

MINUTES of a Public Hearing of the City Council held in the Second Floor Court Room of the Justice Administration Building on Tuesday, August 6th, 1974, at 7:30 P.M.

Present:

Mayor T.H. Reid, Alderman M.B. Howard, Alderman M.A. Macdonald, Alderman F.S. Marcino, Acting Administrator/City Engineer Mr. T.J. Scott, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits, and Licences Mr. F.S. Morris, and Planning Consultant Miss J. Fleming.

Mayor Reid called this Public Hearing to order at 7:33 P.M.

The City Clerk advised that this Public Hearing had been scheduled to consider the rezoning of lands within the area bounded on the north by the British Columbia Railway right-of-way, on the east by Lonsdale Avenue, on the west by MacKay Avenue, and on the south by the harbour headline of Burrard Inlet from M-2 General Industrial Zone to M-5 Industrial-Waterfront Zone, for the purpose of ensuring the development of the said lands in accordance with the long range objectives of the City.

The Clerk added that the Hearing had been scheduled on the premise that the Advisory Planning Commission would meet and submit their report on this subject to Council prior to the Hearing, but that the Commission had been unable to obtain a quorum before the date of the Hearing. According to the City's Zoning By-law, the Commission must report, or thirty days have expired, on any proposed amendment to the By-law before the Council could lawfully proceed with the Hearing.

Moved by Alderman Marcino, seconded by Alderman Macdonald that this Public Hearing be adjourned and a new Public Hearing scheduled for 7:30 P.M. on Monday, August 19th, 1974, in the Second Floor Court Room of the Justice Administration Building. CARRIED.

The Public Hearing then adjourned at 7:37 P.M.

CERTIFIED CORRECT:

A.S.J. Gibb
CITY CLERK

T.H. Reid
MAYOR

MINUTES of the Regular Meeting of the City Council held in the Second Floor Court Room of the Justice Administration Building on Tuesday, August 6th, 1974, at 7:30 P.M.

Present:

Mayor T.H. Reid, Alderman M.B. Howard, Alderman M.A. Macdonald, Alderman F.S. Marcino, Acting Administrator/City Engineer Mr. T.J. Scott, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits and Licences Mr. F.S. Morris, and Planning Consultant Miss J. Fleming.

Mayor Reid called this Regular Meeting of Council to order at 7:38 P.M.

1. MINUTES

Moved by Alderman Marcino, seconded by Alderman Macdonald that the Minutes of the Regular Meeting of Council held on July 22nd, 1974, be taken as read and adopted as circulated. CARRIED.

CORRESPONDENCE

1 2. North Shore Housing Society - Request to Appear Before Council

1 Moved by Alderman Howard, seconded by Alderman Macdonald that representatives of the North Shore Housing Society, in response to their letter of July 17th, 1974, be invited to present their brief with respect to co-operative housing to the Council at the next regular meeting. CARRIED.

2 3. Harold V. Chisamore, re Land Use Contract - Senior Citizens Housing Development

2 Moved by Alderman Marcino, seconded by Alderman Macdonald that the letter dated July 24th, 1974, from Harold V. Chisamore with respect to the land use contract in connection with a proposed senior citizens' complex at Second Street and St. Georges Avenue, be referred to the City Solicitor for his comments prior to the discussion of this matter by the members of Council. CARRIED.

3 4. Insurance Corporation of B.C. - re Operation of City-owned Vehicles

3 Moved by Alderman Marcino, seconded by Alderman Macdonald that the letter dated July 8th, 1974, from Mr. H.B. Earle of the Insurance Corporation of British Columbia regarding insurance coverage for employee error in connection with the operation of City-owned vehicles, etc., be received and filed for information. CARRIED.

REPORTS OF COMMITTEES, STAFF, AND COUNCIL REPRESENTATIVES

5. Public Hearing re Rezoning of Waterfront Areas - Report from City Clerk

Moved by Alderman Marcino, seconded by Alderman Macdonald that the Public Hearing to consider "Zoning By-law, 1967, Amendment By-law, 1974, No. 4730", (Rezoning of Waterfront Properties from M-2 Zone to M-5 Zone), originally scheduled to be held on Tuesday, August 6th, 1974, be held on Monday, August 19th, 1974, at 7:30 P.M., in the Second Floor Court Room of the Justice Administration Building, 1305 St. Georges Avenue, North Vancouver, B.C. CARRIED.

6. Dog Pound Facilities - Report from City Administrator

Moved by Alderman Marcino, seconded by Alderman Macdonald that the District of North Vancouver be advised that the City of North Vancouver intends to continue its shared use of the District's dog pound facilities, in accordance with the agreement dated October 11th, 1963, being cognizant of the District's intention to expend \$60,000 in 1974, and the same amount in 1975 in capital improvements, thereby increasing the City's rental in accordance with the agreement. CARRIED.

7. North and West Vancouver Temple Society Senior Citizen's Complex - Reports from Acting Administrator and City Engineer

Mr. Stuart Robertson, Architect, spoke on behalf of the North and West Vancouver Temple Society and gave an explanation of the model of the development which was displayed for the benefit of Council members.

The Council considered in detail the report of the City Engineer dated July 31st, 1974, setting out the considerations requested by the developers and the recommendations of the City's staff.

The Planning Consultant advised that the main concerns from a planning point of view were (a) the height of the tower fronting on Second Street; (b) recreation facilities; and (c) setbacks.

The Planning Consultant and the City's staff agreed that with respect to the first item in the Engineer's report, regarding floor space ratio, the development met the requirements of the Zoning By-law. (2.4 floor space ratio).

Moved by Alderman Marcino, seconded by Alderman Macdonald that in accordance with the recommendation of the Planning Consultants, the structures proposed be limited to 100 feet or twelve storeys in height.

Revised 19 Aug 74

3 A polled vote was requested.

Voting in favour: Alderman Macdonald, Alderman Marcino, and Mayor Reid.

Voting against : Alderman Howard.

The motion was declared CARRIED.

The Council members agreed that the development insofar as suite sizes was concerned was satisfactory as proposed.

Moved by Alderman Howard, seconded by Alderman Marcino that with respect to parking ratios the following requirements be confirmed:

- Tower A - one space per five suites
- Tower B - one space per five suites, with parking for ten suites on the basis of one space per suite
- Food store area - one space per 200 sq. ft. floor area
- Commercial area - one space per 500 sq. ft. floor area
- Lodge area - one space per 125 sq. ft. floor area for the largest assembly area only.

CARRIED.

With regard to setbacks for the development it was pointed out by staff that developments on Third Street were required to have setbacks of 35 ft. rather than the usual 25 ft. to allow for the future widening of the street. The Society was requesting a setback on Second Street of 19 ft. rather than 25 ft., and on Third Street a setback of 24.9' from the original property line as opposed to 35 ft.

Moved by Alderman Howard, seconded by Alderman Marcino that the setbacks on Second Street and Third Street as required by the Zoning By-law be relaxed in accordance with the plans of the development, subject to the developer dedicating ten feet on Third Street for future street widening. CARRIED.

Moved by Alderman Howard, seconded by Alderman Marcino that the lane entrance off St. Georges Avenue be designed in a manner satisfactory to City Staff to provide adequate sight-lines for vehicles entering and exiting. CARRIED.

It was agreed that the development appeared to be meeting the City's requirements insofar as loading facilities were concerned.

Moved by Alderman Marcino, seconded by Alderman Macdonald that the developer and the planner give consideration to the commercial facilities which will be permitted in the complex, such facilities to be compatible to the use of senior citizens.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Macdonald that with respect to recreational facilities the layout as submitted by the developers be accepted.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Howard that the landscaping in connection with this project be in accordance with Item 9 of the City Engineer's report, and that any private landscaping on the street be prepared by a landscape architect and subject to the approval of the City Engineer.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Macdonald that Council approve the recommendations of the City Engineer with respect to Items 10, 11, and 12 dealing with street grades, peripheral costs, and aesthetic design respectively, and that all other by-law requirements for this project be met, including the requirements of the Building By-law.

CARRIED.

It was noted that Council members had received copies of a letter from Burrard Dry Dock Co. Ltd. in connection with the proposed development, and staff was instructed to forward a copy of the said letter to the North and West Vancouver Temple Society for their information.

8. Development of Semisch Park - Report from City Engineer

Moved by Alderman Marcino, seconded by Alderman Howard that Semisch Avenue be stopped up and closed to traffic from Second Street to the lane north of Second Street, and the City Engineer authorized to proceed with the development of the park as planned and budgeted.

CARRIED.

9. Closure of Portion of Mountain Highway - Report from City Engineer

Moved by Alderman Marcino, seconded by Alderman Macdonald that consideration of the report of the City Engineer dated July 17th, 1974, with respect to closing the City's portion of Mountain Highway south of Keith Road be deferred until such time as the Engineer has provided plans outlining the portion of property proposed for sale in relation to contemplated land exchange by the District of North Vancouver.

CARRIED.

1

10. Parking - Lonsdale Core Area - Report from City Engineer

Moved by Alderman Marcino, seconded by Alderman Macdonald that consideration of the report from the City Engineer dated July 31st, 1974, with respect to parking problems in the Lonsdale core area of the City, be deferred pending a report from the Parking Committee dealing with this subject.

CARRIED.

2

11. Farmers' Market - Report from Licence Inspector

Moved by Alderman Marcino, seconded by Alderman Howard that the report from the Licence Inspector, dated July 25th, 1974, regarding the possible operation of a farmers' market in the City, be deferred until Alderman Braithwaite is present at the meeting.

CARRIED:

3

12. Takeover of Ambulance Service by Provincial Government - Report from City Treasurer

Moved by Alderman Marcino, seconded by Alderman Howard that the City of North Vancouver approve of the assumption by the Emergency Health Services Commission with effect from July 1st, 1974, of the costs of both the District of North Vancouver and the City of North Vancouver as provided in the Joint Ambulance Agreement dated December 30th, 1969; AND FURTHER THAT the Council approve of the valuations established by the Purchasing Agent in his report of July 15th, 1974, to the City Administrator for the sale of the vehicles and equipment to the Emergency Health Services Commission; the foregoing approval to be subject to the concurrence of the District of North Vancouver.

CARRIED.

4

13. Dorset Holdings Ltd. - Application for Strata Subdivision - Report from City Clerk

Moved by Alderman Marcino, seconded by Alderman Macdonald that the report dated July 25th, 1974, from the City Clerk dealing with the application for strata subdivision approval by Dorset Holdings Ltd. for Lot "C", Block 159, D.L. 271, (278 West 1st Street), be deferred to the next regular meeting of Council, and that in the meantime the developer be requested to provide information as to the estimated selling price of the units contained in this development.

CARRIED.

5

14. Local Improvement Lane Projects -
Reports from City Clerk

Moved by Alderman Marcino, seconded by Alderman Howard that the report of the City Clerk with respect to the following local improvement lane project on an initiative basis be received and filed and the necessary construction by-law prepared:

Lane north of 10th Street from St. Georges Avenue to Ridgeway Avenue. CARRIED.

Moved by Alderman Marcino, seconded by Alderman Howard that the report of the City Clerk with respect to the local improvement initiative lane project north of 11th Street from St. Andrews Avenue to Ridgeway Avenue, and west of Ridgeway Avenue from the lane north of 11th Street to 12th Street, be received and filed, and the affected property owners be advised that the project has been defeated and Council can take no further action in this respect for the period of one year. CARRIED.

15. Public Open Forum re Rental
Accommodation

Moved by Alderman Marcino, seconded by Alderman Howard that discussion on the public open forum with respect to rental accommodation, held on June 26th, 1974, be deferred until Alderman Braithwaite is present at the meeting. CARRIED.

BY-LAWS

16. Reconsideration and Final Adoption

The City Clerk noted that the two by-laws on the agenda for reconsideration and final adoption, namely "Zoning By-law, 1967, Development Area Designation By-law, 1974, No. 4724", (City property exchange for Emerald Park Lodge), and "Tax Sale Lands Reserve Fund Expenditure By-law, 1974, No. 4674", (Completion of 14th Street Mall), required the approval of two-thirds of all Council members and could therefore not be dealt with this evening.

17. Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Macdonald that the following by-laws be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them:

"Street and Traffic By-law, 1964, Amendment By-law, 1974, No. 4735" (Heywood Street 20 m.p.h. speed limit).

"North Vancouver Residential Rental Accommodation Standards By-law, 1974, No. 4652, Repeal By-law, 1974, No. 4736" (Repeal of Damage Deposit provision).

"Highways Stopping Up and Closing By-law, 1974, No. 4737" (Nickel property - 154 East 27th Street).

"Highways Dedication By-law, 1974, No. 4740" (Rededication of easterly 20 ft. of Lot 3, Block 38, D.L. 548 - lane east of Chesterfield Avenue between 15th and 16th Streets).

"Cab Regulation By-law, 1970, Amendment By-law, 1974, No. 4741" (Cab fare increases).

"Highways Stopping Up and Closing By-law, 1974, No. 4743" (Closure of Semisch Avenue between Second Street and the lane north of Second Street).

"Lane North of Tenth Street from St. Georges Avenue to Ridgeway Avenue Local Improvement Initiative Construction By-law, 1974, No. 4744"

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Macdonald that the above by-laws be read a second time in short form.

CARRIED.

Alderman Howard is recorded as voting in opposition to the second reading of "Street and Traffic By-law, 1964, Amendment By-law, 1974, No. 4735" (Heywood Street 20 m.p.h. speed limit).

Moved by Alderman Marcino, seconded by Alderman Macdonald that the above by-laws be read a third time in short form and passed subject to reconsideration.

CARRIED.

Alderman Howard is recorded as voting in opposition to the third reading of By-law No. 4735.

INQUIRIES

18. Beautification of City Parks - Alderman Macdonald

Alderman Macdonald stated he was inquiring on Alderman Braithwaite's behalf as to the program for the beautification of City parks this summer, especially with respect to park benches.

19. Noise from Aircraft - Alderman Marcino

Alderman Marcino asked if it would be possible to again contact the Department of Transport to draw their attention to the noise being created by seaplanes taking off from Burrard Inlet.

Mayor Reid stated he would write to the Department of Transport in this regard.

20. Noise from Motorcycles - Alderman Howard

Alderman Howard noted that the District of North Vancouver had adopted a resolution with respect to curtailing noise created by motorcycles and requested that the Clerk obtain the wording of the resolution and place it on the agenda of the next Council meeting, with a view to the City Council adopting the same motion.

RECESS

The meeting recessed at 9:35 P.M. for the purpose of the public question period and reconvened at 9:36 P.M. with the same personnel present.

Moved by Alderman Marcino, seconded by Alderman Howard that this Council now adjourn to Committee of the Whole for the purpose of considering several confidential reports in camera.

CARRIED.

IN COMMITTEE OF THE WHOLEIN CAMERAIN OPEN COUNCIL

Moved by Alderman Howard, seconded by Alderman Marcino that the following recommendations of the Committee of the Whole be adopted:

Item No. 21 - Cal Investments Ltd. - 1974
Assessment Appeal

THAT the City not appeal the 1974 assessment appeal of the Capilano Mall Shopping Centre.

THAT Mr. J.D. Jellis, the City Assessor, be requested to attend the next regular meeting of Council for the purpose of discussing the assessments on properties situated in the waterfront areas of the City.

CARRIED.

INQUIRIES (Cont'd)

3 23. Public Officials Disclosure Act -
Alderman Marcino

3 Alderman Marcino inquired as to whether or not any forms had as

yet been received from the Provincial Government in connection with the Public Officials Disclosure Act.

Mayor Reid advised that the Department of the Attorney General was preparing these forms and they would be forwarded in due course. He added that if the forms were not received the City Solicitor would prepare a draft for submission by Council members.

ADJOURNMENT

Moved by Alderman Howard, seconded by Alderman Marcino that this meeting now adjourn. CARRIED.

Whereupon the meeting adjourned at 9:50 P.M.

CERTIFIED CORRECT:



CITY CLERK



MAYOR

MINUTES of the Regular Meeting of the City Council held in the Second Floor Court Room of the Justice Administration Building on Monday, August 19th, 1974, at 7:30 P.M.

Present:

Mayor T.H. Reid, *Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman M.B. Howard, Alderman F.S. Marcino, Alderman F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits, and Licences Mr. F.S. Morris, City Solicitor Mr. R.J. Orr, and City Planning Consultants Miss J. Fleming and Mr. R. Mann.

Mayor Reid called this Regular Meeting of Council to order at 7:30 P.M.

Moved by Alderman Marcino, seconded by Alderman Howard that this meeting recess and reconvene after the Public Hearings scheduled for this evening have been held.

CARRIED.

*Alderman Braithwaite entered the meeting at 7:32 P.M.

The meeting recessed at 7:32 P.M. and reconvened at 8:50 P.M. with the same personnel present.

1. MINUTES

Moved by Alderman Howard, seconded by Alderman Marcino that the Minutes of the Public Hearing held on August 6th, 1974, and of the Regular Council Meeting held on August 6th, 1974, be taken as read and adopted as circulated.

CARRIED.

CORRESPONDENCE

2. North and West Vancouver Temple Society - Senior Citizens' Project

Moved by Alderman Howard, seconded by Alderman Braithwaite that the topic of the height limitation imposed on the proposed senior citizens' housing complex at Second Street and St. Georges Avenue be placed on the table for discussion.

CARRIED.

Moved by Alderman Howard, seconded by Alderman Marcino that the resolution of Council adopted on August 6th, 1974, limiting the height of the structures proposed for the senior citizens' complex at Second and Third Streets and St. Georges Avenue to 100 feet or twelve storeys, be rescinded.

Moved by Alderman Braithwaite, seconded by Alderman Taylor that Mr. S.F. White, representative of the North and West Vancouver Temple Society, be heard on this subject.

CARRIED.

Mr. White stated that because of the delay involved in the commencement of the project, and the fact that in order to meet the City's parking requirements it was necessary for the Society to purchase two additional adjacent lots, as well as the

fact that taxes would have to be paid to the City, the proposed structure was at this point only marginally viable insofar as low rent accommodation for senior citizens was concerned, and that if it was now necessary to reduce the height of the tower fronting on Second Street it would increase the rentals by a total amount of \$32.00 over and above what the group had envisaged at the outset of the project.

The motion to rescind the previous resolution of Council was then put and CARRIED.

2 Moved by Alderman Howard, seconded by Alderman Braithwaite that the height of the structures for the senior citizens' complex proposed to be constructed by the North and West Vancouver Temple Society between Second and Third Streets and St. Georges Avenue, be approved as presented in the plans submitted by the said Society on August 6th, 1974, with the understanding that a ten foot setback will be provided along the length of St. Georges Avenue.

CARRIED.

3. District of North Vancouver re
Control of Noise Created by Motorcycles

3 Moved by Alderman Marcino, seconded by Alderman Taylor that a copy of the District of North Vancouver By-law No. 4542, prohibiting noise created by motorcycles without muffler in good operating condition or motors in excess of 125 cubic centimeters be referred to the Staff for their comments as to its enforcement, and further that the Staff be requested to advise whether or not tests are available whereby noise from these vehicles could be controlled, and that they also be requested to outline some standards which could be included in such a by-law and which could be enforced; and further that when such a by-law is drawn up that it be forwarded to the District of North Vancouver for consideration with a view to the by-laws of the two municipalities in this respect being uniform.

Moved by Alderman Howard, seconded by Alderman Taylor that this matter be deferred to the next meeting of Council, at which time Alderman Howard would provide more information on this subject for consideration of Council members.

The deferring motion was DEFEATED.

The original motion was then put and CARRIED.

4. Standing Committee on Waterfront and
Environment - re Appointment of
Ad Hoc Committee

4 Moved by Alderman Marcino, seconded by Alderman Braithwaite that Alderman V. Setty Pendakur, Chairman of the Standing Committee on Waterfront & Environment, be thanked for his letter of August 9th, 1974, advising his Committee would be pleased to work in liaison with an Ad Hoc Committee appointed by Council, and that such Committee be appointed.

CARRIED.

REPORTS OF COMMITTEES, STAFF, AND COUNCIL
REPRESENTATIVES

5. Closure of Mountain Highway South of
Keith Road - Report from Supervisor
of Inspections, Permits, and Licences

5 Moved by Alderman Marcino, seconded by Alderman Howard that the closure of Mountain Highway south of Keith Road be not approved until such time as the staff has discussed with the

District staff the possible traffic routes through the area, i.e., south on Mountain Highway to 5th Street, west on 5th Street to Brooksbank Avenue, and south on Brooksbank Avenue to Cotton Road. CARRIED.

6. Dorset Holdings Ltd. - Application for Strata Subdivision Approval - Report from City Clerk

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the application of Dorset Holdings Ltd. for strata subdivision approval for Lot "C", Block 159, D.L. 271, (278 West 1st Street), be rejected.

A polled vote was requested.

Voting in favour: Alderman Braithwaite, Alderman Marcino, and Mayor Reid.

Voting against : Alderman Grimwood, Alderman Taylor, and Alderman Howard.

The motion was declared DEFEATED.

Moved by Alderman Grimwood, seconded by Alderman Taylor that the application of Dorset Holdings Ltd. for strata subdivision of Lot "C", Block 159, D.L. 271, (278 West 1st Street), be approved.

DEFEATED.

Moved by Alderman Howard, seconded by Alderman Braithwaite that the application of Dorset Holdings Ltd. for strata subdivision of Lot "C", Block 159, D.L. 271, (278 West 1st Street), be tabled until such time as all members of Council are present.

CARRIED.

7. Urban Programme Planners - Waterfront Study - Report from City Administrator

Moved by Alderman Howard, seconded by Alderman Marcino that the report dated August 14th, 1974, from the City Administrator, regarding a waterfront study by Urban Programme Planners, be discussed in camera.

CARRIED.

8. North Shore Realty Ltd. - Application for Rezoning 500 Block West side Lonsdale Avenue - Reports from Planners and Advisory Planning Commission

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the application of North Shore Realty Ltd. for the rezoning of Lot "H", Block 120, D.L. 274, (West side 500 Block Lonsdale Avenue), from RH High-density Apartment Residential Zone to C-1 Central Commercial Zone, be not approved.

Moved by Alderman Taylor, seconded by Alderman Braithwaite that Mr. J.W. Black of North Shore Realty be heard on this subject.

CARRIED.

Mr. Black stated that although this area was zoned highrise, over two-thirds of it was used for commercial purposes, and that over half of it was owned and operated by the occupants, and that when the area was rezoned in 1967 the owners were not advised of what was going to happen to their property. He added that at the present time the properties cannot be developed or sold.

The motion was then put and CARRIED.

Moved by Alderman Taylor, seconded by Alderman Grimwood that this meeting now recess and reconvene at 4:30 P.M. on Wednesday, August 21st, 1974. CARRIED.

Whereupon the meeting recessed at 10:30 P.M.

CERTIFIED CORRECT:



CITY CLERK



MAYOR

MINUTES of a Public Hearing of the City Council held in the Second Floor Court Room of the Justice Administration Building on Monday, August 19th, 1974, at 7:33 P.M.

Present:

Mayor T.H. Reid, Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman M.B. Howard, Alderman F.S. Marcino, Alderman F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits and Licences Mr. F.S. Morris, City Solicitor Mr. R.J. Orr, and City Planning Consultants Miss J. Fleming and Mr. R. Mann.

Mayor Reid called this Public Hearing to order at 7:33 P.M.

The City Clerk advised that this Public Hearing had been called to consider the rezoning of lands within the area bounded on the north by the British Columbia Railway right-of-way, on the east by Lonsdale Avenue, on the west by MacKay Avenue, and on the south by the harbour headline of Burrard Inlet, from M-2 General Industrial Zone to M-5 Industrial-Waterfront Zone, for the purpose of ensuring the development of the said lands in accordance with the long range objectives of the City.

The Clerk noted that this public hearing had been adjourned on August 6th, 1974, because a report had not been received from the Advisory Planning Commission, but that the said report had now come to hand.

Mr. Gibb added further that a letter dated August 19th, 1974, had been delivered to his office this afternoon from the Port of Vancouver, and read the letter for the benefit of the people in the public gallery. The said letter was to the effect that in the opinion of the Port of Vancouver and the National Harbours Board any rezoning of National Harbours Board property would be invalid.

Mr. B.W. Fodchuk, Solicitor for Northern Construction Co., stated he would prefer to hear the reports from Urban Programme Planners and the Advisory Planning Commission prior to commenting on the proposed rezoning.

Mr. R. Mann, the City's Planning Consultant, then read the recommendations contained in his report dated July 18th, 1974, setting out the permitted uses recommended for the M-5 Zone. Mr. Mann added that the Regional District had given four readings to the alteration to the Regional Plan of the waterfront area of the City west of Lonsdale Avenue from Industrial to Urban which had been requested by the City. He said that the permitted uses were clean industries which would be compatible with residential and commercial uses and which would permit public access to the waterfront.

Mr. Fodchuk asked that the Planner enlarge on what was encompassed in a public oriented use of the waterfront and comprehensive development, and Mr. Mann replied that a comprehensive development would exclude such industries as bulk loading and large industrial output, but would include industries which would permit public access to the waterfront. In reply to a comment by Mr. Fodchuk that the proposed rezoning was very restrictive and would adversely affect the properties involved, Mr. Mann stated that

in his opinion there would be very little change in value of property, if not an improvement.

Mr. Lionel Mercier, acting on behalf of Mr. M.W. Forsythe, a property owner in the area, felt that the interests of his client were not being served. He said that industries are constantly changing and that in the event of the rezoning, his client's property would be non conforming, with the result that he would not be able to expand his business or alter his buildings, and would thus be adversely affected. He felt the proposed zoning was not sufficiently definitive to satisfy him or his client.

Mr. J.W. Black, representing the Chamber of Commerce, advised he had not seen a copy of the by-law and asked what uses would be permitted. Mr. Mann outlined the various permitted uses, and in reply to a further question, noted the site coverage allowed would be 50%. He added that different regulations governed the present M-2 Zone in respect to site coverage but that he did not have these figures this evening for comparison purposes.

Mr. Brian Conroy, representing Fullerton Lumber Co., asked if the use of the foreshore and waterfront would be encouraged, in view of the requirement for structures to be set back 100 feet from the high water mark.

Mr. Mann stated that the only way to have an area which could be used by the public would be to ask for a fifty foot strip of land for access for public use.

Mr. A.M. Fowlis, representing Vancouver Shipyards and Seaspan International Ltd., stated his firm owned property in the District of North Vancouver immediately west of MacKay Avenue, and he was concerned that the proposed uses of waterfront land in the western part of the City be compatible with the uses in the District, where the land was zoned for heavy industry. He added that he was apprehensive that the urban use of the area as designated by the amendment to the Regional Plan could at some future date include residential purposes.

Mr. Fowlis presented a letter dated August 19th, 1974, which was read by the Clerk, setting out the views of his firm in this respect.

Mr. John Bethune of Ocean Construction Supplies Ltd. also presented a letter dated August 19th, 1974, which was read by the Clerk. Mr. Bethune stated that the property owned by his firm had been expropriated by the Provincial Government and that they had as yet been unable to obtain replacement property because of the limited amount of industrially zoned land available. He noted a significant portion of industrial waterfront property is located in the City, and the proposed rezoning would exclude water oriented businesses.

Mr. Fodchuck advised that his client has a nine-acre site in this area, and is one of three owners outside of the area expropriated by the Provincial Government. He asked if the study which has been done by the City's Planning Consultants was done prior to the takeover by the Province and wondered if the study should not now be reconsidered and reviewed in view of this. He felt that the rezoning would have a harmful effect on his client's property as well as on the tax basis of the City, as the value of the property would be affected. He also felt more detailed information should have been made available for the public at this time, and added that the definition of "urban" included "residential, commercial, industrial, public, and recreational uses".

The Clerk then read the comments contained in the report of the Advisory Planning Commission dated August 15th, 1974.

11.)

Moved by Alderman Marcino, seconded by Alderman Braithwaite
that this Public Hearing now adjourn.

CARRIED.

Whereupon the Hearing adjourned at 8:12 P.M.

CERTIFIED CORRECT:

M. J. Callahan
CITY CLERK

J. W. Reid
MAYOR

MINUTES of a Public Hearing of the City Council held in the Second Floor Court Room of the Justice Administration Building on Monday, August 19th, 1974, at 8:12 P.M.

Present:

Mayor T.H. Reid, Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman M.B. Howard, Alderman F.S. Marcino, Alderman F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits and Licences Mr. F.S. Morris, City Solicitor Mr. R.J. Orr, and City Planning Consultants Miss J. Fleming and Mr. R. Mann.

Mayor Reid called this Public Hearing to order at 8:12 P.M.

The City Clerk advised that this Public Hearing had been called to consider an amendment to the "Zoning By-law, 1967" to provide for a Community College use in the C-1 Central Commercial Zones of the City, and to amend the off-street parking requirements for technical and business schools or colleges as well as community colleges. He noted that reports in this respect had been received from Urban Programme Planners and Advisory Planning Commission and had been previously distributed to Council members.

Mayor Reid asked anyone in the public gallery to speak if they felt their property would be affected by the proposed amending by-law.

Mr. Allan Smith, Planning Officer of Capilano College, stated that because of the crowded facilities at their Lynnmour location and their desire to consolidate and centralize the many satellites spread around North Vancouver they had searched for a central site for a main satellite centre and the location at 123 East 15th Street was the most suitable. He added they were planning on twelve or thirteen classrooms, major service facilities, library and counselling services for the public, and baby sitting services for people taking classes, as well as lounges for students. He felt the location would attract more adults into the College.

No other comments were received from anyone in the audience.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that this Public Hearing now adjourn.

CARRIED.

Whereupon the Hearing adjourned at 8:17 P.M.

CERTIFIED CORRECT:


CITY CLERK


MAYOR

MINUTES of a Public Hearing of the City Council held in the Second Floor Court Room of the Justice Administration Building on Monday, August 19th, 1974, at 8:17 P.M.

Present:

Mayor T.H. Reid, Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman M.B. Howard, Alderman F.S. Marcino, Alderman F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits and Licences Mr. F.S. Morris, City Solicitor Mr. R.J. Orr, and City Planning Consultants Miss J. Fleming and Mr. R. Mann.

Mayor Reid called this Public Hearing to order at 8:17 P.M.

The City Clerk advised this Public Hearing had been called for the purpose of considering an amendment to the "Zoning By-law, 1967" to provide for the addition of the M-4 Commercial-Industrial Zone to the regulations contained in Section 1001(2)(c) of the said By-law with respect to off-site parking requirements.

The Clerk noted that this amending by-law was to correct a manifest error in that the M-4 Zone had been inadvertently omitted from this section in a previous amending by-law. He added that reports in this respect had been received from the Advisory Planning Commission and Urban Programme Planners.

Mayor Reid asked anyone in the public gallery to speak if they felt their property would be affected by the amending by-law.

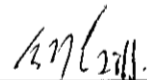
Mr. J.W. Black who was present requested that this section be read, and the Clerk read the appropriate section of the by-law.

Moved by Alderman Marcino, seconded by Alderman Howard that this Public Hearing now adjourn.

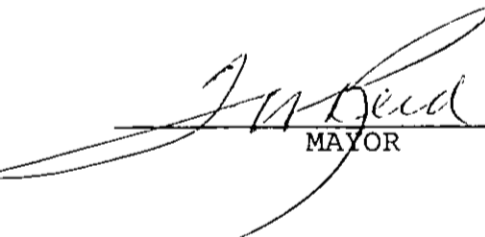
CARRIED.

Whereupon the Hearing adjourned at 8:20 P.M.

CERTIFIED CORRECT:



CITY CLERK



MAYOR

MINUTES of a Public Hearing of the City Council held in the Second Floor Court Room of the Justice Administration Building on Monday, August 19th, 1974, at 8:20 P.M.

Present:

Mayor T.H. Reid, Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman M.B. Howard, Alderman F.S. Marcino, Alderman F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, Supervisor of Inspections, Permits and Licences Mr. F.S. Morris, City Solicitor Mr. R.J. Orr, and City Planning Consultants Miss J. Fleming and Mr. R. Mann.

Mayor Reid called this Public Hearing to order at 8:20 P.M.

The City Clerk stated that this Public Hearing had been called for the purpose of considering an amendment to the "Zoning By-law, 1967" which would permit smaller lot sizes in one-family residential areas of the City under certain circumstances. He added that reports from Urban Programme Planners, the Advisory Planning Commission, and the City Engineer with respect to this subject had been previously distributed to Council members, as well as letters from Mr. J.W. Black of North Shore Realty Ltd., Mr. A. Calli, of 855 East 17th Street, and Mr. and Mrs. J. Spence, 223 East 28th Street.

The Clerk then read for the benefit of the people in the public gallery the proposed amendment to Section 506(1) of the Zoning By-law.

Mayor Reid asked anyone in the public gallery to speak if they felt their property would be affected by the proposed amendment.

Mr. A. Calli, of 855 East 17th Street, noted that at an earlier Public Hearing the Council had approved lots with a 40' frontage and an area of 4800 square feet where 50% or more of the existing lots on the same side of the street had a frontage of 40' or less. He stated that a vacant portion of his property measured 37' x 147', or an area of 5400', and that, although this would qualify under the proposed amendment insofar as frontage and area was concerned, it could not qualify because of the stipulation that 50% of the lots had to have a frontage of 40' or less. He felt that any lot of 33' width should qualify, and he added that there has been no record where such a lot has had an adverse effect on other lots with a wider frontage in the same block.

Mayor Reid noted that many lots in the City had been consolidated years ago from two 33' lots to one 66' lot, while the majority of the lots in the same block would be 33' wide. He noted that the 50% stipulation had been included to protect the amenities of a neighbourhood.


Moved by Alderman Howard, seconded by Alderman Taylor that this Public Hearing now adjourn.

CARRIED.

Whereupon the Hearing adjourned at 8:35 P.M.

CERTIFIED CORRECT:


CITY CLERK


MAYOR

MINUTES of a Recessed Meeting of the City Council held in the Second Floor Court Room of the Justice Administration Building on Wednesday, August 21st, 1974, at 4:30 P.M.

Present:

Mayor T.H. Reid, Alderman J.B. Braithwaite, Alderman T.R. Grimwood, Alderman *M.B. Howard, Alderman F.S. Marcino, Alderman *F.A. Taylor, City Administrator Mr. E.A. Raymond, City Clerk Mr. A.S.J. Gibb, Assistant City Clerk Mrs. L. Wilson, City Assessor Mr. J.D. Jellis, and City Planning Consultants Mr. R. Mann and Miss J. Fleming.

Mayor Reid called this Recessed Meeting of Council to order at 4:35 P.M.

*Alderman Taylor entered the meeting at 4:36 P.M.

REPORTS OF COMMITTEES, STAFF, AND COUNCIL REPRESENTATIVES

1. 1975 Street Improvement Projects - Report from City Engineer

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the report of the City Engineer dated August 10th, 1974, listing the street improvements proposed for the year 1975, be received and filed, and that the Engineer be instructed to prepare the necessary estimates of cost for the works proposed.

CARRIED.

2. Operation of Farmers' Market - Report from Licence Inspector

*Alderman Howard entered the meeting at 4:42 P.M.

Moved by Alderman Braithwaite, seconded by Alderman Marcino that Council adopted a policy to initiate a "farmers' market" on a controlled basis to be operated on Saturdays and Sundays for a three-month period commencing as soon as possible, such operation to be situated in the 100 Block West 1st Street between Rogers and Chesterfield Avenues; and that staff be instructed to publicize same and receive applications from farmers wishing to take advantage of the said market.

DEFEATED.

Moved by Alderman Taylor, seconded by Alderman Grimwood that Council approve in principle the establishment of a "farmers' market" to be operated on weekends for the sale by the producer of quality products; and that staff be requested to forthwith formulate suitable regulations for the operation of such a market and the sale of produce, the said market to be located on West 1st Street between Rogers and Chesterfield Avenues.

CARRIED UNANIMOUSLY.

3. Application for Strata Subdivision Approval - Dorset Holdings Ltd. - (278 West 1st Street)

Moved by Alderman Howard, seconded by Alderman Taylor that the

application of Dorset Holdings Ltd. for the strata subdivision of Lot "C", Block 159, D.L. 271, (278 West 1st Street), be lifted from the table for discussion at this time.

CARRIED.

Moved by Alderman Howard, seconded by Alderman Taylor that the representative of Dorset Holdings Ltd. who was present in the public gallery be heard with respect to this application.

CARRIED.

Mr. E.A. Talbot, representing Dorset Holdings Ltd., advised that this apartment building was the third one developed by Dorset Holdings and constructed by Bosa Bros. Construction. He noted that Dorset Holdings was comprised of a professional group who want to do everything in a proper manner and for that reason had engaged the consulting services of his firm to ensure that the building met all requirements. He stated that although four suites in the development were small, they still met the requirements of the City's Zoning By-law. He stated the reason these suites were smaller was because the City required an extra stairway from the main lobby area to the first floor only.

Mr. Talbot stated that the agreement between Dorset Holdings and Bosa Bros. contained a clause to provide that if the subdivision approval could not be obtained, then Dorset Holdings could back out of the situation, which would result in great embarrassment for the builders. He added that they had not expected any problem, since the Council last April had given approval to a building which was almost identical.

Mr. Talbot noted that if approval was not received and the building had to be rented, the average rental would have to be in the neighbourhood of \$340.00 per month, and would create a real hardship on the builders and could push them into bankruptcy. He advised that for this reason the builder had agreed to reduce the sale price of the development by \$90,000.00, which Dorset Holdings were willing to pass on to the purchaser, resulting in a reduction of approximately 10% in the price of the individual units. He added, however, that this reduction could be effective for only a three-month period in view of the cost of financing, and if the units were not sold in the three-month period the prices after that would have to be comparatively higher.

Mr. Talbot stated that the reduction would result in the average price of the small units being \$27,000.00, the one-bedroom units \$32,000.00 and the two-bedroom units \$41,000.00.

Moved by Alderman Taylor, seconded by Alderman Howard that the application of Dorset Holdings Ltd. for the strata subdivision of Lot "C", Block 159, D.L. 271, (278 West 1st Street), be approved on the basis of the sale prices of the units as quoted this evening by Mr. E.A. Talbot, representing Dorset Holdings Ltd. *Rescinded 30 SEP 1974*

Alderman Grimwood absented himself from the Council Chamber during the vote on this motion.

Mayor Reid instructed that the following comments by himself be recorded in the minutes at this point:

"Alderman Grimwood refused to stand and vote on the issue even though he was in on the discussion, and that he had no conflict of interest and therefore violated his office as Alderman."

The motion was then put and CARRIED.

MOTIONS AND NOTICES OF MOTIONS

4. Prospectuses for Strata Subdivision
Approval - Notice of Motion by
Alderman Howard

Alderman Howard gave notice that he would present the following motion at the next Regular Meeting of Council:

"WHEREAS it has come to my attention that some sellers of strata-title suites in the City of North Vancouver either knowingly or not are misquoting to the prospective purchasers misinformation on the estimated taxes and maintenance costs of the suites for sale;

AND WHEREAS it is the Council's obligation to see that the general public is protected against unfair business practices in all cases when it is within our powers to do so;

AND WHEREAS in my opinion we have the powers on any further new strata-title prospectuses being filed for approval to enforce protection to prospective purchasers;

THEREFORE be it resolved that the City of North Vancouver, upon filing of all further prospectuses, the builder, or developer, or seller must supply the following information in the prospectus before approval by the Council will be considered:

- (1) Type of suite, (one-bedroom, two-bedroom, etc.), along with gross square footage, not including balconies.
- (2) Price at which the suite will be put on the market.
- (3) Estimated gross taxes on the suite that will be quoted the purchaser.
- (4) Total itemized estimated operating and maintenance cost of the building.
- (5) Maintenance assessment costs to be charged to each suite that will be quoted to the prospective purchaser.

AND THAT when the prospectus is brought in to our City staff these estimated costs are to be checked for reasonable accuracy and okayed by the following departments:

- (a) The assessment department will check on the estimated taxes.
- (b) The building department on estimated maintenance costs and assessments per suite.

AND FURTHER THAT when the prospectus is filed an affidavit will be signed by the builder and/or seller that these costs will be quoted to all prospective purchasers at the time of the offer to sell;

AND FURTHER THAT if it is found that they are deliberately underquoting or misleading the purchaser by false information the strata approval can be immediately revoked and cancelled and the suites be taken off the market."

2 5. Advertising re Strata Subdivision
Approvals - Notice of Motion by
Alderman Howard

Alderman Howard gave notice that he would present the following motion at the next Regular Meeting of Council:

"WHEREAS it has come to my attention that some sellers and/or their representatives are offering strata-title suites that we

as a Council have previously approved to the public and knowingly or not under quoted and under estimated the gross estimated annual taxes and maintenance costs that will be charged to the individual suites;

AND WHEREAS when misleading information of this type and incorrect prospectuses given to the purchasers that the purchaser is left unprotected and are buying suites in these cases under false pretences;

AND WHEREAS it is on each prospectus filed with the City for approval they are signed by an officer of the owner and/or seller stating that 'And I/We undertake to supply each prospective purchaser, prior to their entering into any form of agreement to purchase, the prospectus as approved in connection with this application; and

I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.'

AND WHEREAS under the Real Estate Act, under sections covering subdivisions and in particular sections 52, 57, 58, 58A, 59, 60, and 62 it is clearly pointed out that any builder, developer, promoter, seller, that files or makes statements on any prospectus that is incorrect, or quote Section 57:

'If a change occurs with regard to any of the matters set out in any prospectus

- (a) that would have the effect of rendering a statement in the prospectus false or misleading; or
- (b) that brings into being a fact or proposal which should have been disclosed in the prospectus if the fact or proposal had existed at the time of the filing,

the promoter shall forthwith notify the Superintendent in writing and shall file an amendment to the prospectus or a new prospectus as the Superintendent may direct. Sections 51, 54, 55, and 56 apply to the amendment or new prospectus. 1961, c.54, s.29.'

THEREFORE BE IT RESOLVED that the Council of The City of North Vancouver posts a notice by advertising, mail, or any other method informing all owners or sellers of strata suites that they are obliged to check with the assessment department to determine current 1974 taxes, assessments, and the proper current maintenance costs upon the sale or resale of strata suites at the time they are offered for sale;

AND FURTHER THAT if it is felt that they are deliberately under-quoting or misleading the purchaser by false information the strata approval can be immediately revoked and cancelled and the suites be taken off the market regardless if they have had prior approval by the Council by virtue of Section 57 of the Real Estate Act."

6. Court of Revision for Voters' List

Moved by Alderman Taylor, seconded by Alderman Marcino that the Court of Revision for the 1975 List of Electors be held at 4:00 P.M. on Tuesday, October 1st, 1974, in the former Council Chamber in the City Hall, 209 West 4th Street, North Vancouver, B.C.

CARRIED.

BY-LAWS7. Reconsideration and Final Adoption

Moved by Alderman Marcino, seconded by Alderman Howard that the following by-laws be reconsidered:

- "Tax Sale Lands Reserve Fund Expenditure By-law, 1974, No. 4674" (Completion of 14th Street Mall).
- "Zoning By-law, 1967, Development Area Designation By-law, 1974, No. 4724" (City property exchange for Emerald Park Lodge).
- "Street and Traffic By-law, 1964, Amendment By-law, 1974, No. 4735" (Heywood Street 20 m.p.h. speed limit).
- "North Vancouver Residential Rental Accommodation Standards By-law Amendment By-law, 1974, No. 4652, Repeal By-law, 1974, No. 4736" (Repeal of Damage Deposit provision).
- "Highways Stopping Up and Closing By-law, 1974, No. 4737" (Nickel property - 154 East 27th Street).
- "Highways Dedication By-law, 1974, No. 4740" (Rededication of easterly 20 ft. of Lot 3, Block 38, D.L. 548 - lane east of Chesterfield Avenue between 15th and 16th Streets).
- "Cab Regulation By-law, 1970, Amendment By-law, 1974, No. 4741" (Cab fare increases).
- "Highways Stopping Up and Closing By-law, 1974, No. 4743" (Closure of Semisch Avenue between Second Street and the lane north of Second Street).
- "Lane North of Tenth Street from St. Georges Avenue to Ridgeway Avenue Local Improvement Initiative Construction By-law, 1974, No. 4744"
- "Marine Drive at Lloyd Avenue Traffic Light Grant By-law, 1974, No. 4729" (Cost sharing with District of North Vancouver).

CARRIED by more than a two-thirds majority of all Council Members.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the following by-laws be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal:

- "Tax Sale Lands Reserve Fund Expenditure By-law, 1974, No. 4674"
- "Zoning By-law, 1967, Development Area Designation By-law, 1974, No. 4724"
- "North Vancouver Residential Rental Accommodation Standards By-law Amendment By-law, 1974, No. 4652, Repeal By-law, 1974, No. 4736"
- "Highways Stopping Up and Closing By-law, 1974, No. 4737"
- "Highways Dedication By-law, 1974, No. 4740"
- "Cab Regulation By-law, 1970, Amendment By-law, 1974, No. 4741"
- "Lane North of Tenth Street from St. Georges Avenue to Ridgeway Avenue Local Improvement Initiative Construction By-law, 1974, No. 4744"

"Marine Drive at Lloyd Avenue Traffic Light Grant By-law, 1974, No. 4729"

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Taylor that "Street and Traffic By-law, 1964, Amendment By-law, 1974, No. 4735" (Heywood Street 20 m.p.h. speed limit), be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

Alderman Braithwaite left the Council Chamber during discussion of this subject, because of a possible conflict of interest, returning immediately thereafter.

A polled vote was requested.

Alderman Grimwood and Alderman Marcino voted in the affirmative. Alderman Taylor advised he had not had an opportunity to consider this matter.

Moved by Alderman Marcino, seconded by Alderman Howard that "Street and Traffic By-law, 1964, Amendment By-law, 1974, No. 4735" be tabled to the next Regular Meeting of Council.

Moved by Alderman Marcino, seconded by Alderman Howard that "Highways Stopping Up and Closing By-law, 1974, No. 4743", (closure of Semisch Avenue between Second Street and the lane north of Second Street), be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED.

It was requested that the City Engineer be instructed to not commence development of the Semisch playground until such time as Council has issued further instructions.

8. Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4738", (community colleges), be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED by a majority of more than two-thirds of all Council Members.

Moved by Alderman Marcino, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4738" be read a second time in short form.

The motion was carried by a vote of four to two, but FAILED in view of the fact it did not receive the approval of two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that the following by-laws be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them:

"Zoning By-law, 1967, Amendment By-law, 1974, No. 4739" (M-4 Zones - off-site parking requirements).

"Dog Tax and Regulation By-law, 1974, No. 4745" (Revision of by-law to provide for increased fees, etc.).

"Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1974, No. 4746" (Purchase of Mayor's automobile).

The motion was CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that the above by-laws be read a second time in short form.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that the above by-laws be read a third time in short form and passed subject to reconsideration.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4742", (smaller lot sizes), be introduced and read a first time in short form, copies of same having been circulated to all Council members and read by them.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4742" be read a second time in short form.

CARRIED by a majority of two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4742" be read a third time in short form and passed subject to reconsideration.

CARRIED by a majority of two-thirds of all Council members.

Moved by Alderman Howard, seconded by Alderman Marcino that the resolutions of Council adopted on July 22nd, 1974, giving first three readings to "Zoning By-law, 1967, Amendment By-law, 1974, No. 4730", (rezoning of waterfront properties), be rescinded.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that By-law No. 4730 be amended by deleting therefrom Clause (i) of Section 704.3, and renumbering Clauses (ii) to (vii) inclusive as Clauses (i) to (vi) inclusive.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that "Zoning By-law, 1967, Amendment By-law, 1974, No. 4730" as amended be introduced and read a first time in short form, copies of same having been circulated to all Council members and read by them.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Howard that the said by-law, as amended, be read a second time in short form.

CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Marcino, seconded by Alderman Taylor that the said by-law, as amended, be read a third time in short form and passed subject to reconsideration.

The motion was CARRIED by a majority of more than two-thirds of all Council members.

Moved by Alderman Braithwaite, seconded by Alderman Taylor that this Council now adjourn to Committee of the Whole for the purpose of considering several confidential reports in camera.

CARRIED.

IN COMMITTEE OF THE WHOLE

IN CAMERA

IN OPEN COUNCIL

Moved by Alderman Marcino, seconded by Alderman Taylor that the following recommendations of the Committee of the Whole be adopted:

9. Waterfront Study - Report
from City Administrator

1 THAT Urban Programme Planners be authorized to conduct a Planning Study of the western section of the City's waterfront from Bewicke Avenue to MacKay Avenue, for the purpose of submitting recommendations of an alternative solution to the land use of that area and the appropriate zoning for such a solution, taking into consideration the viewpoints of the various owners, the public, political bodies, and any feedback reports, as well as the policy guideline recommendations which were adopted by previous Councils; and that progress reports be furnished from time to time for the information of Council members; it being understood that the said study is to be completed within ninety days, (November 19th, 1974); and further that Urban Programme Planners be requested to advise of the cost to the City for the study conducted in that specific area of the City.

10. 1974 Assessment Appeals - Report
from City Assessor

2 THAT the correspondence and documents provided by Mr. J.D. Jellis, City Assessor, for the information of Council with respect to the appeals of Seaboard Shipping Company Ltd. and Neptune Terminals Ltd., be received and filed.

11. Mr. H.V. Chisamore - Report
from City Solicitor

3 THAT, in reply to correspondence from Mr. H.V. Chisamore with respect to the land use contract in connection with the senior citizens' housing complex on Second Street and St. Georges Avenue, the City Clerk be instructed to write a letter to Mr. Chisamore, as outlined in the letter from the City Solicitor dated August 12th, 1974.

CARRIED.

ADJOURNMENT

Moved by Alderman Marcino, seconded by Alderman Taylor that this meeting now adjourn.

CARRIED.

Whereupon the meeting adjourned at 7:25 P.M.

CERTIFIED CORRECT:

M. J. Jellis
CITY CLERK

J. H. Beard
MAYOR