

JULY 4, 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 Tuesday, July 4, 1967 at 2:00 p.m.

PRESENT: REEVE EMMOTT in the Chair;
Councillors Blair (3:30 p.m.),
Corsbie (2:15 p.m.), Dailly,
Drummond, Herd (3:50 p.m.),
Hicks and Lorimer.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:
"That the Minutes of the Council meetings of June 5th and June 12th be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Burnaby Voters' Association wrote making reference to a new appointment from the United Community Service to the Burnaby Housing Committee asking that their Association have the privilege of appointing a knowledgeable member to serve on the Committee.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR DAILLY:
"That the letter be received and referred to the Housing Committee for appropriate action."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY used the prerogative available to a Councillor pursuant to the "Burnaby Procedure By-law" to return the application of the Burnaby Fire Fighters' Association for parity of service pay between the Burnaby Fire Fighters' Association and the Vancouver Fire Fighters, a decision on which had been reached by the Council at the last regular meeting.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:
"That the matter of service pay relative to the Burnaby Fire Fighters' Association be reconsidered in camera."

CARRIED UNANIMOUSLY

THE COUNCIL RESOLVED INTO AN "IN CAMERA" SESSION AT 2:10 P.M.

THE COUNCIL RESOLVED INTO AN OPEN SESSION AT 2:50 P.M.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR McLEAN:

"That the Council do now resolve into a Committee of the Whole to deal with items three and four of the agenda."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted a report dated June 23rd entitled "School Taxes", a copy of which is attached and forms a part of these minutes.

After a reading of the report it was

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the report of the Municipal Manager be adopted and that the point of view expressed therein be made known through forwarding of copy of the report to the Minister of Finance, Victoria; the Minister of Municipal Affairs, Victoria; and the Executive Director of the Union of B. C. Municipalities."

CARRIED UNANIMOUSLY

A general discussion ensued on the Provincial cost-sharing formulas for education, particularly the confused situation between the Provincial

Government grants for education and the per capita grants.

It was suggested that the cost-sharing for schools between the municipalities and the Provincial Governments will have to wait for a change in cost-sharing between the Federal and Provincial Governments and this is liable to be a long time coming.

The role of the Union of B. C. Municipalities in this matter was questioned and it was felt that a meeting should be set aside for the purpose of considering resolutions to the U.B.C.M. Convention.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:
"That a date be set prior to the 21st of July to discuss resolutions for submission to the Union of B. C. Municipalities Convention."

CARRIED UNANIMOUSLY

COUNCILLOR BLAIR ATTENDED THE MEETING AT 3:30 P.M.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR DRUMMOND:
"That a meeting be set for 2:00 p.m., Monday, July 10th for the purpose of dealing with resolutions for submission to the U.B.C.M. Convention."

CARRIED UNANIMOUSLY

The Manager referred to his report dated June 27th re Tax Billing which had been submitted to the Council earlier.

It was suggested the report should be laid over until next week.

TREASURER, who was present, suggested that there were three choices open to the Council:

- (1) Council could permit people to pay 1968 taxes in August of 1967.
- (2) Ratepayers could be billed by the month for those wishing such an arrangement; however, a petition would have to be made.

SUBDIVISION SERVICING REQUIREMENTS

The initial considerations under Subdivision Servicing Requirements centred on lane paving standards. At the present time, those subdividing in the centre of a block who are required to dedicate land for lane purposes and who are unable to construct the lane due to there being no allowance on either side, are required to deposit the sum of \$600.00 to cover the cost of lane construction. The question of whether or not

- (1) this deposit should be lowered, or
- (2) the magnitude of sharing should be adjusted in some other way

was discussed.

The Solicitor submitted an opinion that there was no legal authority for the Council to charge a subdivider for paving of a lane.

It was pointed out during Council discussion that the charge cannot be levied against a subsequent subdivider for services already installed to serve his property. This creates difficulties where private land or public land is on the opposite side of a road from that which is to be subdivided.

The Solicitor's opinion also advised that the Benevolent Subdivider policy, whereby this Corporation picks up its share of the cost of servicing where municipal lands are owned adjacent or opposite a private land being subdivided, is illegal.

At this point the PLANNING DIRECTOR was asked by the Council to canvass the surrounding municipalities to determine:

- (1) what subdivision policies are in force in their respective municipalities;
- (2) under what authorities do they operate.

COUNCILLOR HERD ATTENDED THE MEETING AT 3:50 P.M.

A general discussion then ensued on the standards of subdivision demanded by this Corporation:

- (1) A good many people in Burnaby own large tracts of land and are facing a high cost of servicing. These people wish to subdivide and dispose of their land to assist in making themselves financially independent.
- (2) The Council cannot be concerned with the means of a particular owner of land. The Council is only concerned with subdivision methods.
- (3) The subdivision standards established are acceptable depending on the size of land to be subdivided.
- (4) Subdividers are not always looking for high profit on subdivision of land. Some developers make their money on the sale of the building on the property. There are not always complaints on high cost of subdivision. The question usually arises when the cost of storm drains is imposed. While the questions revolve around the subdivision of land, the Corporation is also dealing with people. Officials of the Corporation should have wide discretionary powers. Some areas are urban type, some rural type. Some are small subdivisions, some are large, and there should be different sets of standards, under the circumstances, and the Approving Officer should be able to use discretion on which set of standards should be used.
- (5) The Council also has a responsibility to people who do not have subdividable land. To what extent should such people have to pick up the tab for those who have subdividable property?
- (6) Some of the large land holders are Veterans Land Act holders and under present circumstances these people could have made more money by investing at 6% than they will make from Small Holding property at this time after holding same for ten years or more. The point

was made that small holdings were for the purpose of assisting veterans to support themselves by growing food, etc. This was the main principle behind V.L.A. when it was established by the Department of Veterans' Affairs.

- (7) As pointed up earlier, the Council's largest problem is not levying the charges against the subdivider and the people who are to be served but in not being able to levy the charge against those owners who will benefit from such services. The question of whether or not the subdivision standards presently employed were too high was discussed and whether or not such standards were holding up the subdivision of land. Would lowering of the standards mean gaining more in taxation by allowing more lands to come onto the tax rolls?
- (8) It was suggested that there was not very much wrong with current subdivision procedures. There was a weakness in requiring a deposit for lanes. Moneys paid for subdivisions should be spent on the subdivisions and not reserved for long periods of time. There is really no concern for lowering standards below those presently in force. People generally want high standards and seem to be able to pay for them. Quality of the land is a moot question. Some land is poor and in order to make the land good the servicing can be expensive. Some of the older subdivisions contained long lots that cannot be subdivided because of the configuration of the land and the situation of other land on either side. Again, the cost of draining the land is very high and creates the most concern. Here it is a matter of timing. If land at the top of the drain is to be subdivided, the costs are relatively smaller provided a drain is available. However, if a drain is not available then it must sometimes be brought long distances and this is very costly. The subdivision occurring at the bottom of a drain is in a different dilemma in that a larger pipe must be provided to take care of the drainage flow from the upper levels of the drain. Drainage is one service that cannot be ignored in the same way that pavement, for instance, could be dropped. It would create a very serious situation if the policy were changed at this time whereby the subdivider did not pay for subdivision servicing. This policy has been in operation for many years.
- (9) Subdivision of land very often is a question of timing. Where an individual wants to subdivide his land and his neighbour does not, the first man must very often wait until the neighbour decides to subdivide or pay the full costs of the servicing. The answer to this dilemma can only be found in the determination in some way of reimbursing the first subdivider at a future time where his servicing benefits some other individual.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:
"That the Planning Director through the Municipal Manager obtain from the surrounding municipalities information on their respective subdivision practices and the authorities for such practices and such report be presented to the Council in one week's time."

CARRIED UNANIMOUSLY

VANCOUVER-FRASER REGIONAL PARKS DISTRICT

The matter of endorsing the Letters Patent drafts submitted by the Corporation of the District of Delta over the signature of Reeve Clarence Taylor was brought forward to the Council for consideration, particularly as to whether or not authority should be granted to the Reeve and Clerk to execute the petition on behalf of this Corporation for Letters Patent which would incorporate a Regional Park District embracing the organized communities between the Town of Mission City and the City of Vancouver, and as far south as the City of White Rock.

It was reported that the Letters Patent document had been reviewed by the Manager and had been tabled for a further look by the Parks and Recreation Commission members. The Reeve recommended that:

- (1) the documents be executed on behalf of this Corporation;
- (2) Councillors McLean and Drummond be this Corporation's appointees to the Regional Parks District with Councillor McLean empowered to cast five votes and Councillor Drummond one vote.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:
"That the recommendations of the Reeve be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER RE LEASING OF MUNICIPAL LAND

The Municipal Manager's Report dated June 23rd, 1967, dealing with this subject, attached to and forming a part of these Minutes, was read and briefly discussed.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:
"That the report of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 40, 1967

Report No. 40, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

- (1) Easement - Portion of Lot 287 of Subdivision of North Half of Lot 46, D.L. 129, Plan 1492 (BUDESHIEM)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (2) Municipal Cafeteria

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Letter from North Burnaby Commerce and Community Bureau

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:
"That the transformer and outlet installations be made as laid out
in the Report of the Municipal Manager."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:
"That the Municipal Engineer, through the Manager, be instructed that
the existing poles being replaced and new poles being installed
include special transformers and outlets where such equipment is con-
sidered to be needed."

CARRIED UNANIMOUSLY

(4) Living Accommodation for R.C.M.P. Inspectors

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Proposed Major Equipment Purchases from Rotary Fund - 1967

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Acquisition of Easement - D.L. 91 (HARDY)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSBIE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER RE PRIVATE HOSPITALS

The Municipal Manager submitted a Special Report dated July 4th, 1967
re Private Hospitals.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:
"That this report be received and brought forward to the next meeting
of the Council."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS
NOS. 5, 6, 7 AND 8, 1967" (#5156, #5171, #5175
and #5179)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO.
18, 1967" (#5112)

be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1967" (#5112)
provides for the following rezoning:

Reference RZ #54/67

FROM RESIDENTIAL DISTRICT TWO (R2)
TO GENERAL INDUSTRIAL DISTRICT (M2)

(The South 40 feet of the North 60 feet of all property lying
on the South side of Loughheed Highway between Springer Avenue
and the intersection of Douglas Road and Loughheed Highway)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That:

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS
NOS. 5, 6, 7 AND 8, 1967"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1967"

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

CARRIED

COUNCILLOR HERD -- AGAINST

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:
"That a Public Hearing be held on July 17th, 1967 at 7:00 P.M. for
the purpose of hearing representations for or against the proposal to
rezone property on Roberts Street to P7 (Special Institutional) for
the purpose of accommodating a "half-way" house.

CARRIED UNANIMOUSLY

The matter of a complaint regarding a breach of the Zoning By-law with
respect to four women and their children proposing to occupy a home on
Parkdale Drive was briefly discussed and the Manager reported that a
verbal complaint had been received by telephone during this morning and
that the complainant had been advised to lodge a formal complaint.

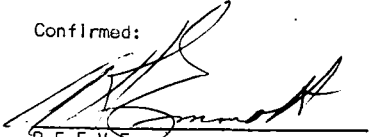
MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:
"That the Chief Licence Inspector be instructed to report to the Council
any action proposed to be taken in regard to the occupation of the home
on Parkdale Drive by four women and their children, before any formal
action is taken by his Department."

CARRIED

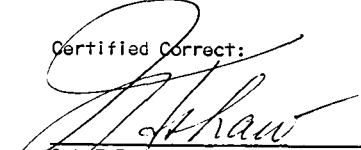
REEVE EMMOTT AND
COUNCILLOR LORIMER -- AGAINST

The meeting adjourned at 6:05 p.m. until 2:00 p.m., Monday, July 10th.

Confirmed:


REEVE

Certified Correct:


CLERK

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