apartment.

Mr. Fred M. Sharp, Secretary, Greater Vancouver Apartment Owners' Association, presented a number of clippings from newspapers and the like relating to the subject of rental accommodation.

A discussion took place in Council concerning the procedure which should be followed in placing items of correspondence on the Agendas for Council meetings.

One suggestion was that some material which the Municipal Clerk receives could just be circulated to the members of Council without being placed on the Agenda for a Council meeting.

Another proposal was that all items of correspondence which are in excess of one page not be duplicated to the extent presently followed.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager submit a brief report on the types of items that should be submitted to Council, per se, and those that could be distributed to the members of Council without being placed on an Agenda for one of its meetings."

CARRIED UNANIMOUSLY

Mr. R. A. Hadfield, Superintendent of Motor Vehicles, submitted a letter relating to Council's endorsement of a resolution from the City of North Vancouver concerning vehicle noise.

Mr. Hadfield also forwarded a copy of a letter he sent to the City of North Vancouver about the matter.

Mr. F. Kade, President, Building Inspectors' Association of British Columbia, submitted a letter advising that the 19th Annual Conference of the Association will be held in Cranbrook from May 8th through to May 10, 1974.

Item #3 of the Municipal Manager's Report No. 27, 1974, which relates to the subject of the letter from Mr. Kade, was brought forward for consideration at this time. The following is the substance of that report:

(3) 19th Annual Conference of Building Inspectors' Association of British Columbia

The Chief Building Inspector for the Municipality is planning to attend the above Conference.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN AST:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

Mr. G. W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, wrote to forward an excerpt from the Minutes of a March 6, 1974 meeting of the Board of the Regional District in which it was indicated that the request of Council for a study of the land use situation on Burrard Inlet and Indian Arm had been referred to the Planning Committee of the Regional District and to the Planning Department to obtain clarification from the Provincial Government respecting its intentions concerning the question of oil refineries and industrial uses of Burrard Inlet.

Mr. V. R. Carver wrote to request that Council reconsider the question of postponing the construction of sidewalks on Brantford Avenue until 1975.

Item #14 of the Municipal Manager's Report No. 27, 1974, which relates to the subject of the letter from Mr. Carver, was brought forward for consideration at this time. The following is the substance of that report:

**(14) Brantford Avenue from Imperial Street to Oakland Street
(Carver)**

The Capital Improvement Programme for the years 1973-78 contains an amount of 2.5 million dollars for Local Improvement Street Works for the year 1974. The subject portion of Brantford Avenue is included in that Programme. The Council subsequently awarded, to various consultant engineering firms, contracts to design the works. It was intended at that time to construct the Programme in 1974 but, after reviewing the financial impact of the Programme on debt retirement payments and the consequent need to reflect this in the mill rate plus Council's direction to reduce expenditures in 1974, the Council decided to extend the Programme over a three-year period. The result is that the subject street improvement was rescheduled for 1975 providing the proposal is approved by the affected property owners.

The estimated cost of the work planned is \$79,200.00, which would be shared almost equally by the Corporation and the owners concerned.

It was recommended that Council confirm its decision to reschedule, to 1975, the Local Improvement work for the subject portion of Brantford Avenue, and that a copy of the report at hand be sent to Mr. Carver.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Messrs. Les Reid and Jaffer Khimji, Sales Representatives, Block Bros. Realty Ltd., submitted a letter requesting that Council favourably consider the rezoning of the Barnet-Duthie-Hastings area to a multiple family category.

Item #17 of the Municipal Manager's Report No. 27, 1974, which relates to the subject of the letter from Messrs. Reid and Khimji, was brought forward for consideration at this time. The following is the substance of that report:

(17) Barnet-Duthie-Hastings Area

The following was submitted as a result of the request from Block Bros. Realty Ltd.:

- (a) The subject portion of the Municipality has historically provided accommodation for families with children in that the area is serviced with schools, parks and like facilities to accommodate this situation.
- (b) The area has available and proposed commercial facilities within walking distance of a large segment of the population, and has appropriate arrangements for vehicular traffic and public transit facilities.
- (c) Many of the properties are in a state of decline and disrepair.
- (d) There would appear to be a need for additional multiple family accommodation in the general area, especially for the younger families associated with Simon Fraser University.

- (e) Past opposition from those living outside the area was basically because they did not want to see an interface of three-storey apartments and did not want a major input of residents who do not have families.
- (f) The design configuration for RM1 developments (which are essentially townhouses) is such that a positive low-scaled interface can be provided with the single and two family residences to the East. RM1 development would also provide a gradation of density between the three-storey apartments to the West and the single and two-storey developments to the East.
- (g) Redevelopment of the area would act as an impetus for further redevelopment of the commercial core to the West.
- (h) The use of the area by families with children would essentially be maintained.
- (i) The size of the parcels and the intent of the existing owners would facilitate an assembly that can provide a site of large enough size to accommodate family-oriented amenities, buffers, a high standard of development, etc.
- (j) Existing services in the area can well accommodate the influx of new families.
- (k) Low density multiple family accommodation would provide more housing of the type and standard required by pressures for regional housing.
- (l) RM1 development will allow for the provision of apartments of the type that would be acceptable to all concerned parties and can be supported by planning philosophies.

It was recommended that:

- (i) the subject area be designated as an RM1 area (which will allow for low density, multiple family residential development), and be reinstated in the 1969 Apartment Study on that basis;
- (ii) Block Bros. Realty Ltd. contact the Planning Department should the Company wish to proceed with the redevelopment of the area in the manner indicated by the Company in order that an appropriate site configuration can be determined and development guidelines established, on the understanding that any specific development proposal considered by the Planning Department would be placed before Council as a rezoning application at the appropriate time.

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:
"That the previous motion be tabled until Council receives copies of all previous submissions on the subject of the motion plus background information about the matter."

IN FAVOUR -- ALDERMEN MCLEAN AND GUNN

AGAINST -- ALDERMEN AST, EMMOTT, LAWSON,
LEWARNE, MERCIER AND
STUSIAK

MOTION LOST

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

T A B L E D I T E M S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the following matters be lifted from the table:

- (a) Engineering Services (Item #16 of Municipal Manager's Report No. 25, 1974);
- (b) Lot 245, D.L. 132, Plan 33129 -6591/93 Lochdale Street - Strata Title Application No. 1/73 (Item #19 of Municipal Manager's Report No. 25, 1974)."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That Item #15 of the Municipal Manager's Report No. 27, 1974, which deals with the subject of Engineering Services referred to above, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(15) Engineering Services

The question of obtaining quotations from three qualified firms to perform engineering work for the Municipality was considered by Council during its deliberations on the report of the Contracts Investigating Committee but there was no specific resolution that three qualified firms be invited to offer quotations. The indication of Council at that time was that "the use of three qualified firms should guarantee a competitive situation in the areas of service and competition". The Council would need to pass a resolution instructing that quotations be obtained from three qualified firms for the provision to the Corporation of engineering services.

It was recommended that Council authorize the entering into of an agreement with Web Engineering Limited for the engineering services detailed in the attachment to Item #16 of the Municipal Manager's Report No. 25, 1974, on the basis that the fees for the services be in accordance with "Outline of Services and Scale of Minimum Fees" published by the Association of Professional Engineers of B.C. to a maximum of \$7,780.00 plus disbursements for Phase I and \$5,450.00 per month for Phase II.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN STUSIAK AND LEWARNE

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LEWARNE:

"That, in the future, the Municipal Engineer obtain at least three quotations from persons qualified to render professional engineering services to the Corporation for the type of things outlined in the report Council received from the Contracts Investigating Committee last February."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That Item #16 of the Municipal Manager's Report No. 27, 1974, which relates to the above Strata Title Application No. 1/73, be brought forward for consideration."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(16) Lot 245, D.L. 132, Plan 33129 - 6591/93 Lochdale Street
STRATA TITLE APPLICATION NO. 1/73

The applicant for the conversion of the duplex on the above property to Strata Title use has verified that the present tenants in the duplex are also the prospective purchasers and that the purchase has been finalized pending only the completion of the Strata Titling arrangement. Notwithstanding, it is felt that protection should be afforded tenants of duplexes which may be the subject of conversion to Strata Title use. In order to achieve that end, it was recommended that the following Guideline, to be numbered 6.7, be added to the Guidelines for Duplex Condominiums and Conversions:

"At the time of application for a duplex condominium conversion the developer shall note whether or not the subject duplex is vacant and shall submit a complete explanation of the provisions which have been established to protect the rights of tenants in the duplex and to relocate tenants who do not wish to buy."

It was also recommended that the subject duplex conversion to condominium use be approved, subject to the fulfillment of the prerequisites outlined under Sections 6.1, 6.2, 6.3, 6.4 and 6.5 of the Duplex Condominium Guidelines, plus the above 6.7.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the subject of the first recommendation from the Manager be referred to the Advisory Planning Commission for comment."

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the second recommendation of the Manager, except for the part relating to Point 6.7 as detailed therein, be adopted."

CARRIED

AGAINST -- ALDERMAN GUNN

It was suggested in Council that, because there is now an abundance of applications for Strata Title approvals, it would be prudent to consider the matter of empowering the Signing Officers for the Corporation to execute all documents pertaining to Strata Titling.

PLANNING DIRECTOR suggested that Council could perhaps deal with the situation in much the same manner as applies to the execution of easement documents.

It was pointed out to Council that the Strata Titles Act does not permit the Council to delegate to anyone the power to approve Strata Title applications.

MUNICIPAL MANAGER was asked to submit a report on the general subject, and to include in his submission, reference to the situation respecting the law on the matter.

ENQUIRIES

Alderman Lewarne suggested that consideration should be given the matter of providing a Library for Aldermen in some space near the Office of the Mayor.

It was understood by Council that Mayor Constable would submit a report indicating the results of his consideration of the suggestion.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN STUSIAK:

"That the Municipal Manager submit a report to Council on a proposal that a general Library be provided in the Municipal Hall for the use of the public."

CARRIED UNANIMOUSLY

Alderman Lewarne enquired as to whether there would be any change in the function of the Family Court Committee now that the Provincial Government has accepted responsibility for the administration of justice.

The Municipal Manager was asked to submit a report to Council answering this question.

Alderman Lewarne mentioned that there were less than 100 students housed at the former Willingdon School for Girls, which he claimed was a gross waste of space inasmuch as the area occupied by the Willingdon School could be used for better purposes.

It was pointed out to Council that the Minister of Education had stated last year that the student housing arrangement on the site mentioned by Alderman Lewarne would only be for approximately one year.

It was understood by Council that Mayor Constable would contact the Minister of Education to discuss the above points and that he would report the results.

Alderman Stusiak suggested that it would be beneficial if Council could meet with Department Heads so that its members could better understand the function performed by each Department.

It was understood that Mayor Constable would submit a report on this suggestion.

Alderman Ast stated that certain activities were being carried on at the Goodwin-Johnson log loading and wharf location which he felt was being done unlawfully.

It was understood by Council that the Manager would submit a report to Council explaining the situation with respect to the activities mentioned by Alderman Ast.

MAYOR CONSTABLE DECLARED A RECESS AT 9.00 P.M.

THE COUNCIL RECONVENED AT 9.15 P.M.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"WHEREAS The CD Zoning is worded in a manner that gives wide discretionary powers to our Planning Department with respect to construction materials and design; and

WHEREAS it has caused some question to be raised that these powers could be used by our Planning Department in a manner that is not in the Public Interest; and

WHEREAS there seems to be some degree of concern by certain members of Council of the scope of discretionary power vested in the Planner;

BE IT RESOLVED that the Planner bring to Council a report defining the guidelines for construction materials and design for CD Zoning now being used by the Planning Department."

CARRIED

AGAINST -- MAYOR CONSTABLE

R E P O R T S

CAB LICENCE STUDY COMMITTEE submitted a report advising that it had extensively considered the matter of issuing additional taxi licences as was proposed in December 1973 by the Municipal Manager, and, as a result, recommended that:

- (a) One licence be granted to Bonny's Taxi (1971) Ltd. and another to Capitol Hill Taxi Ltd., and that such licences be non-transferable, either as owner or registered owner, for a period of one year and that the licensees provide a written statement to the effect that other current licences they hold shall not be sold during that period.

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- (b) Five additional Taxi Licences be issued in September 1974, and "BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951" be amended before then to allow for the issuance of these five additional licences in accordance with the formula set out in the attached statement.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

MUNICIPAL MANAGER submitted Report No. 27, 1974, on the matters listed below as Items (1) to (22), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Business Tax

It was recommended that Council sit as the Business Tax Court of Revision on Thursday, November 28, 1974, at 10.00 a.m.

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

CARRIED UNANIMOUSLY

(2) Lot "G" Except Reference Plan 15766, Block 6, D.L. 4, Plan 17481
(3497 Keswick Avenue)

It was recommended that Council authorize the demolition of the dwelling on the above described property.

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

CARRIED UNANIMOUSLY

(3) 19th Annual Conference of Building Inspectors' Association of British Columbia

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

(4) Lots 123 to 125 inclusive, Block 48, D.L.'s 151/3, Plan 44869
REZONING REFERENCE NOS. 25/73 AND 45/72

The applicant for the rezoning of the above described properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) is unable to proceed with his development as a rental project due to the recent excessive increases in general construction costs and therefore intends to conform with the requisite condominium guidelines for the development and to submit the requisite Strata Plans at the appropriate time.

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

CARRIED UNANIMOUSLY

(5) Lot "C" South 60 feet, Block 35, D.L. 92, Plan 19627
(6580/82 Colbourne Avenue)
STRATA PLAN APPLICATION NO. 10/73

It was recommended that Council:

- (a) not approve the above application for the reasons provided in the report;
- (b) direct that the use of the property be brought into conformity with the Zoning By-Law;
- (c) be prepared to further consider the applications when the property is brought into conformity with the Zoning By-Law.

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

CARRIED

AGAINST -- ALDERMAN GUNN

(6) SUBDIVISION SERVICING AGREEMENT
SUBDIVISION REFERENCE NO. 47/73 and 66/73

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

Subdivider

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

Legal Description of all properties within the subdivision:

South half of Lot 97, Ex.Pl.13125; and
 Lot 98 except part subdivided by Plan 31353,
 D.L.135, Gp.1, N.W.D.

3. Description of Services to be installed by the subdivider

According to Schedule "A" attached.
 Note: this schedule is prepared by the
 Engineering Department based on the approved
 Engineering Design Drawings #730563.

4. Completion date:

The 30th day of May, 1974.

6. Contractor:

Name: Harvey Construction Ltd.
 Address: 7056 Greenwood Street,
 Burnaby 1, B.C.

Contract Price:

Full Amount: \$ 8,446.00

8. Insurance:

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

9. Inspection Fee:

4% of full contract price: A5750
 \$ 337.84

10. Irrevocable Letter of Credit or Cash Bond posted with Municipality

\$ 8,500.00 The Royal Bank of Canada.

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

CARRIED UNANIMOUSLY

(7) Johnson & Franklin ^{Wholesale} Distributors Limited

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

(8) REZONING REFERENCE NO. 59/72

- (a) Lots 2 and 3, Except Part on Plan with By-Law 30078, D.L. 94, Plan 440
- (b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 1117
- (c) Lots 1 and 2, Block 1, D.L. 94C, Plan 7150
(5667, 5633 Kingsway; 6616 Elgin Avenue and 5607 Kingsway;
6643 Dufferin Avenue and 5691 Kingsway -- Located on the North side of
Kingsway between Elgin and Dufferin Avenues)

It was recommended that Council replace the prerequisites established in connection with a proposal to rezone the above described properties to COMMUNITY COMMERCIAL DISTRICT (C2) and PARKING DISTRICT (P8) with the following:

- (1) The submission of a suitable plan of development which provides for an effective separation between the development planned and the residential area to the North.
- (2) The dedication of a lane allowance 20 feet wide from the North boundary of the site.
- (3) The provision of an adequate landscape buffer on the said lane allowance, to be guaranteed by the depositing of sufficient funds with the Corporation, and the submission of an undertaking that the developer will be responsible for the maintenance of the landscape area in question until such time as the lane is actually constructed.
- (4) The deposit of sufficient monies with the Corporation to ensure the construction of adequate storm drain facilities to the site and to provide for the upgrading of both Elgin Avenue and Dufferin Avenue to municipal standards.
- (5) The consolidation of all the lots into one site.
- (6) The provision of an undertaking that all existing structures on the properties will be removed within 6 months of the rezoning being completed or whenever the Burnaby Fire Department requires such removal, whichever is the sooner.

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

CARRIED UNANIMOUSLY

(9) Lot 65, D.L. 29, Plan 38396
7450 - 7478 Thirteenth Avenue
STRATA PLAN APPLICATION #3/74

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

(10) Lot 17, Block 45/46, D.L. 35, Plan 1396
(5352 - 5354 Chesham Avenue)
STRATA PLAN APPLICATION #4/74

It was recommended that Council:

- (a) not approve the above application for the reasons provided in the report;
- (b) direct that the use of the property be brought into conformity with the Zoning By-Law;
- (c) be prepared to further consider the application when the property is brought into conformity with the Zoning By-Law.

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

CARRIED

AGAINST -- ALDERMAN GUNN

(11) Warning Devices at Oil Refineries

The Shell Refinery has an agreement to notify the schools in the immediate area of the Refinery and sound a siren within the plant in the event of any potential danger. This siren is sounded in tests and any time a fire is reported within the Refinery.

As for the practicability of having a warning system to alert nearby residents that an emergency exists which requires evacuation, many of the residents in the area would know a fire of serious consequences by the amount of fire apparatus and police vehicles in the area where the sirens were being sounded. Police vehicles with Loud-Hailer equipment could warn people in a more positive manner than any signal from within the plant itself. The police have the authority to tell people to move out of an area whereas it is questionable whether residents would evacuate voluntarily if it was left to them. If an electronic signal was used to warn those in the plant itself, it would need to be controlled so that it could not be activated either accidentally, intentionally by vandals or by mechanical failure, thereby panicking nearby residents.

On occasions in the past, people have been requested to evacuate an area because of possible explosion and it has been found that the public apathy when receiving such instruction is such that they refused to even move across the street until the police threaten to arrest them if they fail to do so.

It was recommended that special warning devices not be installed at Oil Refinery locations for the reasons noted above.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:

"That the Shell Oil Company be asked to notify those residing within a reasonable proximity of its refinery (those living on Fell Avenue, Warwick Avenue, Gilmore Avenue, Oxford Street and other streets in the same area) of the presence of the signal referred to in the report of the Manager and the same request be made of Chevron Canada Limited if a siren is located within its refinery."

IN FAVOUR -- ALDERMEN AST AND
GUNN

AGAINST -- ALDERMEN LEWARNE, LAWSON,
MCLEAN, MERCIER AND STUSIAK

MOTION LOST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(12) Boundary - Montrose Park - McGill Park - Eton Street - Confederation Park - Pandora Area (3825, 3835 and 3841 Trinity Street)

Particulars about the specific land use and zoning situations in the above area, which was requested by Council on March 18, 1973, were being provided in the report.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the report be received."

CARRIED UNANIMOUSLY

(13) Rental Accomodation

As a result of considering a proposal advanced at the April 1st Council meeting concerning the duplexing of existing single family homes and the fourplexing of duplex units, it was recommended that the following procedure be followed in pursuing the matter:

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- (a) Geographically define low density residential neighbourhoods, which is to exclude areas designated for multiple family development.
- (b) Describe the dominant characteristics of the neighbourhoods, such as lot sizes, dwellings types and sizes, demographic characteristics, existing zoning, etc.
- (c) Assess the suitability of each neighbourhood to accommodate increased densities, the ramifications of such an increase and the likely increase in accommodations that would result.
- (d) Following the implementation of the preceding three matters, select appropriate neighbourhoods (if any) and recommend to Council alternative ways of increasing residential density in the selected neighbourhoods.
- (e) Place the proposals before the public at neighbourhood meetings located in areas affected to obtain the views of the residents there.
- (f) Assess the views of the residents, defeat, adopt or amend the recommendations accordingly and, unless all proposals are defeated, forward amendments to the Zoning By-Law that are required to a Public Hearing.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:

"That the first four steps in the procedure enunciated above for the studying of the subject mentioned in the report, be endorsed."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN STUSIAK:

"That the previous Motion be amended by adding 'and further, that the Planning Department submit a report on the question of whether the Provincial Government is prepared to make funds available for financing the type of situation described for use by those to whom permission is granted for the provision of the type of accommodation in question, as was mentioned in the resolution Council passed at its meeting on April 1, 1974.'"

CARRIED

AGAINST -- ALDERMAN MERCIER

A vote was then taken on the original Motion, as amended, and it was carried with Mayor Constable, Aldermen McLean, Mercier and Lawson against.

ALDERMAN MERCIER LEFT THE MEETING.

(14) Brantford Avenue from Imperial Street to Oakland Street
(Carver)

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

(15) Engineering Services

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

(16) Lot 245, D.L. 132, Plan 33129 - 6591/93 Lochdale Street
STRATA TITLE APPLICATION NO. 1/73

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

(17) Barnet-Duthie-Hastings Area

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

(18) Grange-Patterson-Kingsway Intersection
REZONING REFERENCE NO. 78/72

The Planning Department was herewith providing Council with a report answering a number of questions that were raised at the February 18th meeting of Council relating to traffic conditions on streets in the above area.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That the report of the Planning Department and the one from the Municipal Manager be received."

CARRIED

AGAINST -- ALDERMAN MCLEAN

(19) Retirement Gift Policy

It was recommended that Council establish the following policy respecting the matter of retirement gifts:

- (a) That a fund be established for the Corporation to purchase gifts for retiring employees with at least 10 years of service.
- (b) That the amount for each calendar year be based on the number of retiring employees times their years of service times \$5.00.
- (c) That the amount to be spent on a retirement gift be approximately \$5.00 per year of service.
- (d) That the Personnel Director be responsible for administering the policy.

ALDERMAN MERCIER RETURNED TO THE MEETING.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Municipal Manager be adopted, on the basis that the subject of the matter will be reviewed by Council when such action is deemed necessary."

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the word 'ten' under Point (a) above be changed to 'twenty'."

CARRIED

AGAINST -- ALDERMEN GUNN AND LAWSON

A vote was then taken on the original Motion, as amended, and it was carried with Alderman Lawson against.

(20) Kapoor Site

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

(21) 1973 Financial Report

The 1973 Financial Report and the Auditors Report for the year ended December 31, 1973, was being provided to Council this evening.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the report be received."

CARRIED UNANIMOUSLY

(22) 1974 Budget

The above Budget was being provided to Council this evening.

It was suggested that Council set meeting dates for reviewing the Budget, which must be adopted on or before May 15, 1974.

The Council was being asked to indicate which Boards, Commissions, and Department Heads it feels should be interviewed so that the appropriate arrangements can be made.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:

"That the report of the Manager be received and Council meet on Wednesday, April 17, 1974, commencing at 9.00 a.m. to deal with the 1974 Annual Budget.

CARRIED

AGAINST -- ALDERMEN, GUNN AND LEWARNE

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Committee now rise and report."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

April 8, 1974

B Y - L A W S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 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 MERCIER

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

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

CARRIED

AGAINST -- ALDERMAN MERCIER

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1974" be now read three times."

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"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. 9, 1974"."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #71/73

Lot 7, Blocks 1/2/3, D.L. 94S, Plan 3754

5276 Kingsway

FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal are nearing completion.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1974" be now read three times."

CARRIED UNANIMOUSLY

April 8, 1974

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY STREET NAMING BY-LAW NO. 1, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMEN GUNN
AND AST

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY SIGN BY-LAW 1972, AMENDMENT BY-LAW NO. 1, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1972" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #36/71

- (a) Parcel "B", Ref. Plan 9342 except Parcel 1, Explanatory Plan 10507 and except Parcel 2 and Road Reference Plan 12333 and except the Westerly 33 feet of Parcel "B", Block 4N½, D.L. 4, Plan 845
- (b) Sketch 11400, Block 4N½, D.L. 4, Plan 845

9235 and 9303 Lougheed Highway

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

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 MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1972" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMAN MCLEAN

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1973" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #31/73

- (a) Lot "A", Except East 569.25 feet, Block 11, D.L. 70, Plan 9892
- (b) Lot 10W½ Except Part on Plan 26625, D.L. 70, Plan 3216
- (c) Lot 10E½ of the West half of D.L. 70E, Plan 3216

3100 Sumner Avenue; 4331 and 4431 Dominion Street

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

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 MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 45, 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMAN LEWARNE

April 8, 1974

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMEN GUNN
AND MCLEAN

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1973" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #78/72

- (a) Lots 1, 4, 5, 6, 7 and 8, Block 33, D.L. 34, Plan 1355
- (b) Lots "A", "B" and "C", S.D. 9, Block 33, D.L. 34, Plan 3979
- (c) Lots "A", "B", "C" and "D", S.D. 2/3, D.L. 34, Plan 1911

(Located in the area bounded by Patterson Avenue on the West, Barker Avenue on the East, Sardis Street on the North and Grange Street on the South)

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

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 MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMEN GUNN
AND MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1974" be tabled until the April 16th meeting of Council and, in the meantime, the Department of Municipal Affairs be asked whether it feels the subject By-Law complies with Section 703 of the Municipal Act."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY