

MAY 17, 1976

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, May 17, 1976, commencing at 7:00 P.M.

PRESENT::

Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman F.G. Randall
Alderman V.V. Stusiak

STAFF:

Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. R.W. Watson, Deputy Municipal Clerk
Mr. J. Plesha, Administrative Assistant to the Manager

M I N U T E S

The Minutes of the Special Meeting of Council held on May 5, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Special Council Meeting held on May 5, 1976 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Council Meeting held on May 10, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on May 10, 1976 be now adopted."

Alderman Gunn advised that the second resolution on page 10 in reference to the Provincial Government's unconditional grants, and relating to "the subject matter be referred to the Municipal Manager", should have the following added:

"and the letter is to come back to Council".

A vote was then taken on the Motion as amended and same was CARRIED UNANIMOUSLY.

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

Mayor Constable Proclaimed May 16 to May 22, 1976 as "Volunteer Recognition Week" in Burnaby.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. & Mrs. G.D. Owen Re: Removal of certain Conifer Trees - Lot 345 - Stanley Street
- (b) Conse-C Enterprises Ltd., Re: Reimbursement for Refuse Collection for

for Strata Corporations

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. and Mrs. G.D. Owen Re: Removal of certain conifer trees - Lot 345 - Stanley Street

The Municipal Manager advised that subsequent to the Owen's letter requesting permission to be considered as a delegation it is anticipated that they have now been able to reach a compromise solution on the question of retention of trees on Lot 345 in District Lot 86.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

"THAT the subject matter be tabled."

CARRIED UNANIMOUSLY

- (b) Conse-C Enterprises Ltd. Re: Reimbursement for Refuse Collection for Strata Corporations, Mr. J.P. Daems, President of Conse-C Enterprises Ltd. appeared before Council and spoke to the following brief:

"This is not my first appearance before you with respect to the problem of reimbursement to Strata Title Owners for refuse collection and I trust that in light of Council's recent positive decisions in providing this essential service to condominium owners, this may be my last.

The matter of concern to us at this time is the recommendation by the Municipal Manager that the reimbursement to Strata Title owners be retained at the rate of \$ 32.53 per unit per year until such time as the Municipality is in a position to commence the pickup of containerized refuse.

We have had a number of discussions with your Staff regarding the matter and find that while the intent of Council to remedy the inequity in the charges for refuse removal by condominium owners has been alleviated as a policy statement, the facts remain that a number of condominium owners will continue to pay a double tax as a result of the recommendation.

At the time when the initial survey was undertaken, obviously a number of buildings were missed, and those of use who replied to the questionnaire did so in good faith.

As a result of the figures provided the weighted mean average of \$ 32.53 was brought forward.

The information provided for the survey was obtained in September of 1975 and was summarized in the Joint Refuse Committee Report # 3.

We have no quarrels with these figures but simply wish to point out that most of the developments for which the figures were obtained were townhouse developments.

We also wish to point out as may be seen in the Table provided as Appendix B to the Manager's Report in this evening's agenda, a Table which was compiled by ourselves, that a number of these rates were adjusted by the refuse removal firms within 30 days of the Municipal Council's decision to pick up the costs to a limit of \$ 32.53 per unit.

I am providing as Tables 1 and 2, attached to this brief, the breakdown of figures between apartment buildings and townhouse developments.

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The purpose of these tables will become self-evident in the conclusion of this presentation.

I will not reiterate many of the things which have been said over the past few months nor do I wish to see this discussion as a pro-container or anti-container pickup service. I simply wish to reemphasize the following:

1) The events over the past two years in the refuse removal industry have led to great discrepancies in prices and costs depending on the abilities of the negotiators of the contracts.

You will note that in many cases the developments which we manage personally have significantly lower rates for their refuse removal than some of the developments which are managed by the residents or by firms which have not entertained the game of playing one Company against another.

2) The basic policy decision pertaining to the subsidy to Strata Title refuse removal attempted to remove an inequity in the double tax which was being levied against Strata Title owners who for all intents and purposes are single family dwellers.

3) As is indicated in our Tables 1 and 2 there is a definite difference between the services provided in an apartment building versus a townhouse development.

In the design phases of a townhouse development there is a ratio of one 3-yard container to each 18 to 20 housing units. In an apartment building the ratio may be 1 container to 30 to 40 housing units.

4) The major reason for the large difference between the two types of structures is that one usually enjoys the services of a resident caretaker whose functions are to control the garbage situation and to ensure that this is properly compacted in the container. The residents of these buildings therefore incorporate as part of their maintenance assessment a cost factor for the resident caretaker.

5) We have not been able to determine in the time allotted since receipt of the Manager's report, which of these buildings are partially occupied and which are fully occupied. However we can assure Council that all of the buildings listed on Table 2 are fully occupied and therefore at present maximum use. We have our doubts that some of the buildings in Table 1 are fully occupied and therefore this figure may be somewhat full.

APARTMENT BUILDINGS

TABLE I

<u>STRATA PLAN #</u>	<u>NO. OF UNITS</u>	<u>TOTAL COST</u>	<u>COST PER UNIT</u>
N.W. 84	19	\$ 47.00	\$ 2.47
N.W. 92	123	186.00	1.51
N.W. 131	48	107.50	2.24
N.W. 178	35	47.00	1.34
N.W. 179	24	58.30	2.43
N.W. 187	102	185.00	1.81
N.W. 197	36	52.00	1.44
N.W. 198	42	121.00	2.88
N.W. 246	39	107.50	2.76
N.W. 265	39	520 ⁶⁰ .00	1.54

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N.W. 289	31	9.50	0.31
N.W. 319	117	92.00	0.79
N.W. 375	80	44.00	0.55
N.W. 342	45	107.50	2.39
N.W. 419	101	85.25	0.84
	<hr/>	<hr/>	<hr/>
	881	\$ 1,309.55	\$ 1.49/mo - \$18.00/yr.
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TOWNHOUSES:

TABLE II

<u>STRATA PLAN #</u>	<u>NO. OF UNITS</u>	<u>TOTAL COST</u>	<u>COST PER UNIT</u>
N.W. 27	54	\$ 202.00	\$ 3.74
N.W. 39	130	465.50	3.58
N.W. 48	24	52.00	2.17
N.W. 58	189	665.00	3.52
N.W. 65	121	399.00	3.30
N.W. 86	68	205.00	3.01
N.W. 90	75	205.00	2.73
N.W. 97	74	332.50	4.49
N.W. 128	61	153.50	2.52
N.W. 136	153	605.00	3.95
N.W. 218	28	98.00	3.50
N.W. 313	102	399.00	3.91
	<hr/>	<hr/>	<hr/>
	1,079	\$ 3,781.50	\$ 3.50/mo - \$42.00/yr.
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6) The present average cost per unit in townhouse developments is \$ 3.50 per month or \$ 42.00 per year. Should Council retain its present rate then condominium owners residing in townhouses or over one thousand homeowners within Burnaby would still be paying approximately \$ 120.00 per year more than counterparts in single family dwellings.

On the basis of the information which we have provided herein we would ask that Council not accept the recommendations in the Manager's Report dated May 17, 1976 and rather consider the establishment of two rates for reimbursements to Strata Title properties, namely a rate for apartment buildings and another for townhouses."

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN LAWSON:

"THAT Item 19, Manager's Report No. 33, 1976 be brought forward at this time."

CARRIED UNANIMOUSLY

May 17, 1976

The Municipal Manager reported as follows:

"On May 3, 1976, Council, in connection with a report on the collection of containerized refuse from strata title properties, tabled the following recommendation:

"THAT reimbursement to strata title owners be continued at the present rate in the amount of \$32.53 per unit per year until such time that the Municipality is in a position to commence the pick-up of containerized refuse."

Council on May 10, 1976 left the recommendation on the table upon advice from staff that a report on this particular matter would be forthcoming at the next meeting of Council. That report, which has been prepared by the Municipal Engineer, follows:

It was recommended that:

1. Reimbursement to strata title owners be continued at the present rate in the amount of \$32.53 per unit per year until such time that the Municipality is in a position to commence the pick-up of containerized refuse; and
2. A copy of this report be sent to the president of the management company representing the administration of those strata title units shown in Appendix B.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be referred to the Municipal Manager to study the presentation and report back and to consider the request on the basis of equity with the original costs as costs have gone up."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the Municipal Manager also take into the consideration the rates in relation to the original cost of can pick-up."

FOR: ALDERMEN EMMOTT, LAWSON,
McLEAN and STUSIAK
OPPOSED: MAYOR CONSTABLE, ALDERMEN
AST, DRUMMOND, GUNN AND
RANDALL

MOTION DEFEATED

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT Items 1 and 2 of the Municipal Manager's Report No. 33, 1976 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Item 1. The Municipal Manager provided the following report of the Municipal Treasurer:

To provide financing for the next phase of the sanitary sewer construction program it will be necessary to bring down a loan authorization by-law pursuant to Section 253 of the Municipal Act. This Section provides in part that a loan authorization by-law does not require the assent of the electors if the funds are to be expended for capital expenditures for waterworks, sewerage or drainage if,

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"(i) the Council has caused to be published in not less than two separate issues of a newspaper circulating in the municipality and posted in the locations specified in subsection (4) of section 55 a notice setting forth

- (A) in general terms the work proposed to be done with the funds proposed to be borrowed, either by description or by reference to a plan of the work;
- (B) the amount proposed to be borrowed;
- (C) the length of time within which the proposed debt would be repayable; and
- (D) a statement that unless, within thirty days of the last publication of the notice in a newspaper, not less than one-twentieth in number of the electors petition the Council for the submission of the by-law for the assent of the electors, the Council may adopt the by-law; and

(ii) no petition has been presented in accordance with the notice."

The proposed works are:

Maywood Street - Telford Avenue to Willingdon Avenue	
Beresford Street - Conway west 400'	\$ 30,782
Central Valley Area #7 Phase III	1,000,000
Outside consultants - design and supervision	100,000
Sundry extras to closed work orders	3,000
Cost sharing in developments (oversize mains)	25,000
Telecommunication alarm system for all pumping stations	30,000
Reconstruction of Willingdon from Maywood to Grange	400,000
Minor unspecified mains	10,000
Connections	72,000
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	1,670,782
Brought forward	\$ 1,670,782
Deduct cash on hand	<hr/>
	458,347
	1,212,435
Provision for expenses and discount on sale of debentures	<hr/>
	47,565
	<u>\$ 1,260,000</u>

The funds would be borrowed from the Municipal Finance Authority through the Greater Vancouver Regional District and be repayable over twenty years."

It was recommended that:

1. A loan authorization by-law pursuant to Section 253 of the Municipal Act in the amount of \$1,260,000 be brought down; and
2. Council authorize the publishing and posting of a notice pursuant to Section 253 of the Municipal Act.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item 2. The Municipal Manager provided the following report of the Municipal Treasurer:

"To provide for the current year's storm sewer construction program it will be necessary to bring down a loan authorization by-law pursuant to Section 253 of the Municipal Act. This Section provides in part that a loan authorization by-law does not require the assent of the electors if funds are to be expended for capital expenditures for waterworks, sewerage or drainage if,

May 17, 1976

"(i) the Council has caused to be published in not less than two separate issues of a newspaper circulating in the municipality and posted in the locations specified in subsection (4) of section 55 a notice setting forth

- (A) in general terms the work proposed to be done with the funds proposed to be borrowed, either by description or by reference to a plan of the work;
- (B) the amount proposed to be borrowed;
- (C) the length of time within which the proposed debt would be repayable; and
- (D) a statement that unless, within thirty days of the last publication of the notice in a newspaper, not less than one-twentieth in number of the electors petition the Council for the submission of the by-law for the assent of the electors, the Council may adopt the by-law; and

(ii) no petition has been presented in accordance with the notice."

The proposed works are:

First Street - 18th Avenue to 19th Avenue	
Carnegie Street - Invergary Avenue to lane north of Dunnedin	
Dunnedin Street - Duncan Avenue to Cliff Avenue	
Duncan Avenue - Dunnedin Street to Curtis Street	
Duncan Avenue - Carnegie Street to Union Street	
McKee Street - McPherson to deadend	
Rumble Street - Joffre Avenue to Kaymar Drive	
Lozells Avenue - Winston Street to Conrad Street	
Still Creek Avenue - Douglas Road to deadend west	
Norland Avenue - Douglas Road to Laurel Street	
Second Avenue - McDonald Avenue to Gilmore Avenue	
Dawson Street - Madison Avenue to Gilmore Avenue	
18th Avenue - Sylvan Drive to Mary Avenue	
Brooklyn Avenue - Union Street to Dunnedin Street	
Grove Avenue - Union Street to Dunnedin Street	
Norfolk Street - Westminster Avenue to Douglas Road	
Manor Street - Westminster Avenue to Douglas Road	
Dominion Street - Westminster Avenue to Douglas Road	
Laurel Street - Royal Oak Avenue to Douglas Road	
Greenwood Street - Winston Street to Bainbridge Avenue	
Waltham Avenue - Lane north of Service Street to Oakalla	
Kaymar ravine drainage	
Sundry extras	\$ 1,988,500
Provision for expenses and discount on sale of debentures	81,500
Amount to be borrowed	<u>\$ 2,070,000</u>

The funds would be borrowed from the Municipal Finance Authority through the Greater Vancouver Regional District and be repayable over twenty years."

It was recommended that:

1. A loan authorization by-law pursuant to Section 253 of the Municipal Act in the amount of \$2,070,000 be brought down; and
2. Council authorize the publishing and posting of a notice pursuant to Section 253 of the Municipal Act.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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"THAT:

- 'BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951 AMENDMENT BY-LAW 1976' - #6859
- 'BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1975, REPEAL BY-LAW 1976' - #6860
- 'BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1976' - #6861
- 'BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1976' - #6862
- 'BURNABY LAND EXCHANGE BY-LAW 1976' - #6863
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1976' - #6864
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 2, 1976' - #6865
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 3, 1976' - #6866
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1976' - #6867
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 5, 1976' - #6868
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 6, 1976' - #6869
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1976' - #6870
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 8, 1976' - #6871
- 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1976' - #6872

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

- 'BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951 AMENDMENT BY-LAW 1976' - #6859
- 'BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1975, REPEAL BY-LAW 1976' - #6860

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|---|---------|
| 'BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1976' | - #6861 |
| 'BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1976; | - #6862 |
| 'BURNABY LAND EXCHANGE BY-LAW 1976' | - #6863 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1976' | - #6864 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 2, 1976 | - #6865 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 3, 1976' | - #6866 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 4, 1976' | - #6867 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 5, 1976' | - #6868 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 6, 1976' | - #6869 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1976' | - #6870 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 8, 1976' | - #6871 |
| 'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1976' | - #6872 |

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN RANDALL:

"THAT:

- | | |
|---|---------|
| 'BURNABY SECURITY ISSUING BY-LAW NO. 4, 1976' | - #6845 |
| 'BURNABY SECURITY ISSUING BY-LAW NO. 5, 1976' | - #6846 |
| 'BURNABY SECURITY ISSUING BY-LAW NO. 6, 1976' | - #6847 |
| 'BURNABY SECURITY ISSUING BY-LAW NO. 7, 1976' | - #6848 |
| 'BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT BY-LAW NO. 1, 1976' | - #6854 |

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

CARRIED UNANIMOUSLY

C O R R E S P O N D E N C E A N D P E T I T I O N S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

"THAT all the following listed Items of correspondence be received and those Items of the Municipal Manager's Report No. 33, 1976 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Stride Avenue Citizens' Association, Mrs. Gerd Evans
Re: Stride Avenue Development

A letter was received under date of May 5, 1976 suggesting that the Municipal Council act on the Stride Avenue Development Plan as drawn up by the Planner and give us a feeling of permanence in the community. It was suggested that they had been patient and asked that Council re-read the brief as presented when the matter came up before. It was indicated they endorsed the Planner's concept, as it was, and asked that that portion of the south slope be kept as residential per the plan.

The Municipal Manager provided the following report of the Director of Planning

"Appearing on the Council Agenda is a letter dated May 5, 1976 from the Stride Avenue Citizens' Association in regard to the residential development of part of the Stride Avenue area.

The question of land use and a major road through the Stride Avenue area was considered by Council at its meeting of November 3, 1975. A Marine Way/Byrne/Edmonds connector was proposed that respects the residential development of part of the Stride Avenue area. Council endorsed this proposal by directing Staff to incorporate the Marine Way/Byren/Edmonds connector within the proposed Stride Avenue Residential Development Plan.

The revision of the Stride Avenue Development Plan in accordance with Council's directive has been included in the Planning Department Work Program. This revised report will be submitted to Council after the completion of the Metrotown report in September."

It was recommended by the Municipal Manager that Mrs. Gerd Evans be forwarded a copy of this report.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the foregoing Motion be amended by adding thereto 'and the particular Stride Avenue report be brought back to Council for discussion'."

FOR: Aldermen Drummond and Gunn
OPPOSED: Mayor Constable, Aldermen Ast,
Emmott, Gunn, Lawson, McLean
and Stusiak

MOTION DEFEATED

The original Motion as moved by Alderman Randall and seconded by Alderman Drummond was then voted on and CARRIED UNANIMOUSLY.

- (b) Carleton Cycle and Outdoor Recreations, Mr. E.G. Green
Re: Annual Bicycle Race - Lake City Area - Sunday, May 30, 1976

The Municipal Manager reported as follows:

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"Appearing on the Agenda for the May 17, 1976 Meeting of Council is a request from Mr. Eric G. Green, President of Carleton Cycle and Outdoor Recreation Association, for permission to conduct a bicycle race on May 30, 1976. Following is a report of the Municipal Engineer on this matter:

1. That the sponsor mark the route for the purpose of advising motorists that a race is in progress; and
2. That the sponsor ensure that an adult marshall be stationed at every affected intersection.

A member of the R.C.M.P.'s Traffic Division will periodically check the designated route on race day and provide assistance if required."

It was recommended by the Municipal Manager that the request to hold the bicycle race be approved subject to the two conditions outlined in this report."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

(c) Suitable Separate Areas be made Available for Recreational Vehicles, In order to Minimize Danger and Destruction of Natural Resources

Letters under date of May 6, 1976 were received from:

1. Penny Keate
2. Mrs. Vicki Olsen
3. Tricia Griffith
4. Mary Ferguson
5. Joyce L. Oliver
6. Pat Clare
7. Jean Matheson
8. Chris J. Reis
9. Irene Gorounis

expressing concern that initial efforts to preserve the natural resources of the community be continued and with the increasing encroachment of motorized vehicles on the sports of naturalists, walkers, joggers, climbers, equestrians, bird and animal watchers and in effect, all of the people who enjoy the outdoors in an unspoiled state.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN:

"THAT the correspondence received be referred to a previously established Committee of Staff appointed by the Municipal Manager to study the operation of off street motor vehicles, with the understanding that a report with recommendations will be submitted to the Municipality and further, same be also referred to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

- (d) Vancouver Joint Council of Railway Unions, Secretary-Treasurer
Re: Public Hearing on Transcontinental Passenger Rail Policy

A letter under date of May 6, 1976 was received in relation to the forthcoming Public Hearing on Transcontinental Passenger Rail Policy to be held in Vancouver on June 14, 1976 indicating surprise that a major municipality, such as Burnaby, was unable to make a presentation on behalf of its residents on the above noted matter.

- (e) British Columbia Hydro and Power Authority,
Assistant General Manager Transportation
Re: Number of Changes to Improve Bus Service Within Burnaby

A letter under date of May 6, 1976 was received indicating several proposed changes for June and July to increase services on Kingsway, Canada Way, Marine Drive, Second Street and Eight Avenue. The Municipal Manager advised that a staff report would be available at the May 25, 1976 meeting of Council.

- (f) Mr. Edward Buckley, Re: Local Improvement Project No. 76-021 -- 28'
pavement with 5' curb sidewalks on both sides - Spruce Street from
Royal Oak to Canada Way

A letter under date of May 13, 1976 was received indicating opposition to Project 76-021. The first one being the cost of the additional taxation to be imposed and secondly the proposed project as planned will deny the use of a front yard for parking purposes. The Municipal Manager advised that a staff report will be available at the May 25, 1976 meeting of Council.

- (g) Mr. and Mrs. G.D. Owen, Re: Removal of certain Conifer Trees
Lot 345 Stanley Street

This subject matter was considered previously under Item 3(a) Delegations.

- (h) Burnaby Public Library Board
Re: Capital Improvement Program

The following letter under date of May 7, 1976 was received in relation to the Capital Improvement Programme:

"Representatives from the municipal staff Capital Improvement Programme Committee attended the meeting of the Library Board held on 13 April 1976 to discuss its report and recommendations submitted to Council on 15 March 1976. During the course of the discussion, the Library Board was asked to consider the recommendation that one loan authorisation bylaw covering the roads, parks and library facilities be placed before the people. The following item was regularly moved, seconded and carried by the Library Board:

"THAT the Library Board participate in the preparation of a composite loan authorisation bylaw covering the municipal programme for presentation to the voters in November 1976."

The Library Board's original building programme called for the construction of the main branch library with a gross floor area of 67,730 square feet and two separate branch libraries each with an area of approximately 10,000 square feet to be financed by means of a loan authorisation bylaw. The recommendation of the Capital Improvement Programme Committee was that the main branch library only be incorporated in the forthcoming loan authorisation bylaw and that the size of this library be reduced. The matter of phased construction was considered. Discussion took place on the feasibility of reducing the size of the main branch library and the subsequent economies involved. The Library Board regularly moved, seconded and carried:

"THAT the Library Board consider a phased construction programme for the library system whereby the main branch library is constructed in the first bylaw stage and that subsequent bylaws for the construction of branch libraries be considered on a two year basis."

"THAT the meeting room be included in the first phase of the main branch library."

"THAT the Chief Librarian consult with the architect in order to develop a proposal for a main branch library of approximately 54,000 square feet in area."

The estimated costs involved in this phased construction programme have been passed to the Municipal Treasurer for inclusion in the Municipal Six Year Capital Improvement Programme. Work is proceeding with the architect so that working drawings may be developed to the stage where accurate cost estimates can be made. These estimates will be conveyed to Council at a later date together with additional information concerning the Library Board's revisions to its building programme with especial regard to the forthcoming bylaw."

- (1) Burnaby Haida Speedskating Club, Chairman Fundraising,
Re: Chocolate Sale - Saturday, May 29, 1976 - 10:00 A.M.
to 4:00 P.M.

A letter under date of May 12, 1976 was received requesting permission to hold a Chocolate Sale in the North Burnaby area on Saturday, May 29, 1976 from 10:00 A.M. to 4:00 P.M.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the request received from Burnaby Haida Speedskating Club to hold a Chocolate Sale in the North Burnaby area on Saturday, May 29, 1976 be approved."

CARRIED UNANIMOUSLY

T A B L E D M A T T E R S

- a) Front Yard Parking in Residential Districts (Item #2, Manager's Report No. 31, 1976 - Council Meeting, May 10, 1976)

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be lifted from the table."

CARRIED UNANIMOUSLY

The following recommendations were then before the Council.

May 17, 1976

1. Director of Planning's Recommendation:

"That the Council approve in principle and forward to a Public Hearing the addition of the following subclause to Clause (1) of Section 800.6 (Location and Siting of Parking Facilities - Front Yard Parking Exceptions) of the Burnaby Zoning By-law:

- (b) 'On a lot in an R District where secondary lane or street access is not available and the width of the side yard is less than 8½ feet, a parking space may be developed within the required front yard to accommodate one automobile for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 200 square feet, nor be located closer than 4 feet to any property line. This regulation shall apply only to those lots which were developed prior to June 7, 1965'."

2. Manager's Recommendation:

"That the Director of Planning's recommendation be adopted."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"THAT the recommendation of the Municipal Manager be adopted with the reference to 'an area of 200 square feet' to be amended to read 'an area of 400 square feet'."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT the reference to 'nor be located closer than 4 feet to any property line.' be deleted."

FOR: Aldermen Ast, Emmott, Randall
and Stusiak

OPPOSED: Mayor Constable, Aldermen Drummond,
Gunn, Lawson and McLean

MOTION DEFEATED

(See New Business portion of Minutes also)

ENQUIRIES

On a question of Alderman Gunn Mayor Constable advised that no further word had been received on MacInnes Place. It was assumed that the Department of Housing would be forwarding the necessary revised plans for the sale of the units.

On a further question of Alderman Gunn the Municipal Manager advised that a report would be provided on the original estimates and the final cost figures

of the Municipal Hall renovations and landscaping.

On a further question of Alderman Gunn the Municipal Engineer advised that the Canadian National Railways have a permit to place fill on lands west of Burns Street. It was indicated the type of demolition material was apparently most suitable on peat lands. It was indicated that no organic material of any description was allowed.

Alderman Ast advised of a noise complaint from residents on Harbourview Drive above Standard Oil. It was indicated the Greater Vancouver Regional District Office had recommended the complainant phone the Royal Canadian Mounted Police, Burnaby Detachment. The Municipal Manager was directed to follow this through with the Chief Public Health Inspector.

On a question of Alderman Lawson the Director of Planning advised that the Burnaby Lake Plan report had been tabled by the Parks and Recreation Commission pending a further report on the possible joint management of the Burnaby Lake area and specifically what it would mean to Burnaby. It was requested that the Director of Planning advise as to when this plan would be available.

On a question of Alderman Randall the Municipal Clerk advised that there had been eight items so far returned from public enquiries to the Election Procedures Committee in connection with Biennial Elections.

On a question of Alderman Stusiak Mayor Constable advised that he had a question of an uncompleted house on Smith Avenue and Price Street under review at this time.

On a further question of Alderman Stusiak the Director of Planning advised that the open space levy report on the Kingsway Metrotown area would be available to Council within the next week or two.

R E P O R T S

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- a) Municipal Clerk Re: 1976 Local Improvement Programme - 76-017 - 28' pavement with 5' curb sidewalk on both sides - Spruce Street from McDonald Avenue to Carleton Avenue

The Municipal Clerk provided the following Certificate of Sufficiency:

"Section 589(1) of the Municipal Act provides, in part, as follows:

"589(1) -- unless within one month after the publication of the requested notice a majority of the owners representing at least one-half of the value of the parcels liable to be specially charged, petition the Council not proceed with it, the work may be undertaken as a Local Improvement."

I hereby certify that sufficient petitions have not been received against Local Improvement Project No. 76-017, as detailed on the attached schedule."

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT the Certificate of Sufficiency of the Municipal Clerk dated May 14, 1976 be received and further that a Construction By-law be prepared to authorize construction of the project."

CARRIED UNANIMOUSLY

b) Mayor T.W. Constable

Mayor Constable advised that the landscaping of the garden to the west of the Municipal building was nearing completion. It was also indicated that the Governor-General of Canada would be visiting the Municipal Hall on June 3, 1976 at 11:00 A.M. to meet with Members of Council.

It was recommended that the garden in question be named "Kushiro Gardens" in honour of Burnaby's sister City in Japan and further that a suitable plaque be provided for dedication of the "Kushiro Gardens" by the Governor-General during his visit on June 3, 1976.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendations of Mayor T.W. Constable be approved."

CARRIED UNANIMOUSLY

c) The Municipal Manager presented Report No. 33, 1976 on the matters listed following as Items 1 to 25 either providing the information shown or recommending the courses of action indicated for the reasons given.

1. Sanitary Sewer Financing

This subject matter was considered previously under Item 4(c) - By-law - #6862

2. Storm sewer Financing

This subject matter was considered previously under Item 4(c) - By-law - #6861

3. Conferences for the Parks and Recreation Commission

The Municipal Manager reported as follows:

"On July 8, 1974, Council during consideration of a request for two Parks and Recreation Commissioners to attend a conference suggested that there may be no need for Council to approve individual requests after Council has approved the Commission's budget which includes an annual amount for this purpose. On July 22, Council adopted the following recommendation in this regard:

"THAT annually, after passage of the annual budget, Council pass a motion appointing members of the Parks and Recreation Commission as delegates of Council for purposes of attending conferences as provided for in the annual budget (this must be passed by a 2/3 majority)."

This policy was adopted on the basis of Section 203(1)(d) of the Municipal Act which reads as follows:

"The Council may, by an affirmative vote of at least two-thirds of all members thereof, expend money (d) for paying all or some of the expenses of delegates, whether members of the Council or otherwise, when, on instructions of the Council, they are representing the municipality outside the limits of the municipality."

It would be appropriate for Council to now consider a motion appointing members of the Commission as delegates of Council for the purpose of attending conferences as provided for in the annual budget.

The requirement that Board Members be delegates of Council remains in order for compliance with Section 203(1)(d). "

It was recommended by the Municipal Manager that members of the Parks and Recreation Commission be appointed as delegates of Council for the purpose of attending conferences as provided in the 1976 Annual Budget.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Information on Retirement of Miss Mary Ross

A report from the Medical Health Officer regarding the retirement of Miss Mary Ross was received indicating Miss Ross will be retiring on May 31, 1976 after 33 years of service with the Burnaby Health Department.

It was recommended by the Municipal Manager that a letter of appreciation from Council be presented to Miss Ross for her many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

5. Letter dated May 5, 1976 from Mrs. Gerd Evans

This subject matter was considered previously under Item 5(a) - Correspondence and Petitions.

6. Covenant for a Landscape Buffer - Subdivision Reference #79/76, D.L. 43

May 17, 1976

The Municipal Manager provided the following report of the Approving Officer:

"The subject property is located between Chrisdale Avenue and Mark Crescent south of the Lougheed Highway (see attached sketch).

BACKGROUND

One of the conditions of final subdivision approval of the subject property is the preparation of a landscape plan for a 40 foot buffer at the rear of Lots 1, 2, 3 and 4 as shown on the attached sketch.

This buffer must be protected by a covenant pursuant to Section 24 A of the Land Registry Act.

EXISTING SITUATION

The developer has submitted a landscape plan prepared by Dan Matsushita Associates, Landscape Architects, which has been approved. We are also in receipt of the requisite by-law plans to accompany the covenant agreement."

The Municipal Manager recommended that the Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act as more particularly described in the Approving Officer's report.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Proposed Condominium Apartments - Delta/Lougheed/Woodway
Rezoning Reference #9/74 (Item 13, Report No. 25, April 20, 1976)

The Municipal Manager provided the following report of the Director of Planning:

"On April 20, 1976, Council received a rezoning report concerning the subject proposal and advanced the rezoning to a Public Hearing scheduled for May 18, 1976. At that time Council also requested a sketch showing the heights of the buildings in the proposed apartment development relative to the existing single-family subdivision to the north of the subject site. The applicant was subsequently asked to provide appropriate information in reply to the Council request.

The applicant's architect has submitted the attached sketch illustrating the project building heights and the heights of nearby single-family dwellings and an accompanying letter of explanation. The applicant will have available further detailed drawings and a project model at the Public Hearing scheduled for May 18, 1976, and he will be present to provide clarification or answer questions that the Council or members of the public may have at that time."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the report of the Municipal Manager be received for information purposes."

CARRIED UNANIMOUSLY

8. Proposed Renewal of a Parking Lot Lease with the Royal Bank of Canada/ East 1/2, Lot 5, Block 14, D.L. 153, Plan 2236, 6025 McKay Avenue

The Municipal Manager reported as follows:

"The Municipality entered into a lease for Lots 4 and 5 as shown on the attached sketch with the Royal Bank for a term of 10 years commencing July 1, 1965, and ending June 30, 1975. The purpose for which the lease was granted was to provide a parking lot for bank customers. The annual rental was \$775.00, based on 7% of the 1965 assessed value of the land, and the property was taxable under Section 336 of the Municipal Act.

Council authorized that the lease be renewed from June 30, 1975 to July 1, 1976. The rate that is being charged for this period which is currently in force is \$3,637.50 per annum.

The purpose of the attached report from the Land Agent is to obtain authorization from Council to renew the lease agreement for a further one year period.

The Planning Department recommends that Lots 4 and 5 not be rezoned to a Parking District (P8) category, but that they remain under an M1 designation with appropriate lease arrangements made for the subject parking facility on a portion of Lot 5.

The subject site is located within the Metro Town Centre Area on which a first report will be submitted to Council in September or October of this year. Substantiation of a parking facility on the subject site through rezoning is inadvisable in the light of this study and the proposed redevelopment of this area. It is therefore recommended that any new lease agreement entered into be on a short-term basis only, providing for continuance of the existing use in a continuing legal non-conforming status.

The size of the portion of Lot 5 which is under lease to the bank is 115.47' x 50'."

It was recommended by the Municipal Manager that:

1. The term of the new lease be for one year commencing July 1, 1976;
2. The rate be \$4,200.00 per annum;
3. The property be subject to taxes under Section 336 of the Municipal Act; and
4. The existing M1 zoning of the subject site be retained.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

9. Human Resources Department Report on Youth Services Division

The Municipal Manager submitted a report of the Human Resources

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Administrator covering the activities of the Youth Services Division and showing monthly figures for the period January 1, 1976 to March 31, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Municipal Manager be received for information purposes."

CARRIED UNANIMOUSLY

It was requested that the next report on these activities provide the results of referral activity.

10. Liveable Region Proposal

The Municipal Manager provided the following report of the Director of Planning:

"SUBJECT: GVRD MEETING WITH COUNCIL
RE LIVABLE REGION PROPOSALS

At the above meeting held on May 5, 1976, Mr. W. Lane, Director of Regional Development for the GVRD requested the Burnaby Council to take the following matters under advisement:

1. Acceptance of a minimum 1986 population target of 171,500 persons for the Municipality of Burnaby.
2. Agreement to the GVRD and Burnaby working on a joint action program to ensure that the Burnaby Regional Town Centre (Metrotown) located in the vicinity of Kingsway and Central Park is well established and self sustaining by 1986.
3. Appointment of a Municipal Task Force to consider how the five Livable Region Strategies (Population Distribution, Employment Distribution, Regional Town Centres, Transportation and Open Space) can be furthered or implemented in the Municipality of Burnaby.

My comments on each are as follows:

1. 1986 Population Distribution

On July 21, 1975, Council considered a Planning Department report dated July 15, 1975 entitled "The Greater Vancouver Livable Region Report", and resolved to recommend to the GVRD the use of the Burnaby Planning Department population projection of 171,500 as the 1986 target figure for this municipality. Council was of the opinion that this projection was most realistic and should be adhered to during future considerations of the growth management concept.

Council's instructions were followed in the staff meetings which followed with the result that the GVRD staff have now agreed with the 171,500 target figure for Burnaby.

This figure is supportive of the Livable Region Program, as it still provides for a strategy of concentrating population increase in the Central Municipalities of Vancouver, Burnaby, New Westminster and Richmond.

2. Joint Action Program for the Burnaby Regional Town Centre

The Burnaby Council as a result of earlier studies has already approved the establishment of a "Metrotown" in the Kingsway/Central Park area, and have instructed staff to produce a Concept Report for Council consideration.

This work is underway now with close liaison being maintained with the GVRD staff. The report is expected to be complete in the autumn of 1976, at which time all concerned will be much more aware of actions required and responsibilities to be shared in the implementation of the Regional Town Centre strategy in general, and Burnaby Metrotown in particular.

3. Municipal Task Force

The implementation of the Livable Region Program through its various strategies is an extremely complex subject, and at the moment requires a considerable amount of technical work to arrive at the various methods available to enable the GVRD municipalities to be primarily responsible for implementing the Program.

In my view it would be premature for Council to establish a Task Force comprised of political, technical and public representatives, until more information is available to the Council.

This information should be made available to Council through normal staff reporting, at which time Council can decide whether to create a special Task Force for this subject, or deal with it in the usual way by holding public meetings; or referring it to already established groups such as the Advisory Planning Commission, the Parks and Recreation Commission, the Burnaby Chamber of Commerce, etc. Council, in view of the importance of this subject, may well decide to maintain control of it by either dealing with it in Council, or by establishing a Special Committee of Council.

In any case I would recommend against any action until more information is available on the various strategies, particularly those of employment distribution and transportation."

It was recommended by the Municipal Manager that:

1. Council confirm the figure of \$171,500 as being the 1986 target figure for Burnaby.
2. Council endorse the principle of the G.V.R.D. and Burnaby working jointly on the establishment of the Burnaby Regional Town Centre (Metrotown).
3. No action be taken at present on the appointment of a Municipal Task Force, but that staff be requested to report periodically as information becomes available on the subject of implementation of the Liveable Region Program.
4. A copy of this report be sent to the G.V.R.D. Director of Regional Development.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT copies of the report be made available to the Advisory Planning Commission for information purposes."

CARRIED UNANIMOUSLY

11. Letter dated May 10, 1976 from the Carleton Cycle and Outdoor Recreations, 3237 Kingsway, Vancouver - Permission to Conduct a Bicycle Race

This subject matter was considered previously under Item 5(b) - Correspondence and Petitions

12. Lane Closure South of Halligan Street and West of Salisbury Avenue

The Municipal Manager provided the following report of the Director of Planning:

"The Planning Department has processed an application for closure of a lane allowance as shown on the attached sketch. The owners of the adjacent property have stated in writing their agreement to purchase the closed allowance subject to the following conditions:

1. Consolidation of the cancelled allowance with 7062 Halligan Street.
2. Granting of an easement to the Corporation over the allowance subsequent to consolidation to protect the existing sanitary sewer.
3. Payment of compensation by the owners to the Corporation in the amount of \$4,300 for the 1,440 square feet being sold.
4. Submission of all necessary consolidation, road closing and right-of-way plans."

It was recommended by the Municipal Manager that:

1. Council authorize the introduction of a road closing By-law as more precisely described in the Director of Planning's Report;
2. The cancelled allowance be sold to the owner of 7062 Halligan Street for \$4,300. or 3.01 per square foot subject to the following conditions:
 - a. Consolidation of the cancelled allowance with the property at 7062 Halligan Street;
 - b. Submission of all necessary consolidation, road closing and right-of-way plans; and
 - c. Granting of an easement to the Corporation over the allowance subject to consolidation to protect the existing sanitary sewer.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

13. Proposed Sale of Municipal Land - Subdivision Reference #47/75 and 52/75, D.L. 207

The Municipal Manager provided a report from the Director of Planning regarding the proposed sale of 16 Municipal properties in D.L. 207 including the following recommendations of the

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Director of Planning:

" THAT the Council authorize the development and sale by public tender of those Municipal lots shown on the attached sketch subject to the following conditions:

1. preparation of the requisite Engineering Drawings and survey plans.
2. preparation of a landscape plan by a Landscape Architect for the landscape buffers adjacent to Graystone Drive.
3. preparation and execution of a covenant pursuant to Section 24 A of the Land Registry Act to protect the landscape buffers.
4. preparation and registration of any easements required to protect Municipal and other public services.
5. dedication of the balance of the Graystone Drive right-of-way as shown on the attached sketch.
6. the deposit of \$5,210 as a parkland acquisition levy in neighbourhood planning area 12."

It was recommended by the Municipal Manager that the Director of Planning's Recommendation be adopted."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"THAT the subject matter be referred to the Director of Planning for clarification as to the number of lots to be sold and the application of the park levy to the subdivision in question."

CARRIED UNANIMOUSLY

14. Rebates of Taxes to Veterans or Widows of Veterans
Section 411 of the Municipal Act

The Municipal Manager provided the following report of the Municipal Treasurer:

" Applications for abatement of percentage additions pursuant to Section 411 of the Municipal Act have been made on the following properties:

A.J. Code 7342 Willingdon Avenue Burnaby, B.C.	Lot 4, Block 2, N 1/2 of SW 1/4 of D.L. 149, Plan 1373	1975 penalties 1975 interest	\$ 32.35 9.06
D. & E.M. Van der Bent 7988 Elwell Street Burnaby, B.C.	Lot 25, Block 3, D.L. 90 S, Ex.Expl.Plan 14242, Plan 555	1975 penalties	39.23
			<u>\$ 80.64</u>

1976 abatements to date, including the above sum, total \$80.64."

It was recommended by the Municipal Manager that Council approve the subject rebates.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

15. Siren Agreements

The Municipal Manager reported as follows:

" We have been requested by the Department of National Defence to enter into new agreements which would allow attack warning sirens to be retained at their existing locations, as follows:

- No. 189: Lane at Boundary Road at Imperial Street
- No. 191: Sperling Avenue
- No. 193: Road allowance at Gibson Street near Duthie Avenue

Agreements for these sirens have expired and the Department of National Defence has requested that they be renewed for a further five year period commencing April 1, 1976.

The Municipal Engineer and Director of Planning advise that they have no objection to the proposed extension of siren services at the subject locations for a further period of five years.

For Council's information, twenty-eight sirens are located strategically in Burnaby. Eighteen are with the Corporation, nine with the School District and one with the B.C. Telephone Company.

The sirens are primarily intended to warn citizens within a community of nuclear attack. Although the risk of such an occurrence has been minimized to some extent in recent years by friendlier relations among major world powers, the Federal government feels that it is nevertheless necessary for the attack warning siren system to be maintained as a precautionary measure. Council will therefore on occasion be requested to renew agreements as they expire.

Attached is a sample of the agreement used together with sketches of the locations of the three sirens."

It was recommended by the Municipal Manager that authorization be given to execute the subject agreements on behalf of the Municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

16. Big Bend Development Plan - Finalization of Stage One Area Rezonings

The Municipal Manager provided a report from the Director of Planning regarding the rezoning of properties in the Big Bend Area.

The Director of Planning commented as follows:

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"Council, at its meeting of March 27, 1972, adopted the development plan guide proposals outlined in the report, Big Bend Area Study: Proposed Development Plan as the basis for further undertakings toward the implementation of the primary goals and objectives outlined for the Big Bend Area. In order to further advance plan implementation and to establish more specific terms of reference for development control in the area, a further report entitled, Implementation, Big Bend Development Plan was prepared and considered by Council at its meeting of July 31, 1972.

Included within that report as a major implementation item was an area rezoning proposal for those affected lands situated north of the B.C. Hydro and Power Authority Railway that reflected the land use designations as contained within the adopted Development Plan concept. Council gave Final Reading to the majority of the Stage One Area Rezonings at its meeting of December 18, 1972 and, subsequently the Greater Vancouver Regional District amended the Official Regional Plan to reflect the adopted Big Bend Development Plan land use designations. Accordingly, the Stage One Area Rezonings for the Big Bend Area as adopted and proposed are in general conformity with the Official Regional Plan.

Council at its meeting of August 5, 1975, adopted Manager's Report #51, Item 36 entitled Big Bend Development Plan: Finalization of Stage One Area Rezonings recommending that a rezoning bylaw be prepared for the affected properties north of the railway which were not conforming to the Big Bend Development Plan and advanced to Public Hearing on September 16, 1975. Subsequently, on September 29, 1975, six of the rezoning bylaws related to the affected properties received Final Adoption. However, five bylaws, which received First and Second Readings on September 22, 1975 were not further advanced.

The purpose of this report is to inform Council of the current situations of the remaining properties and to advance recommendations relating to the finalization of the Stage One Area Rezonings.

Following are comments with respect to those properties which have received two readings of their related rezoning bylaws. The numbers refer to the location key map, attached. Each of the properties have been previously discussed in detail in Manager's Report #51, Item 36, dated August 5, 1975 and Manager's Report #58, Item 8, dated September 15, 1975. Therefore, the following comments merely update information contained in the previous reports and relate further staff contacts with owners or their representatives."

The 4 properties in question are as follows:

- | | |
|----------------------|---|
| 1. Legal: | Lot 41, D.L. 155A, Plan 28577 |
| Address: | 7647 Willard Street |
| Area: | 1.03 Acres |
| Owner: | Globe Foundry Ltd.. |
| Current Use: | Industrially filled and occupied by Globe Foundry, an aluminum foundry. |
| Future Use Proposal: | Rezone from Heavy Industrial District (M3) to Administration and Assembly District (P2) |

This parcel is situated within the area designated for general agricultural purposes (A1) in the adopted Development Plan. It is recognized however, that due to the industrially filled condition of this property, it is not suitable for most agricultural uses. Therefore, as outlined in the earlier reports referred to above it is recommended that the property be rezoned to P2 (Administration and Assembly District) which would allow for its most appropriate redevelopment in a manner that is best in keeping with the agricultural/recreational character prevailing and developing in the general area.

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No representation was made with respect to this property at the related Public Hearing of September 16, 1975.

Recently the Planning Department received a development inquiry proposing expansion of the existing heavy industrial use on this property. Such an extension of the existing use would be totally incompatible with the prevailing and developing character of the area. On the basis of the above, it is recommended that the rezoning of this property from M3 (Heavy Industrial) to P2 (Administration and Assembly) be advanced for Third Reading and Final Adoption.

2. Legal: Lot 12 except N. 200', D.L. 163, Plan 1050
Address: 4746 Marine Drive
Area: 2.81 Acres
Owner: H. & M. Kuypers
Current Use: Occupied by Mandeville Gardens Ltd., a nursery involved in the growing and selling of plants and related items.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

The present nursery use of this property is in general conformity with the agricultural designation as outlined in the adopted Development Plan and is consistent with the recommendation that this property be rezoned to Agricultural District (A1). This rezoning would result in the presently non-conforming use to become legally conforming. Municipal staff have corresponded with the owner's representative, further clarifying details of the proposed rezoning (see attached correspondence dated

October 15, 1975 and November 13, 1975). Staff have offered to attend at this property, should it be of some assistance, as mentioned in the letter but have received no further reply in this regard.

On the basis of the adopted Development Plan Concept and the general conformity of the established use with the proposed land use designation for the immediate area, it is recommended that the rezoning of this property be advanced to Third Reading and Final Adoption.

3. Legal: Lot 1 except N. 200', S.D. 2 and Lot 2 except N. 200', Except Plan 20225, Blocks 4 & 7, D.L. 162, Plan 9794
Address: 5420 and 5462 Marine Drive
Area: 4.3 Acres
Owner: E.C. and G.M. Conboy
Current Use: Industrially filled and occupied by Conboy Machinery Ltd., a used machinery dealer.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Administration and Assembly District (P2)

This property is in a similar situation to #1 above inasmuch as it is situated in an area designated for general agricultural purposes (A1) in the adopted Development Plan, but due to its industrially filled nature, is unsuitable for most agricultural uses. Therefore, as in the case of #1 above, it is recommended that this property be rezoned to Administration and Assembly District (P2).

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Subsequent to the Public Hearing related to this proposed rezoning, correspondence has been exchanged between Municipal staff and the owner's representative (see attached letters dated October 9, 1975 and November 6, 1975). The question of access to the rear of these properties was discussed although this concern is considered to be independent of the zoning issue. The feasibility of a land exchange was also discussed; however, as mentioned in previous reports, there does not exist suitable industrial land in the Big Bend area to form the basis of an acceptable land exchange. Further, the staff in reviewing the matter of Municipal acquisition of this property through exchange or otherwise, is of the opinion that other properties situated in the Municipality which are presently scheduled for Municipal acquisition warrant a higher priority.

No further correspondence has been received from the owners or their representative since the Municipal Manager's letter of November 6, 1975 (see attached) was forwarded for their information.

In consideration of the above, it is recommended that the rezoning of these properties be advanced to Third Reading and Final Adoption.

4. Legal: Block "B", D.L. 155B and 155C, Plan 18857
Block 21, D.L. 155B, Plan 1248
- Address: 7625 Meadow Avenue and 7555 Prairie Street
- Area: 29.4 Acres and 3.46 Acres
- Owner: Meadowland Peat Ltd.

Current Use: Industrially filled and occupied by Meadowland Peat Ltd., a top soil and garden supply distributor.

Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

Due to the industrially filled condition, location, size and present use of these properties it is recommended that the subject lands be rezoned to A1 (Agricultural) recognizing the property's long range industrial potential. The A1 (Agricultural) is a designation which can be used for lands with a potential for future industrial development allowing agricultural uses as defined in the A1 (Agricultural) Zoning District in the interim. This designation is in keeping with one of the intents of the A1 Zoning District which is to encourage the holding of land in large parcels for future development.

The properties should not retain their Heavy Industrial (M3) designation because the long term goals for this area involve the property's development to higher order comprehensive industrial uses. Allowing heavy industrial uses permitted in the M3 District would frustrate this goal. The passing of this bylaw amendment would bring the Corporation's zoning into conformity with the Agricultural Land Reserve as defined by the B.C. Land Commission. One of the regulations set forth in Section 7 of the Land Commission Act, which has a direct relationship to the long range plans for this area, is "to preserve land bank land having desirable qualities for urban or industrial development, and restrict subdivision or use of the land for other purposes".

Subsequent to the Public Hearing related to this proposed rezoning, correspondence has been exchanged between Municipal staff and the owner's representative (see attached letters dated October 8, 21, 29 and November 26, 1975)

At the Public Hearing of September 16, 1975 related to the Meadowland Peat Ltd. properties, discussion occurred between Mr. Brian Prentice acting on behalf of Meadowland Peat Ltd. and members of Council and Municipal staff concerning the meaning and implications of the designation "agricultural/long range industrial reserve". It is our understanding that, upon clarification of the meaning and implications of this designation, Mr. Prentice stated "no objections" to the proposed rezoning.

However, as stated in the letter of October 8, 1975 this position has changed to one of opposition.

The Planning Department has sent two letters to the owner's representative further clarifying the proposed use designation, approach to future development and legal non-conforming status.

No further correspondence has been received from either the owners or their representative.

In consideration of the above, it is recommended that the rezoning of these properties be advanced to Third Reading and Final Adoption.

It was recommended by the Municipal Manager that:

1. Properties numbered 1 to 4 in the Director of Planning's report be brought forward for third reading and final adoption;
2. A copy of this report item be forwarded to the four property owners so affected.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN STUSIAK:

"THAT Item 1 of Recommendation number 1 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT Item 2 of Recommendation number 1 be adopted."

CARRIED
OPPOSED: Alderman Lawson

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT Item 3 of Recommendation number 1 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN AST:

"THAT Item 4 of Recommendation number 1 be tabled pending a report on the question of alternate industrial zoning controls."

CARRIED
OPPOSED: Alderman Drummond

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN McLEAN:

"THAT Recommendation number 2 be adopted."

CARRIED UNANIMOUSLY

The Meeting recessed at 8:52 P.M.

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The Meeting reconvened at 9:03 P.M. with all members of Council in attendance.

17. Subdivision Servicing Agreement/Subdivision Reference #79/76

The Municipal Manager provided a report from the Director of Planning regarding the proposed servicing agreement for Subdivision Reference #79/76 and indicating that the subdivider has completed requirements leading to final approval of the above referenced subdivision.

It was recommended by the Municipal Manager that Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #79/76.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

18. Proposed Termination of an Easement Agreement with MacMillan Bloedel Ltd.

The Municipal Manager provided the following report of the Director of Planning:

"The Municipal Council at its meeting of February 2, 1976, gave consideration to a request from MacMillan Bloedel Ltd., to terminate an easement granted by the Municipality which permitted that company to construct and maintain an overhead pipe across Boundary Road in the Big Bend Area of the Municipality.

Council at that time tabled the report item and requested a further report as to when it was anticipated the overhead pipe could be removed. MacMillan Bloedel Ltd., has now advised that the labour problems that were existing at the site have now been resolved and that the pipeline will be removed by the August 1, 1976 deadline as referred to in our previous report item. "

It was recommended by the Municipal Manager that the easement agreement with MacMillan Bloedel Ltd. be terminated effective April 30, 1976 as requested subject to that company providing the Municipality with a letter of undertaking that it will remove the overhead pipe from the subject easement area at their sole expense by August 1, 1976.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

19. Refuse Service to Strata Title Properties

This subject matter was considered previously under Item 3(b) - Delegations.

20. Capital Improvement Programme 1976 - 1981

The Municipal Manager reported as follows:

"Attached for consideration of Council is the Capital Improvement Programme for the years 1976 - 1981, as prepared by the Staff Capital Improvement Committee.

Hopefully, Council will ultimately adopt the C.I.P. with some feeling of confidence so that we can plan accordingly. This is a continuing document with a good degree of precision built into the programme for 1976 and a progressively lesser degree each year thereafter.

The whole purpose of the programme is defeated if it is not adopted as a total plan in one form or another. At this point, Council has already approved of a major portion of the 1976 programme by virtue of adoption of the Annual Budget and the various work orders brought forward by the Municipal Engineer. We are, therefore, asking for approval of all of the 1976 work as well as approval of the planning involved for the other years. No major work can proceed without final, specific approval by Council by virtue of acceptance of tenders, passage of loan authorization by-laws, passage of construction by-laws, authorization of work orders, etc. Further, Council should realize that we do have an annual review of the programme.

As has happened several times in the past several years, this submission is late. In accordance with Section 199A of the Municipal Act, "on or before the fifteenth day of May in each year Council shall cause to be prepared and adopt by by-law a capital expenditure programme for a period of not less than five years." However, there are no penalties in the Act for missing this deadline. Unlike the Annual Budget, it is unrelated to a taxing by-law."

It was recommended by the Municipal Manager that:

1. Council consider the program as submitted;
2. Council adopt the program;
3. A By-law be brought down to adopt the program;
4. On receipt of submissions from the Parks and Recreation Commission and the Library Board with respect to the 1976 loan authorization By-law and the Capital Improvement Program generally, Council consider amending the By-law to make any revisions deemed necessary;
5. Staff be instructed to pursue with Provincial authorities the matter of validating the By-law; and
6. Staff be instructed to pursue with Provincial authorities the matter of obtaining a later passage date for the annual By-law or some other solution to the problem.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT the subject matter be tabled for consideration at a special meeting of Council be held on Wednesday, May 19, 1976 at 4:00 P.M."

CARRIED

OPPOSED: Alderman Gunn

21. Use of Residentially Zoned Property for Storage of Automobiles, Lot 5, Block 13, D.L. 93, Plan 2442, 6668 Dufferin Avenue

The Municipal Manager provided a report of the Director of Planning regarding an enquiry of Council relative to the non-conforming use

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of a residential property at 6668 Dufferin Avenue. The Chief Licence Inspector advised that the subject property was inspected on the morning of May 14, 1976 and that all cars had been removed from the site as of that time.

It was recommended by the Municipal Manager that:

1. Council endorse the proposal to urge removal of the fence on the rear portion of the subject property; and
2. The owner of the property be sent a copy of this report.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

22. Proposed Agreements for Contract Preparation and Construction Supervision Services

The Municipal Manager provided a report from the Municipal Engineer regarding proposed agreements for contract preparation and construction supervision services.

It was recommended by the Municipal Manager that:

1. An Agreement be entered into with R.F. Binnie Ltd. to provide services of contract preparation and construction supervision on the 1976 Local Improvement Program in accordance with our letter of April 22, 1976 and R.F. Binnie's letter of May 10, 1976; and
2. An Agreement be entered into with McElhanney Surveying and Engineering Ltd. to provide services of contract preparation and construction supervision on the extension of Broadway Avenue from Gaglardi Way to North Road and also on D.L. 86, Stage IVB in accordance with our letter of May 3, 1976 and McElhanney's letter of May 12, 1976.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: Aldermen Gunn and McLean

23. Letter from Charlotte Rozman that appeared on the Agenda for the May 10, 1976 Meeting of Council, Rezoning Reference #15/75, 6483 Trapp Avenue

The Municipal Manager reported as follows:

"Appearing on the agenda for the May 17, 1976 meeting of Council is a letter from Charlotte Rozman regarding her property at 6483 Trapp Avenue. Following is a report from the Director of Planning on this matter.

Attached are reports which will provide Council with background information relative to previous correspondence that has been received from Mrs. Rozman:

1. Item 23, Report No. 43, June 10, 1974
2. Item 19, Report No. 51, July 22, 1974
3. Item 12, Report No. 61, September 29, 1975

"Item 23, Report No. 43 was superceded by Item 19, Report No. 51. Because of complications involving sewer levies, Council during consideration of the latter report reconsidered its earlier approval and upon reconsideration, revoked the earlier decision and advised Mrs. Rozman in a letter dated July 25, 1974, that the Municipality would not allow her property to be connected to the New Westminster sewer system for the reasons outlined in Item 19, Report No. 51.

To summarize the situation as it now stands regarding sanitary sewer service at 6483 Trapp Road, the Municipality has no sanitary sewer available nor are there any sewers proposed for construction in the foreseeable future and the proposal to connect the property to the City of New Westminster sewer was not approved by the Municipal Council because of the complications relating to sewer charges."

It was recommended by the Municipal Manager that:

1. Any proposals for rezoning and subdivision in this area be held in abeyance pending the preparation of a community plan; and
2. A copy of this report be sent to Charlotte Rozman.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"THAT the subject matter be tabled pending receipt of information on an alternative means of disposal."

CARRIED UNANIMOUSLY

24. Lease of Kapoor Property - Noble Towing Ltd.

The Municipal Manager reported in part as follows:

"Council will recall that on May 3, 1976, when considering Item 17, Report No. 29, the following motion was adopted:

"That the Council re-confirm Recommendation No. 4 of Item 16, Manager's Report No. 1, 1976 adopted at the January 12, 1976 meeting of Council, namely:

'That the Lease to Noble Towing Ltd. be renewed at the rate of \$0.045 per square foot per annum, based on an area of 41.08 acres or 1,789,445 square feet X \$0.045 per square foot per annum = \$80,525.00 or \$6,710.00 per month.'"

Needless to say the company is not prepared to accept the decision reached by Council on May 3, 1976, and as a result, the Municipal Manager has been investigating the matter further. As a result of going into this matter at greater depth, we have received the attached letter dated May 12, 1976 from Capt. A. M. Ross, Harbour Master, Port of Vancouver advising that log booming activities on the Kapoor site was restricted to four boom widths only in order to retain the necessary navigation in the area. Apparently this has been a requirement of the Port in the past and we were not made aware of it. The proposal made by Noble Towing and referred to in the report of May 3, 1976 was based on four boom widths.

The company has also pointed out that they have shortened their area on the shoreline by 500' at the west end from that which they previously used (see attached sketch).

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The company is still actively pursuing relocation of its facilities and it would appear that it would shortly have to reach a decision on whether or not to go out of business if it cannot find another site from which to operate. The company is not in a position to give a time by which they will make this decision, but it would appear that three or four months will be needed to assess the situation.

The Municipal Manager has placed this matter back before Council for the following reasons:

1. We have been advised by the Port of Vancouver of the width of the water lot that they will allow Noble Towing to use.
2. To ensure that Council was aware of the fact that the company had shortened its operation by some 500' at the west end, when the Council passed its motion on May 3.
3. There is some inconsistency in the treatment of Kask Brothers and Noble Towing in that Kask Brothers are on a month to month rent on a smaller area and Noble Towing was not treated in a like manner. We do not feel that it can be argued that Noble Towing has restricted the use of the outer part of the water lots, for the Port of Vancouver is the one controlling how the area is used from a navigational point of view. "

It was recommended by the Municipal Manager that:

1. Noble Towing lease one million square feet of water lot on the foreshore of Burnaby for the purpose of log sorting and storage on a month by month basis, at a rate of \$0.045 per square foot per annum payable monthly in advance, effective March 1, 1976;
2. Noble Towing post a certified cheque in the amount of \$2,000.00 as a bond against breach of area delineation on the understanding that the company will be given notice of any breach and if not cured in two days following receipt of such notice, then the bond be forfeited;
3. Access from the harbour channel to the area leased will be granted free of charge and without interruption by Burnaby;
4. The company will be allowed to use the present limited shore employee parking and crew lunch room facilities; and
5. This lease arrangement terminate on September 30, 1976.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Recommendation number 2 be amended to read 'That Noble Towing post a certified cheque in the amount of \$2,000.00 as a bond against breach of area boundaries. Upon verification from the Land Agent that there has been a breach of the area boundaries, Noble Towing will forfeit the \$2,000.00 bond. Upon forfeiture of the \$2,000.00 bond, the company will be required to post a further \$2,000.00 bond. The same procedure to follow if there are further violations of the boundaries, notwithstanding reasonable movement of booms in and out of the delianated area'."

CARRIED

OPPOSED: Aldermen Emmott, McLean and Stusiak

The original Motion as amended was then voted on and CARRIED.

OPPOSED: Aldermen Emmott, McLean and Stusiak

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT The Corporation of the District of Burnaby write the National Harbours Board and ask them to purchase the portion of the water lot they tell The District of Burnaby it cannot use; that is, beyond the four widths of log booms."

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be referred to the Municipal Manager to look into the restrictions and the extent of them and the effect on the future development of the property."

CARRIED UNANIMOUSLY

25. Roofing Materials for Townhouse Development
Comprehensive Development Proposal, Rezoning
Reference #31/75

The Municipal Manager reported as follows:

"On May 10, 1976, Council tabled a report on roofing material, and more specifically, on the designation of roofing material for Rezoning Reference #31/75. The tabling motion was made so that the Chief Building Inspector could present his viewpoints on the matter of roofing materials relative to the design of development proposals. Following is a report from the Chief Building Inspector on this matter.

Municipal Manager has discussed the matter of roof maintenance with the manager of a large development and he has been advised that the maintenance on a shake roof is not a major problem. His roofs are under warranty for fifteen years and normally if they get by the first two years without any problems, then there are no problems after that. Usually, a shingle or two will curl up, crack and weather in the short term and must be replaced, but other than that he has no major problems. He has, however, only had five years experience with his roofs."

It was recommended by the Municipal Manager that the provision of cedar shingle roofing for the subject rezoning proposal (Rezoning Reference #31/75) as outlined in the Public Hearing report of February 9, 1976 submitted to Council be reconfirmed.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: Aldermen Emmott, Gunn and Stusiak

26. Rezoning Applications

The Municipal Manager provided a report submitted by the Planning Director covering several rezoning applications as follows:

Item #1 Application for the rezoning of:
RZ #14/76 Lot 6, Block 33, D.L. 117 E 1/2, Plan 1222

From: Heavy Industrial District (M3)
To: Parking District (P8)

Address: 4054 First Avenue

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It was recommended by the Municipal Manager that:

1. Council authorize the preparation and execution of a Restrictive Covenant under Section 24 A of the Land Registry Act as outlined in Section 3 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning By-law; and
2. Council receive the report of the Planning Department and request that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on June 22, 1976. It is further recommended that the following be established as prerequisites to the completion of rezoning:
 - a) The submission of a suitable plan of development;
 - b) The registration of a Restrictive Covenant under Section 24 A of the Land Registry Act as described in the report above;
 - c) The submission of an undertaking to remove all existing improvements from the site within six months of rezoning but not prior to Third Reading of the By-law;
 - d) The deposit of sufficient monies to cover costs of all services necessary to serve the subject site;
 - e) The granting of any necessary easements.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #2 Application for the rezoning of:
RZ #15/76 D.L. 26 & 31 West pt., Plan 23362;
 Block B, D.L. 31 N, Plan 3859;
 Rem. of Block D, D.L. 31 N, Plan 3859;
 D.L. 31 N, Block H, Expl. Plan 13823,
 exc. pt. on R/W Plan 12829 & Exc.
 pt. Plan 21334, Plan 3859

From Manufacturing District (M1)
 and Heavy Industrial District (M3)
To Marine District 2 (M7a)

Address: 631, 431 North Road and
 9951, 9950 Barnet Road

It was recommended by the Municipal Manager that Council receive the report of the Planning Department and request that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on June 22, 1976.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #3 Application for the rezoning of:
RZ #16/76 Lot "C", D.L. 141, 142, 143, 144, Plan 17387

May 17, 1976

From Heavy Industrial (M3)
To Marine District 2 (M7a)

Address: 8099 Shellmont Street

It was recommended by the Municipal Manager that Council receive the report of the Planning Department and request that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on June 22, 1976.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

Item #4
RZ #17/76

Application for the rezoning of:
D.L. 31, 114, 212, 213, 214, 215

From Heavy Industrial District (M3)
and Park and Public Use District (P3)
To Park and Public Use District (P3),
Marine District 1 (P9),
Marine District 2 (M7a), and
Light Industrial District (M5)

Address: Burrard Inlet Foreshore
Eastern Segment - Phase I

It was recommended by the Municipal Manager that the Council authorize the preparation of a new rezoning By-law (to replace By-law No. 6477) for the proposed rezonings to the P9 (Marine District One), M7a (Marine District Two), P3 (Park and Public Use), and M5 (Light Industrial) District categories, as shown on map 3 and that these rezonings be advanced to a Public Hearing on June 22, 1976.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

NEW BUSINESS

Mayor Constable referred Item 6, Tabled Matter "Front Yard Parking in Residential Districts", Item 2, Manager's Report No. 31, 1976, Council Meeting May 10, 1976 back to Council for reconsideration.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Director of Planning's recommendation as amended and adopted be further amended by deleting the words 'one automobile' in line 5, Section (b) and by inserting 'automobiles' so as to read 'to accommodate automobiles for each dwelling unit on the lot'."

CARRIED UNANIMOUSLY

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At 9:57 P.M. Alderman Lawson retired from the Council Chamber.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN AST:

"THAT the Council do now resolve itself into a Committee of the Whole 'In Camera'."

CARRIED UNANIMOUSLY