

February 9, 1976

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, February 9, 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 D.A. Lawson
Alderman G.H.F. McLean
Alderman F.G. Randall

ABSENT:

Alderman B.M. Gunn
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. Plesha, Administrative Assistant to Manager
Mr. J. Hudson, Municipal Clerk
Mr. R.W. Watson, Deputy Municipal Clerk

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

Mr. Glyn Lewis, Sports Editor of the Columbian appeared before Council and advised that they were once again presenting a trophy for the "Columbian Outstanding Athlete of the Year". Mr. Lewis advised that Mr. Jim Nelford, a resident of Burnaby, was the choice for the Athlete of the Year award. It was indicated that Mr. Nelford was the Canadian Amateur Golf champion for the year 1975.

Mayor Constable presented the trophy to Mr. Nelford's parents, Mr. and Mrs. T. Nelford. A cheque for \$100. as a bursary was also presented for Mr. J. Nelford as well as a "Diamond Award" ring from Miller's Jewellery.

M I N U T E S

The minutes of the Council meeting held on February 2, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"That the minutes of the Council meeting held on February 2, 1976 be now adopted."

Alderman Ast advised that on the question of a resolution on Manager's Report No. 4, 1976 - Item 12, "That the subject matter be tabled until clarification is obtained from the International Woodworkers of America on the question of permission to remove the overhead pipe in question" that the resolution should indicate as follows: -- "That MacMillan Bloedel not be released from the existing agreement until it is known when they are going to take the pipe down failing which a new lease be entered into."

The Minutes, as amended, were then voted on and CARRIED UNANIMOUSLY.

D E L E G A T I O N

The following wrote requesting an audience with Council:

- (a) Johnson & Company, Mr. D.D. McLellan,
January 20, 1976
Re: Initial Rezoning Application #56/73
Put to Council for re-assessment

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LAWSON:

"That the delegation be now heard."

CARRIED UNANIMOUSLY

Mr. D.D. McLellan appeared before Council and commented as follows:

This is an application on behalf of Mr. Neuman to again consider this Zoning Application previously before the Council for the rezoning of a property which is located abutting Kingsway west of Gilley Avenue. The original application was brought on by Mr. Neuman to rezone the property from its present zoning to a totally residential/^{zoning} for an apartment use and develop the property as best he could.

At that time there was an application by the Planning Department and a rather lengthy submission prepared by them and submitted to Council as a result of which Mr. Neuman's application was adjourned. The original reasons for refusing the application were a final decision on the school site. Nothing has come from the decision to move the school site or develop it, which would enable Mr. Neuman to develop his property. The other facts that led Mr. Neuman to bring the application back is that he looked at the development of the property in conjunction with others in the area and was greeted with the fact that Inter-City Motel who own the property immediately to the east of his premises had recently erected a substantial building on their property and his inquiries to the people to the west, that is Pacific Propane from New York indicated that they had no intention of developing their property at the present or in the near future. As a result he came back to the Planning Department and made a further submission to them to proceed on the basis of the original application to construct an apartment block on his property. He has met with little or no success in coming to a compromise in the form of an agreement with the Planning Department which would allow the property to be developed as an economic possibility.

He is asking the Council to reconsider his rezoning application with the proviso that he be granted temporary egress and ingress over the existing crossings that are there. The property is presently zoned commercial and he could put a business on that property. He is asking Council to consider the initiatives Council took in 1973 passing the tentative proposal to rezone the area into an Apartment area and to allow the development of the property on the basis proposed by him and with the cooperation of the Planning Department. The crossings on the commercial side of Kingsway would allow him access to the property until such time as the School Board has decided what they intend to do with the property and further would allow Council to treat anyone else who came with an application to be referred to the property which he owned to be established as an apartment block.

Mr. Neuman has prepared several drawings indicating the several possibilities and will make them available at this time.

Mr. McLellan then discussed the four drawings in question. Mr. Neuman's request is quite simple, that is to have this Council again think about the development of Kingsway which is presently in a stagnant situation in this area and to allow Mr. Neuman to construct an apartment block in compliance with the requirements set by the Planning Department. I would suggest that the problems raised by the Planning Department, that is the question of traffic and ingress and egress, I would suggest as we have in the past that the Municipality could prevent the vehicles from turning left across Kingsway onto the property and provide entrance to the property westbound on Kingsway. That could be accomplished quite simply because of the fact that Gilley Avenue has a stop light and by the same method the traffic could get onto Kingsway, with vehicles leaving the property in conjunction with the traffic lights, I would suggest that there is no great traffic hazard in that situation. In the event that Council does

not see fit to allow Mr. Neuman his application to rezone and to get the redevelopment of his property moving ahead once and for all, then I would suggest to Council that they should allow Mr. Neuman to develop the property under a C4 application as it is presently zoned. He had proposed to the Planning Department that he be allowed to construct a motel building on the commercial part of the property and leave the rear portion of the property undeveloped at the time being.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MCLEAN:

"That Item 1 of the Municipal Manager's Report No.8, 1976 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report of the Director of Planning wherein it was indicated:

"In conclusion, the Planning Department is of the opinion that the initial proposal for apartment development of Lot 8 separately is still premature in the light of the foregoing and that the proposal for a motel development is contrary to the best interest of the community. Nevertheless, the Planning Department is prepared to continue working with the applicant towards finding a suitable interim use of the subject site until such time as an appropriate redevelopment is accomplished."

It was recommended:

1. THAT Council reject the applicant's initial proposal (R.Z. #56/73) to develop a 3-storey apartment on Lot 8 separately; and
2. THAT Council reject the proposal to develop a motel facility as an interim use of the subject site; and
3. THAT Council authorize the Planning Department to work with the applicant toward an appropriate interim use of the subject site.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

"That the work 'Interim' be struck from the third recommendation."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended and same was CARRIED UNANIMOUSLY

BY - L A W S

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1975' - #6782

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 59, 1975' - #6783"

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

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:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1975' - #6782

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 59, 1975' - #6783

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

"That

'BURNABY WATERWORKS REGULATION BY-LAW 1953, AMENDMENT BY-LAW 1975' - #6720

'BURNABY ELECTRICAL BY-LAW 1974, AMENDMENT BY-LAW NO. 1, 1976' - #6815

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"That all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 8, 1976 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Mr. D.C. Wicklow, January 28, 1976
Re: Subdivision of 3872 Spruce Street

A letter under date of January 28, 1976 was received requesting permission to subdivide creating two lots, one 33 ft lot for sale and one 35.8 ft lot on which exists their present home.

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

"The Planning Department received an application to subdivide this property into a 33 foot x 122 foot parcel and a 35.8 foot parcel on January 13, 1975. Inasmuch as it is located in the R4 Residential zone, and therefore requires a minimum lot frontage of 60 feet and a parcel size of 7,200 square feet, the application was rejected.

The applicant was advised that Council was considering a report which contained a number of proposals, one of which was an amendment to the R4 zone allowing the conversion of existing single family dwellings into two family dwellings on lots with a minimum area of 7,200 square feet and a minimum width of 60 feet. The Planning Department suggested that the applicant await Council's deliberations on this matter. This proposed amendment is to be put to a public hearing in the near future.

On May 7, 1975 the Planning Department received another application to subdivide the subject property in which the applicants stated their personal reasons for wishing to create the smaller lots. The applicants also pointed out that those lots immediately west of their property were all 33 foot lots.

The subdivision proposal was reviewed in light of this letter, however, since the Zoning By-law standards are intended to create a consistent lot pattern within a given area, the application was again rejected. Decisions on lot size must be reviewed impartially, regardless of the special circumstances of the owner. To permit subdivision of this parcel in this location (see attached sketch) would establish a precedent for subdivision in this general area, and it is conceivable that remaining parcels in this neighbourhood would similarly be entitled to subdivision.

At the owners' request, the Planning Department again reviewed their subdivision proposal and conducted field surveys in July 1975 to determine whether or not their proposal has merit in light of surrounding conditions. At that time, we re-affirmed our decision to not approve the creation of substandard lots.

EXISTING SITUATION

The situation surrounding the proposed subdivision has been stated in the Background of this report. It is important to note, however, the particular location of the subject lot. While it is adjacent to several 33 foot lots which were created prior to adoption of the Zoning By-law, the overall character of the area is one of larger lots which do conform to the By-law requirements. We must, therefore, preserve the intent of the R4 zone which provides for the use of single and two-family dwellings on larger lots in medium density residential areas."

It was recommended:

- 1. THAT a copy of this report be sent to Mr. D.C. Wicklow.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (b) Central Mortgage and Housing Corporation,
Branch Engineer, January 29, 1976
Re: Easement request West of the Eastern property
line of Burnaby Public Library

A letter under date of January 29, 1976 was received requesting an easement west of the Eastern property line of the Burnaby Public Library for the installation of a telephone duct linking to the new senior citizens apartment from an existing manhole at Kingsway.

The Municipal Manager advised that a staff report would be available at the February 16, 1976 meeting of Council.

- (c) Uneeda Woman's Christian Temperance Union,
President, January 31, 1976
Re: Application to establish a Neighbourhood
Pub at 5605 Kingsway

A letter under date of January 31, 1976 was received indicating opposition to an application to establish a Neighbourhood Pub at 5605 Kingsway in Burnaby.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"That the procedures used by applicants for Neighbourhood Public Houses be forwarded to the Correspondent as well as those persons whose correspondence is included in the Council Agenda of February 2, 1976."

- (d) Burnaby Public Library Board,
Chairman, February 4, 1976 CARRIED UNANIMOUSLY
Re: Burnaby Public Library - 1976 Budget

A letter under date of February 4, 1976 was received containing a summary of revisions to the 1976 Provisional Budget with a view to making economies in certain areas of Library Service as a contribution towards reducing the mill rate increase for 1976.

- (e) Simon Fraser Village, K.N.O.W. Group,
R. Axelson, January 2, 1976
Re: Support of a fenced play field

A letter under date of January 2, 1976 was received thanking Council for their concern and support of a fenced play field for the children in the area.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

"That a copy of the correspondence be forwarded to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

- (f) Kaymar - Suncrest Ravine Petitioners,
Mrs. T. Rukus, January 20, 1976
Re: Resolution of Erosion Problem

A letter under date of January 20, 1976 was received thanking Council for the prompt action in the resolution of the erosion problem which has beset the area for the past several years.

The Municipal Manager reported as follows:

"Appearing on the Agenda for the February 9, 1976 meeting of Council is a letter from Mrs. T. Rukus in which she expresses gratitude on behalf of petitioners for the action that has been taken by Council in connection with erosion problems in the Kaymar/Suncrest Ravine.

Related to the work to be undertaken in the ravine is an interim measure which is intended to stabilize material at the rear of Mr. & Mrs. Rukus' property as more specifically outlined in the following recommendation which was adopted by Council on January 19, 1976:

"THAT Council approve an ex gratia expenditure of \$2,500 to install relief drains and gabions at the rear of 7949 Suncrest Drive in an effort to minimize further loss of material this winter, subject to the receipt of an appropriate release "

Mr. & Mrs. Rukus have advised in writing that they find the terms of the release unacceptable on the basis that they would lose their "rights to damages past and future and that the terms of the release are not contingent upon other alleviating works being undertaken." The Municipal Solicitor is now making arrangements for a meeting which has been requested by Mr. & Mrs. Rukus. Because the corrective work that has been authorized by Council should be completed as soon as possible, all parties concerned with this matter will be meeting in the immediate future. In the meantime, the work will be held in abeyance."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Randall

On a question of Alderman Randall, Mayor Constable advised that the Municipality did not enter floats in various civic parades, and that previously this had been done by the Burnaby Jaycees, with some support from the Councils. It was suggested that a float costs in the neighbourhood of \$ 15,000.00 and approximately \$ 5,000.00 maintenance per annum.

Alderman Ast

It was requested that the Society for the Prevention of Cruelty to Animals report on the question of the collection of dogs and routings used and times operating, particularly in the area of the 6300 block Gordon Avenue.

Alderman Lawson

It was indicated that the Simon Fraser University paper "The Peak" made reference to the yearly provision of an additional 400 parking slots on Burnaby Mountain and the clearing of forest to accomplish this a staff report be prepared on the proposed future clearing of land for this purpose.

Alderman McLean

On a question of Alderman McLean, Mayor Constable advised that the tour of the waterway at the Public Freightways Ltd. site at 3985 Still Creek had been established for 10:00 a.m. Saturday, February 14, 1976.

Mayor Constable was also requested to discuss with the Minister of Municipal Affairs the matter of taxes that might be forthcoming for Simon Fraser University and the right of the municipality to tax the commercial development at Simon Fraser University

R E P O R T S

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (a) Mayor T.W. Constable
- Re: Annual Municipal Appreciation Dinner

Mayor Constable indicated that tentative arrangements had been made for the Annual Municipal Appreciation Dinner at the Sheraton-Villa on Saturday, April 3rd, 1976.

It was recommended that Council authorize the payment of the amount it will probably cost, which is estimated to be \$ 3,700.00.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That the recommendation of Mayor Constable be adopted."

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LAWSON:

"That the subject matter be tabled one week pending further information on the possible use of the Burnaby Pavilion at a date not conflicting with the traditional Easter school break."

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 8, 1976 on the matters listed following as Items (1) to (13), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Letter dated January 20, 1976 from Johnson and Company
713 Columbia Street, New Westminster,
Rezoning Reference #56/73

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

- (2) Human Resources Report - September to December 1975

The Municipal Manager provided a report of the Human Resources Administrator on Disbursements and Caseloads from September to December 1975 as compared to the same months in 1974.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- (3) Human Resources Department Report
on Youth Services Division

The Municipal Manager provided a report of the Human Resources Administrator covering the activities of the Youth Services Division and showing monthly figures for the period January 1, 1975 to December 31, 1975.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

"That the report of the Municipal Manager be received and a copy of same forwarded to the Yourth Advisory Committee."

CARRIED UNANIMOUSLY

- (4) Letter dated January 28, 1976 from Mr. D.C. Wicklow
3872 Spruce Street, Burnaby
Subdivision Reference #6/75

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

- (5) Rezoning Reference #31/75
Proposed Condominium Townhouses-
Lougheed Highway East of Ellerslie Avenue
6943/61/87 Lougheed Highway

The Municipal Manager provided a report of the Director of Planning which included the following recommendation:

"It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to a Public Hearing on March 2, 1976 and that the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- c) The consolidation of the net project site into one legal parcel.
- d) The granting of any necessary easements.

- e) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- f) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the development from existing services.
- g) The dedication of any rights-of-way deemed requisite.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of a per unit levy to go towards the acquisition of proposed neighbourhood parks.
- j) The retention of as many existing mature trees as possible on the site.
- k) The retention of the existing watercourse in an open improved condition over the subject site in its existing alignment to the approval of the Municipal Engineer.
- l) The approval of the Department of Highways to the rezoning application.

It was recommended by the Municipal Manager:

- 1. THAT the recommendations of the Director of Planning be approved."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

**(6) Provision of Additional Storage for Canoes and Kayaks
Burnaby Lake Pavilion**

The Municipal Manager provided the following report of the Parks and Recreation Administrator:

"The storage of canoes and kayaks at the Burnaby Lake Pavilion is reaching a critical stage, and alternative storage is possible under the stands provided a double door is constructed adjacent to the walking concourse. An estimate of \$550.00 has been obtained for the supply of materials and the installation and the B.C. Rowing Association has agreed, in writing, to contribute \$300.00 towards this expenditure.

The Parks and Recreation Commission, at its meeting of February 5, 1976, agreed to pay the balance of \$250.00 out of its Minor Development Account. In view of the critical need for this storage, the Commission wishes to request Council approval of this capital expenditure prior to the official approval of the Capital Improvement Program Budget."

It was recommended:

- 1. THAT Council approve the expenditure of \$250.00 from the Commission's Minor Development Account as part payment for the installation of a double door on the stands at Burnaby Lake to provide additional storage for canoes and kayaks prior to the official approval of the Capital Improvement Program Budget.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(7) Proposed Treatment of a Watercourse
Rezoning Reference #9/74

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

"The direction of Council is requested with respect to the handling of a small existing watercourse which passes through the subject development site.

The subject watercourse is a small but distinct creek flowing in a north-south direction from Halifax to the Loughheed Highway. It has a minor but steady flow of water although the applicant has indicated that the watercourse may be dry in some periods of the summer. There is no distinct ravine created by the watercourse although some stream erosion is evident. The stream is not easily visible from the surrounding streets. To the north beyond Halifax Street the stream disappears and is fully culverted through the established Brentwood Park single-family dwelling area. To the south, the stream disappears into a culvert under the Loughheed Highway.

Apartment development on the subject site has been under continuous consideration by the municipality for over 10 years. The site was the subject of a previous rezoning application (RZ #37/65) to rezone the property from Residential District (R2) to Multiple Family Residential District (RM5). The rezoning development was granted First and Second Reading of the bylaw on March 7, 1966. Various sketch apartment proposals have been considered for the subject site over the years. The present Rezoning #9/74 is the direct successor to the previous rezoning application. On March 25, 1975 Council granted approval in principle to the subject project and authorized the Planning Department to continue working with the applicant. On March 3, 1975, a report outlining a suitable plan of development was submitted to Council but was tabled at that time pending the conclusion of discussions with residents in the area. On November 10, 1975, Council adopted a revised Community Plan for the area east of Delta for use as a guidelines for the development of specific sites.

Over the past 10 years of development consideration of the subject site, the existing small watercourse had not been considered of sufficient magnitude to be kept in an open condition as part of a development proposal. To maintain the watercourse would seriously affect the design of an apartment development over the sloping site. The developer/applicant has stated his opinion that it would be very difficult for the suitable plan of development to accommodate the retention of the watercourse in an open condition. In this relatively higher density apartment area, the watercourse would require to be channel-lined or equal if it were to be retained in an open condition. On balance, the Planning Department is of the opinion that the subject watercourse should be appropriately culverted through the subject development site.

This matter has been submitted to Council for its direction since Council recently has indicated a specific interest on the matter of watercourses. The applicant requires this direction in order to pursue the design of a specific proposal."

It was recommended:

1. THAT the subject watercourse be culverted within the boundaries of the subject development site to the satisfaction of the Municipal Engineer.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

(8) Neighbourhood Improvement Programme (N.I.P.)

The Municipal Manager provided the following report of the Parks and Recreation Administrator:

"A copy of the Manager's Report No. 5, Item 11 was submitted to the Parks and Recreation Commission at its meeting of January 28, 1976. The Commission, at that meeting, tabled the matter to the next meeting to allow the Commissioners to give further consideration to the proposed Neighbourhood Improvement Program boundaries as outlined in the Planning Department diagram (Map 1).

At its meeting of February 4, 1976, the Parks and Recreation Commission resolved to recommend to Council that, in the event that Council wished to proceed with the Neighbourhood Improvement Program, consideration be given to the extension of the boundaries across Edmonds Street to include Richmond Park.

The Commission then concurred with the recommendation that Council authorize the Director of Planning to apply for a Certificate of Eligibility for Stage II (Planning) and subsequently Stage III (Implementation) of the Neighbourhood Improvement Program, as outlined in Section 9 of the Director of Planning's Report."

It was recommended:

- 1. **THAT the comments from the Parks and Recreation Commission be tabled until such time that comments are also received from the Burnaby School Board.**

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Director of Planning was requested to submit a report as to why some persons want Richmond Park left out of the Neighbourhood Improvement Program area.

- (9) **Letter dated January 20, 1976 from Mrs. T. Rukus**
Erosion, Kaymar/Suncrest Ravine

This subject matter was considered previously under Item 5f - Correspondence and Petitions.

- (10) **Building Department Report No. 1, 1976**

The Municipal Manager provided a report of the Chief Building Inspector consisting of a tabulation of the permits which were issued during January, 1976 and a Revenue Expenditure statement for the Year 1975.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- (11) **Development Concept - Site at Delta/Lougheed/Woodway**
Rezoning Reference #9/74 -
Community Plan #9 - Brentwood

The Municipal Manager provided a report of the Director of Planning wherein it was indicated that the intergrated low scaled proposal will result in a development which conforms to the basic intent of the adopted Community Plan. The Applicant is now proceeding with the preparations for complete design drawings towards the submission of a detailed project report to Council by the Planning Department and suitable for presentation to the Public Hearing.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

(12) Rezoning Reference #2/75

The Municipal Manager provided a report of the Director of Planning in respect to the following topics:

- (a) The nature of the watercourse within the proposed housing site and whether or not it should remain in an open condition;
- (b) Impact of the development proposal on traffic in the lane north of Burns Street;
- (c) Whether or not Oakland Street should be constructed in conjunction with the proposed development;
- (d) Availability of schools in the vicinity of the site.

It was recommended:

- 1. THAT the subject watercourse be culverted to the satisfaction of the Municipal Engineer with the understanding that the culverting will be confined to that portion of the watercourse that lies within the boundaries of the subject development site as shown on the attached sketch; and
- 2. THAT upon completion of the proposed development, abutting property owners observe the traffic situation in the lane and that if speed bumps are then desired by the majority of the residents and a request is made for their installation as per the policy adopted by Council on April 28, 1975, that speed bumps be installed conforming to the design endorsed by Council on January 9, 1975, with the cost to be borne by the rezoning applicant.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"That Recommendation No. 1 of the Municipal Manager be adopted."

FOR: Alderman Emmott

OPPOSED: Mayor Constable, Aldermen Ast, Drummond, Lawson, McLean, Randall

MOTION DEFEATED

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"That Recommendation No. 2 of the Municipal Manager be adopted."

CARRIED

OPPOSED: Alderman Ast

(13) Neighbourhood Public House Application #1A/75
5095/97 Canada Way

The Municipal Manager reported as follows:

Following is a report from the Director of Planning on an application for a licence to operate a neighbourhood public house on Canada Way.

The Planning Department is prepared to suggest to the applicant other areas within the Municipality that would be more suitable for establishment of a neighbourhood public house.

Because Appendix "A" contains several pages and is of limited interest to the general public, it is attached only to those reports that are forwarded to Council. Any member of the public wishing to obtain a copy of the Appendix may do so upon request at the Planning Department.

It was recommended:

1. THAT Council resolve to not give favourable consideration to the subject application for a general licence to operate a neighbourhood public house; and
2. THAT Council's resolution be forwarded in writing to the General Manager of the Liquor Administration Branch.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY