

JULY 10, 1967

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B. C. on Monday, July 10, 1967 at 2:00 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair (2:40 p.m.),  
Corstie, Dailly, Drummond,  
Herd (2:50 p.m.), Hicks, Lorimer,  
and McLean (2:35 p.m.)

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR LORIMER:  
"That the Council now resolve itself into a Committee of  
the Whole."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott stated that, because the question of the Corporation's liability in connection with possible damage claims resulting from the Mosquito Control Programme had arisen in one of the municipalities in the Lower Mainland area, all members of the Mosquito Control Board had been asked to request immediate ministerial waiver of Section 529(a) of the Air Regulations of the Department of Transport in order that Skyway Air Services Limited (the Company retained by the Board) can proceed with its spraying operation for mosquito control in all municipalities that are members of the Board.

His Worship read a letter that he had prepared in which the request for the ministerial waiver mentioned above was contained.

During discussion, a question arose as to whether the municipality had sufficient insurance coverage to protect it in the event a claim arose as a result of the Mosquito Control Programme employed by the Board through Skyway Air Services Limited.

It was pointed out that the liability policy of the Corporation covers spraying on the ground but not from aircraft.

Other points that were made during discussion were:

- (1) the aforementioned Section 529(a) restricts light aircraft from flying at less than 1,000 feet, unless they are landing or taking off. The waiver would allow aircraft from Skyway Air Services Limited to not be governed by that restriction.
- (2) the municipality should examine the Contract that the Mosquito Control Board has with Skyway Air Services Limited to determine whether the Board

has adequate liability coverage together with a "Save Harmless" clause. This should be done by Mr. C. "Tip" Robertson, the Corporation's insurance advisor.

- (3) notwithstanding that mentioned under point (2), the Corporation could itself obtain a form of insurance coverage for the type of spraying that occurs. The rate would be dependent upon the time of spraying and the gallonage used.
- (4) in any event, there is urgency in the matter and it should therefore be treated with dispatch.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That His Worship, Reeve Emmott be empowered to make the request for the ministerial waiver of Section 529(a) of the Air Regulations of the Department of Transport in order to enable Skyway Air Services Limited to spray Burnaby for mosquito control without being restricted to the 1,000 foot altitude requirement under that Section, on the understanding that satisfactory arrangements will be made by him to ensure that adequate precautions, in the form of insurance coverage, are taken."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott mentioned that Councillor Dailly, as Chairman of the Housing Committee, had travelled to Victoria on June 29th to meet with the Deputy Minister of Municipal Affairs for the purpose of discussing the application of Council for the development of a number of sites in the municipality as Federal-Provincial Housing Projects.

He suggested that the expenses incurred by Councillor Dailly should be paid.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:  
"That authority be granted to reimburse Councillor Dailly for the expenses which he incurred as a result of his meeting in Victoria on June 29, 1967 with the Deputy Minister of Municipal Affairs."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott reported verbally that he and his wife had attended a Dinner last Friday in Government House in Victoria at the invitation of the Lieutenant-Governor for the Province.

He requested that the expenses incurred by him as a result of attending this Dinner be paid.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR LORIMER:  
"That authority be granted to reimburse His Worship, Reeve Emmott for the expenses incurred as a result of he and his wife attending the Dinner on July 7th in Government House in Victoria."

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

(1) Subdivision Servicing Requirements

Municipal Manager read a report that he had received from the Planning Department containing the results of enquiries that were made of Approving Officers in other municipalities in the Lower Mainland area respecting the servicing of properties adjacent to that being subdivided.

The report indicated that, of the ten municipalities contacted, all but one (Coquitlam) follow the same practice as Burnaby in making the first subdivider responsible for servicing costs, unless some agreement can be reached with a neighbouring land owner who does not wish to subdivide immediately.

It was added that all municipalities contacted agreed there is no authority to follow any other practice and that, once a service is installed, there is no way of insisting that a later subdivider contribute toward its cost.

With respect to the situation in Coquitlam, it was explained that the exception to the practice described applies only insofar as the installation of water mains is concerned. The Planning Department advised that, in that case, the municipality imposes a flat rate of \$4.00 per foot for a water main which is paid by the first subdivider and, should the main benefit other property, the subdivider of that land is charged \$2.40 per foot for the main that is in existence at the time he subdivides, with \$2.00 a foot of this sum being refunded to the current property owners of the lots created by the first subdivision.

The Planning Director concluded by indicating that his Department was not prepared to recommend that Burnaby introduce the practice followed by Coquitlam inasmuch as the one followed by Burnaby is standard throughout the Lower Mainland.

The following points were made during the discussion which ensued on the general subject under consideration:

- (1) Perhaps a resolution should be submitted to the forthcoming U.D.C.M. Convention to obtain permissive legislation for municipalities to charge owners of property who benefit as a result of services being provided in connection with the subdivision of adjacent lands.

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- (2) Perhaps the municipality should pay a share of the cost of servicing land created by subdivision when the services benefit other property and then collect the appropriate amount(s) from the owners who benefit when they subdivide their properties.
- (3) One of the chief complaints by subdividers is the requirement that they pave lanes created by a subdivision. This requirement does not coincide with that pertaining to the construction of roads created by subdivision.

COUNCILLOR McLEAN ARRIVED AT THE MEETING.

- (4) Another point of concern to some owners who wish to subdivide their property is the fact that their land adjoins publicly-owned property which has little likelihood of being subdivided or sold for private development; hence, there is no chance whatsoever of any participation in the costs of servicing the privately-owned land.

COUNCILLOR CLAIR ARRIVED AT THE MEETING.

- (5) The Approving Officer, in conjunction with the Municipal Engineer, has instituted a form of a balancing arrangement regarding servicing standards in cases where the streets created by a subdivision are intended to be developed to a finished standard. The arrangement is that the first subdivider pays the cost of underground installations (water and sewers) plus a gravelled road, and the second subdivider pays the cost of providing the finished treatment of the street (paved road and sidewalks and/or curbs). In some instances, this form of cost-sharing is reasonable but, in cases where an extensive underground installation is required, the first subdivider pays the major portion of the overall cost of developing the street to its ultimate standard.

COUNCILLOR HERD ARRIVED AT THE MEETING.

- (b) If a resolution is not presented to the U.D.C.M., as suggested under Point (1) above, perhaps one could be submitted merely requesting that the question of sharing subdivision servicing costs be studied.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR CLAIR:  
"That the policy requiring that a sum be collected for the paving of lanes created by subdivision - either immediately or at some time in the future - be amended by requesting that the Approving Officer, in establishing a servicing standard for the construction of lanes created by subdivision, apply the same criteria that pertains to the construction of roads, with it being explained that the standard for the lane construction is not necessarily to be the same as that which may apply to a road created by the same subdivision; instead, the concept inherent in the foregoing policy is that lanes be treated in the same manner as roads insofar as surface works, except such things as the width of pavement, concrete curbs and sidewalks, are concerned."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR DAILLY:  
"That, since the subject of subdivision servicing standards is a complex one, His Worship, Reeve Emmott appoint a Special Committee to consider the matter and make recommendations on it to Council, with it being understood that appropriate officials of the Corporation would be used by the Committee in an advisory capacity."

CARRIED UNANIMOUSLY

(2) Monthly Tax Billing

A report of the Municipal Treasurer dated June 27th relating to the above matter was then considered.

The following points were made during the deliberations of Council on the matter:

- (1) It may be advisable if the Corporation credited interest on prepayments of taxes made between the due date in one year and the due date of the following year, with the amount to be paid at thirty day intervals.
- (2) The only exception to such interest payments would be in the case where people paid the full amount of their taxes in the year they were due after the bills were sent out.
- (3) Though the views expressed by the Municipal Treasurer in his report are appreciated, there might be some merit in implementing an arrangement such as that outlined under points (1) and (2), or some similar one.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR McLEAN:  
"That the Municipal Treasurer submit a report on all ramifications of the proposal outlined above."

CARRIED UNANIMOUSLY

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(3) Private Hospitals

Municipal Manager submitted a report, a copy of which is attached to and forms a part of these Minutes, dealing with the subject matter.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSDIE:  
"That this report from the Manager be received."

CARRIED UNANIMOUSLY

Consideration was then given a number of resolutions intended to be submitted to the forthcoming U.D.C.M. Convention. The following are these resolutions:

(1) CHRONIC ILLNESS

WHEREAS the Provincial Government has undertaken to be responsible for the costs of hospitalization for persons chronically ill on the same basis as for persons acutely ill;

AND WHEREAS, under the announced policy of the government, coverage is not provided for persons confined to privately operated hospitals;

AND WHEREAS the availability of beds in non-profit hospitals is very limited, thereby discriminating against those persons not able to obtain admission to such non-profit hospitals;

AND WHEREAS this policy is likely to discourage expansion of private hospitals and thereby force local municipalities to expend large sums of money to provide chronic hospitals or purchase existing hospitals, thus adding greater burden to municipalities:

THEREFORE BE IT RESOLVED that the Provincial Government be requested to apply D.C.H.I.S. coverage for the chronically ill to government approved private and non-profit hospitals equally.

It was explained to Council that this resolution was patterned along the lines of the one that was presented to the U.D.C.M. Convention last year.

During discussion, it was mentioned that:

- (a) the first "WHEREAS" in the resolution was not correct.
- (b) a Special Committee consisting of representatives from various departments of the Provincial Government is studying all the ramifications associated with the provision of hospital accommodation, and it is expected that the report of this Committee will soon be submitted.

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MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DRUMMOND:  
"That consideration of a resolution dealing with accommodation for the chronically ill be deferred for one week and the Municipal Clerk consult the Social Service Administrator and the Municipal Manager for the purpose of developing a resolution in connection with the matter that will reflect the events which have occurred since last year plus the pending report from the Special Committee from the various Departments of the Provincial Government so that the reasons for the resolution, plus the explanation of it, will be abundantly clear to the Convention of the U.D.C.M. this September."

CARRIED UNANIMOUSLY

(2) AMBULANCE SERVICE

WHEREAS ambulance service is an essential part of hospital services;

AND WHEREAS the provision of an ambulance service places an added financial burden on municipalities;

AND WHEREAS present ambulance costs are such that an undue and onerous strain is placed on people with low restricted incomes;

THEREFORE BE IT RESOLVED that the Government of the Province of British Columbia be requested to amend the Hospital Insurance Act to make provision for ambulance services under the British Columbia Hospital Insurance Service.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR HICKS:  
"That this resolution be endorsed and forwarded to the Executive Director of the Union of B. C. Municipalities for inclusion in the booklet of resolutions for the 1967 Convention of the Union."

CARRIED UNANIMOUSLY

(3) UNDERGROUND WIRING

WHEREAS the installation of underground wiring is becoming more feasible in terms of cost and techniques employed;

AND WHEREAS it is desirable from an aesthetic and practical viewpoint that underground wiring should be installed in new subdivisions of land, and should form a part of subdivision control;

AND WHEREAS the Vancouver City Charter, by amendment, now grants power to the City Council to require underground wiring on subdivision where the expense is not unreasonable;

NOW THEREFORE BE IT RESOLVED that the Provincial Government be asked to amend the Municipal Act in similar form and content to the Vancouver Charter, as follows:-

"For the purpose of regulating the subdivision of land, the Council may make by-laws

(1) requiring that all power lines, telephone lines, or any other wires or cables shall be installed underground. The By-law may provide that the Council shall have power to waive this requirement where the applicant for the subdivision would be put to an unreasonable expense."

During consideration of this resolution, it was mentioned that the Planning Director and Municipal Engineer had been directed by Council on June 5th to prepare a Brief embracing all points relating to the installation of underground wiring so that this submission could be considered for transmittal to the B. C. Hydro and Power Authority.

It was explained that this direction of Council emanated as a result of concern that was expressed at the June 5th meeting that the cost of installing underground wiring has tripled during the past year or so. It was added that the Council felt then that the B. C. Hydro and Power Authority should be requested to offer an explanation as to why this cost has increased to that extent.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That the resolution recited above respecting "Underground Wiring" be endorsed and submitted to the Executive Director of the U.B.C.M. for inclusion in the booklet of resolutions for the forthcoming U.B.C.M. Convention."

CARRIED UNANIMOUSLY

It was understood by Council that the report of the Planning Director and Municipal Engineer to which reference is made above would be submitted to Council at its afternoon meeting on July 17, 1967.

(4) PROVISION OF LAND FOR PARK PURPOSES AS A PREREQUISITE TO SUBDIVISION

WHEREAS there is no provision contained in the Municipal Act for a Council to require the dedication of park lands where large areas of land are being subdivided;

AND WHEREAS park or recreation areas are at times necessary to satisfy the needs of the people residing in newly subdivided areas;

AND WHEREAS provision is now contained in the Vancouver Charter whereby the Council may require land to be dedicated for park purposes on subdivision;

THEREFORE BE IT RESOLVED that the Provincial Government be petitioned to amend the Municipal Act in a manner similar to that contained in the Vancouver Charter, as follows:



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"For the purpose of regulating the subdivision of land, the Council may make by-laws for providing that (1) upon any subdivision of a parcel of land exceeding twenty acres, there shall be conveyed to the city without compensation a portion of such land for park or recreation purposes other than streets, such portion not to exceed ten per centum of the land included in the subdivision."

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR DRUMMOND:  
"That this resolution be withdrawn and replaced by the one that was submitted last year in connection with the same general subject matter."

CARRIED UNANIMOUSLY

COUNCILLOR DRUMMOND LEFT THE MEETING

- (5) (A) GROUP HOMES  
(D) YOUTH TREATMENT FACILITIES

The following three recommendations under the heading "III. HEALTH AND WELFARE" in a report "Burnaby North in Profile" were then considered:

- (a) that the Provincial Government, through joint planning of health, welfare and correctional services, proceed with the development of a larger variety of group living facilities, with it being kept paramount in mind that such facilities should be developed for children whose needs are not being met by present resources and that the facilities include jointly sponsored reception centres.
- (b) that the Provincial Government be urged to complete, as soon as possible, a youth treatment facility, including "open" residential units for adolescents and to plan and construct a unit for residential treatment of younger children on a site adjacent to the Mental Health Centre in Burnaby.
- (c) that the Provincial Government be requested to provide more suitable care than is available in the adult programme at the Riverview Hospital for those disturbed adolescents and young adults who are not suited to an "open" residential centre.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSDIE:  
"That the foregoing recommendations be referred to the Liaison with the Social Service Department to discuss with the Administrator of that Department the matter of preparing appropriate resolutions in connection with the matters in time for presentation to Council on July 17, 1967."

CARRIED UNANIMOUSLY

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(6) HOUSING AND HOUSE RENTALS

WHEREAS British Columbia faces a housing shortage that is unprecedented in the past twenty years, and;

WHEREAS the increased demand for housing has encouraged landlords to increase rents almost at whim and not in relation to their actual costs, and;

WHEREAS the Provincial Government has failed to establish an adequate housing policy or attempted to solve the problem, and;

WHEREAS many tenants are being exploited in this situation;

NOW THEREFORE BE IT RESOLVED that this Convention:

- (1) Urge the Provincial Government to embark on a greatly expanded housing programme through:
  - (a) an early start on an expanded programme of low rental housing under Section 35A of the National Housing Act.
  - (b) Expanding the programme to the extent that the increased supply of low rent family accommodation renders further rent increases impractical.
  - (c) extending to all communities and Regional Districts in the Province the same formula used for public housing in the City of Vancouver. (Capital costs 75% Federal and 25% Provincial).
  - (d) establishing a Provincial Housing Corporation similar to the Ontario Housing Corporation.
- (2) Urge the Provincial Government to extend tenant rights through:
  - (a) requiring notice to vacate to be given with "reason".
  - (b) requiring rental rates for all units in apartments to be posted in the lobby of the apartment building for public scrutiny.
  - (c) requiring notice of rental increases three months in advance.
  - (d) requiring landlords to lease at a fixed rate for a period of not less than a year, upon the request of a tenant that has shown reasonable performance.
  - (e) requiring an adequate level of repairs, maintenance and occupancy standards.

- (f) establishing penalties for any infraction of tenant rights.
- (3) Urge the Provincial Government to establish a limitation on rent increases to 6% per annum pending the construction of a substantial public housing supply as proposed under Section (1).

During consideration of the foregoing resolution, it was suggested that it should be divided into two parts because there were really two subject matters. The particular suggestion was that a resolution should be prepared requesting the Provincial Government to create a Central Financing Authority for all municipalities.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:  
"That the following resolution be endorsed and forwarded for inclusion in the booklet of resolutions for consideration at the 1967 Convention of the Union of B. C. Municipalities:

(7) INTEREST ON LOANS TO MUNICIPALITIES

WHEREAS Municipalities in British Columbia are continually receiving demands for the construction of local services such as roads, sewers, sidewalks etc.;

AND WHEREAS it is the desire of Municipal Councils to initiate these services;

AND WHEREAS Municipal Councils have found it difficult to market bonds on the open market at a reasonable interest rate;

AND WHEREAS the interest rate, paid by Municipal Councils, places an added financial burden on the local taxpayer;

NOW THEREFORE BE IT RESOLVED that this Convention urge the Provincial Government to loan money to Municipal Councils at an interest rate similar to that of the Municipal Development and Loan Board Fund."

CARRIED UNANIMOUSLY

It was understood that His Worship, Reeve Emmott and the Municipal Clerk would jointly prepare a submission to replace the one concerning housing and house rental regulations.

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It was understood that the Municipal Manager would bring forward any other proposed resolutions at the meeting later this evening.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the report of the Committee be now adopted."

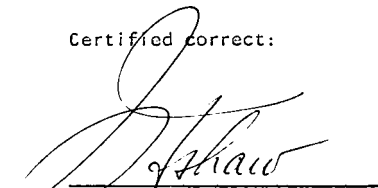
CARRIED UNANIMOUSLY

The meeting then adjourned

Confirmed:

  
REEVE

Certified correct:

  
CLERK

EW/hm