

APRIL 16, 1968

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4919 Canada Way, Burnaby 2, B. C., on Monday, April 16, 1968, at 7:00 p.m.

PRESENT: Mayor A. H. Emmott in the Chair;
Alderman Blair; Corsbie, Dailly,
Drummond, Herd, McLean and Mercier;

ABSENT: Alderman Lorimer;

STAFF PRESENT: Planning Director
Municipal Engineer
Municipal Manager
Assistant Municipal Manager
Municipal Clerk.

HIS WORSHIP, THE MAYOR, proclaimed the week April 21st to 27th inclusive as Convention Week and emphasized the work of the Greater Vancouver Visitor's and Convention Bureau in promoting conventions and tourism for the Greater Vancouver area.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That the correspondence be received."

CARRIED UNANIMOUSLY

C O R R E S P O N D E N C E

The Extension Department, University of British Columbia, wrote advising of the 14th Annual Short Course in Community Planning from May 13th to 17th sponsored by U.B.C., The Community Planning Association of Canada, School of Community and Regional Planning, and inviting members of the Council and staff to attend.

The Advisory Planning Commission wrote with reference to the Annual Short Course in Community Planning under sponsorship of U.B.C. and the Community Planning Association of Canada to be held May 13th to 17th and recommended that Commissioner F. A. Armstrong be authorized to attend this course and that he be reimbursed for any reasonable expenses which he may incur as a result of his attendance at the course.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the letter from the University of British Columbia and from the Advisory Planning Commission be received and Mr. Armstrong be authorized to attend the course on the basis of the request put forward by the Advisory Planning Commission."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That the Council do now resolve into a Committee of the Whole (7:03 p.m.)."

CARRIED UNANIMOUSLY

TABLED ITE#

Item No. 9, Municipal Manager's Report No. 23, 1968 Re: Mr. Klenner's property (Retabled April 8th Council meeting)

This matter was lifted from the table and Item No. 9 of the Municipal Manager's Report No. 23, 1968 was again read.

The Manager also read a further report showing a break down of costs of servicing the subdivision of the Klenner property and adjacent municipal properties indicating total costs of \$33,050.00 to be borne by Mr. Kienner and \$55,250.00 to be borne by the Corporation. Subdivision of the Klenner property would yield ten lots whereas subdivision of the Corporation property would yield twenty-five lots.

The Planner advised that the sketch drawn to accompany the Manager's latest report (dated March 22nd, 1968) was for the purpose of estimating the servicing. It was submitted that there would be some change in design of the subdivision layout but this would not materially affect the servicing estimates as presented in respect of the hypothetical subdivision submitted. The principle that costs would be shared on a 50/50 basis applied and if under actual circumstances the costs were higher the 50/50 proposition would reflect different figures on both sides. It was submitted that if the Council approved of the proposal on this basis, Mr. K'enner would be asked for his consideration and approval. The proposition was exactly the same as other subdivisions where the Benevolent Policy of the Corporation had applied since 1959.

It was suggested in Council that the costs of the lanes to serve Lots 1 to 6 and 12 to 20 of the Corporation's property should be calculated to reflect a true estimate of the servicing costs for the Corporation property and possibly balance up the unit (per lot) servicing cost.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Municipal Manager as contained in Item No. 9 of Report No. 23 be concurred in and the Manager be authorized to present an offer to Mr. Klenner on this basis."

CARRIED UNANIMOUSLY

* * *

The Manager reported verbally on the request of Mr. P. W. Hassard for financial support toward the restoration of the ravine slope adjacent to his property which had collapsed recently during a period of heavy rain endangering his property. The Manager reported having met with Mr. Hassard and that agreement had been reached on a sixty-forty split of an estimated restoration cost figure of \$4,000.00. The agreement had been reached on the basis of the meetings with Mr. Hassard and on the basis of the Engineering study submitted to the Council by Mr. Hassard. The estimated cost included the costs of preparation of the Engineering report and other costs borne by Mr. Hassard. The sixty-forty split was arrived at on the basis that 60% would be borne by this Corporation as its share toward the restoration of the collapse on municipal property and was not considered in the nature of a claim presented by Mr. Hassard.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DRUMMOND:

"That the cost sharing arrangement made between the Municipal Manager and Mr. R. W. Hassard with respect to the collapse of the ravine slope adjacent to Mr. Hassard's property be approved by the Council subject to the 60% share being borne by this Corporation be accepted for restoration of the ravine slope forming land owned by this Corporation."

CARRIED UNANIMOUSLY

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Open discussion ensued on the advisability of granting Building Permits on properties adjacent to municipal ravines and it was suggested that:

- (1) The Engineer survey all ravines for any sensitive spots to avoid repetition of collapses such as occurred next to Mr. Hassard,
- (2) Regular checks be made of ravines to determine the development of any weak spots.

In response the Engineer advised that inspections might be practical, however, it was very difficult to decipher "weak spots" in ravine properties. It was doubtful that anyone would have been able to detect the collapse adjacent to the Hassard property. The Manager advised of attempts by the municipality to pipe a ravine property in a nearby location to the Hassard property. However, the watercourse was contained in private property and the municipality was stymied through lack of co-operation by the property owner.

The question of insurance was raised and it was reported that this aspect had been investigated and that there was no way of the municipality providing insurance coverage and this was the responsibility of the individual property owners.

The Engineer was asked to make enquiries about the Water Conservation Act 1953, the terms of which were being used in other provinces in Canada in connection with the improvement of streams and water bodies. The Toronto area was sited as one area making extensive use of this Act.

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R E P O R T S

ALDERMAN BLAIR submitted his report on the activities of the Burnaby General Hospital for the month of March, in his capacity as Council representative to the Burnaby General Hospital Board.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the report be received."

CARRIED UNANIMOUSLY

ALDERMAN CORSBIE submitted that surveys were going on in the Province of Ontario to determine why the hospital statistics reveal that 2,000 hospital days are being registered per 1,000 of population in parts of Canada and particularly in the province of Saskatchewan. The normal ratio is 600 days per 1,000 of population.

HIS WORSHIP, THE MAYOR, submitted that he would raise a similar question at the next meeting of the Greater Vancouver Regional Hospital Board to determine if there is a similar situation prevailing in the Province of British Columbia.

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TRAFFIC SAFETY COMMITTEE submitted a recommendation that members of the Traffic Safety Committee be authorized to attend either the:

- (a) 14th Conference of the Canadian Highway Safety Council in Victoria on May 6th, 7th and 8th, 1958;
- (b) Regional Workshop on Urban Arterial Traffic Improvements in Seattle, Washington between May 21st and 24th;

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- (c) Convention of the Western Canada Traffic and Parking Association in Kamloops on November 6th, 7th and 8th next;

During open discussion it was revealed that Items (a) and (c) were not as high priority from the point of view of value to the Committee as Item (b).

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GLAIR:
"That authority be granted for two members of the Committee to attend the 14th Conference of the Canadian Highway Safety Council in Victoria, two members to the Convention of the Western Canada Traffic and Parking Association in Kamloops and four members to the Regional Workshop on Urban Arterial Traffic Improvements in Seattle."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER --- REPORT NO. 26, 1968

- (1) Acquisition of Easement - East 4 feet of Lot "F", Block 13 of Lot 68, Group 1, Plan 16945

The Manager recommended that authority be granted to acquire this easement from Henry and Esther Restiaux and that the Mayor and Clerk be authorized to execute the easement documents on behalf of the Corporation.

- (2) Acquisition of Easement - Lot 69, D.L. 157, Plan 25844
SUBDIVISION REFERENCE #207/67

The Manager recommended that authority be granted to acquire a twenty-foot easement on this property from the J. Schmidt Construction Company Ltd, and that the Mayor and Clerk be authorized to execute the easement documents on behalf of the Corporation.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:
"That the recommendations of the Manager that the easements be acquired from the respective owners over Lot "F", Block 13, D.L. 68, Plan 16945 and Lot 69, D.L. 157, Plan 25844 be adopted."

CARRIED UNANIMOUSLY

- (3) Percentage Taxing of Improvements

The Manager submitted a special report on the subject of Percentage Taxing of improvements as directed by the Council and recommended that the report be considered in conjunction with the annual Budget.

MOVED BY ALDERMAN CURSBIE, SECONDED BY ALDERMAN McLEAN:
"That the report be received and referred to the Policy/Planning Committee for consideration."

CARRIED UNANIMOUSLY

- (4) 1968 Budget

The Manager advised that the 1968 Budget had been prepared in conformance with the provisions of the Municipal Act and recommended that Council determine the method of dealing with the Budget so that arrangements can be made for attendance of members of the staff as may be required.

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MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That the Council arrange to meet at 12 o'clock noon on Monday, April 22nd for the purpose of considering the 1968 Annual Budget.

Instructions were issued that the Parks and Recreation Commission and the Library Board be invited to discuss their respective budgets at their convenience.

* * *

The Municipal Manager submitted a report entitled Paving Policy For Streets Related to Maintenance Program and Local Improvement Program.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the Special Report of the Municipal Manager Re: Future Paving Policy be received for later discussion."

CARRIED UNANIMOUSLY

(5) Willingdon Avenue Overpass

The Manager reported having received six tenders for construction of the Overpass over the Great Northern Railway right-of-way on Willingdon Avenue. The work to be executed under the contract was:

- (a) Reconstruction of Willingdon Avenue for a distance of approximately 2,000 feet between Still Creek and Dawson Road.
- (b) Construction of a three-span reinforced and prestressed concrete bridge approximately 250 feet long and 84 feet wide.

The Manager recommended that the lowest tender submitted by Manning Construction Ltd. in the amount of \$706,565.21 be accepted.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Manager reported further that it was anticipated four lanes would be completed by October 12, 1968 with provision for six lanes at a later date. October 12th was a deadline stipulated in the contract and the contractor expressed the belief that there would be no difficulty in meeting the deadline.

Gilmore Avenue had been improved in readiness for the detours of traffic travelling North and South through the municipality.

(6) Parks and Recreation Conferences

The Manager submitted for Council approval the attendance of the following Commissioners to the respective workshop and/or conference on behalf of the Parks and Recreation Commission:

- (a) Workshop on "The Role of Recreation in Urban Community Development" - May 23, 24 and 25, -- St. Mark's College, U.B.C.

Commissioners Stewart, La:son and Corsbie

TOTAL EXPEISES -- \$480.00

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- (b) B. C. Recreation Conference in Port Alberni -- May 1, 2, 3 and 4, 1968 --

Commissioners Stewart, Lawson, Drummond, Corsbie and Seifner

TOTAL EXPENSES -- \$1,320.00

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That approval be granted for the various Parks and Recreation Commissioners to attend the workshop/conference as presented by the Municipal Manager and that the necessary expenses be paid."

CARRIED UNANIMOUSLY

* * *

The Special Report on Paving Policy for Streets Related to Maintenance Program and Local Improvement Program was then dealt with by the Municipal Council.

The report was read by the Municipal Manager:

The report dealt with the effects of the national tight-money policy on the remaining approved Local Improvement works and suggested that arrangements could be made for a maintenance paving programme to be undertaken which would cover all the remaining gravelled streets within the municipality.

The conclusions reached by the Municipal Manager were:

- (1) Your Municipal Manager has become convinced that it is a good idea to embark on a program of black-topping almost all the remaining gravel streets in Burnaby and that for maximum effect it should be done in one project.
- (2) Because of the tax situation created in 1968 through increase in the Provincial Government grant, 1968 would be a good year in which to do this project.
- (3) The 1968 budget has been presented to Council in conformity with approved policies of the Council so no recognition was taken in it of this proposed new policy.
- (4) The full effect of 1968 Government policy respecting Social Assistance formula and traffic offences will not be felt until 1969.
- (5) Provision can be made for this project in 1968 while still retaining a lesser mill rate for General Purposes, Debt, and Hospitals combined, than was needed in 1967.
- (6) There is no evidence at this time that such a Maintenance Paving program cannot be assimilated into the new Local Improvement requirements of the Municipal Act, or that the program should have any adverse effect on future Local Improvement programs.

The Municipal Manager recommended that:

- (a) Council adopt the Maintenance Paving Program as discussed in his report (dated April 16, 1968).
- (b) The program be financed in the year 1968 by increasing the provision for Capital Works Reserve accordingly.

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- (c) The existing but deferred Local Improvement Program be retained but if considered desirable to reduce it that it be reviewed for this reason, and to recognize any work done under this Maintenance Paving program on Local Improvement projects.
- (d) All requests now on hand for new Local Improvement projects be rejected with proper explanation to those who entered the requests. This would not apply to new projects initiated by Council for specific reasons such as previous undertakings.

Lanes

Council now has a policy of oiling all gravel lanes in the municipality at least once a year. This is an expensive policy and since its inception your Municipal Manager has not heard one word commending it. It has only been heard of in the form of complaint about the oil being tracked into homes. It costs \$35,000 per year.

It is considered that Council could well examine the merits of oiling lanes with the view in mind of extending maintenance paving to lanes. This could be done progressively through the annual savings in maintenance and oiling, or it might be considered later as a one-shot operation.

In the meantime, it is respectfully suggested that all new lanes be constructed with black-top surface so that a further back-log is not being created.

During open discussion on the Manager's Report the following questions were raised:

- (1) What differences in construction will be used for the Maintenance Paving Programme as compared to the Local Improvement Programme on the twenty-foot interim pavement strips?
- (2) What percentage of the roads paved under the Maintenance Paving Programme would be salvageable in the event further Local Improvement programmes are introduced?

In answer to the first question it was submitted that while the road base for the Maintenance Paving Programme would be somewhat different than that provided under the Local Improvement Programme, the base preparation would be quite permanent.

In response to the second question it was considered by the Municipal Engineer that 90% of the work carried out under the Maintenance Paving Programme would be salvageable, both with reference to the surface works and to the base. There would be exceptional instances where pavement might be laid on a 33 foot right-of-way and where it would be more economic to rebuild the road when additional land was obtained for the full 66 foot road allowance.

With respect to the base preparation it was submitted by the Municipal Engineer that good maintenance practices over the years had guaranteed a good system of bases on all remaining gravel roads. New equipment in the form of the Benkleman Beam had been utilized to determine the extent and quality of the base and some reliance had been placed on experience of some of the employees of the municipality who had long experience in road maintenance programmes.

The motion previously passed by the Council to refer any final decision on the adoption of the Maintenance Paving Policy to the special meeting of the Council on considerations of the 1968 Annual Budget was left to stand and discussion discontinued at this point.

HIS WORSHIP, THE MAYOR, reported to the Council that he had appointed Aldermen Corsbie and Drummond with himself as chairman to serve as the Committee to consider adjustments to the salaries for the exempt staff.

The Mayor advised having asked the Assistant Municipal Manager to provide as much information as possible on this subject for the benefit of the Committee.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:
"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:
"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

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B Y - L A W S

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That leave be given to introduce "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 3, 1968" and that it now be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the By-law be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the Council do now resolve into a Committee of the Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 3, 1968" be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:
"That:

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1968" (#5312)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 7, 1968" (#5320)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1968" (#5323)
- "BURNABY TEMPORARY BORROWING BY-LAW 1968" (#5322)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968" (#5281)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1968" (#5294)

be now reconsidered."

359 CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSBIE, SECONDED BY ALDERMAN DAILLY:

"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1968"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 7, 1968"

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 8, 1968"

"BURNABY TEMPORARY BORROWING BY-LAW 1968"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1968"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1968"

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN D'ARL, SECONDED BY ALDERMAN DAILLY:

"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1968" (#4979)"

Reference RZ # 51/66

FROM SMALL HOLDINGS DISTRICT (A2) TO GENERAL COMMERCIAL DISTRICT (C3)

- (a) Block 8, Sketch 7895 except Sketches 12417 and 12613, D.L. 4, Plan 845
- (b) The South 331.57 feet of the East 1/2 of Parcel "F", Reference Plan 6349, Block 8, D.L. 4, Plan 845
- (c) Block 8, Sketch 12613, D.L. 4, Plan 845

(The above parcels consist of an area approximately 7 acres in size located on the South side of Cameron Street from a point approximately 440 feet West of North Road Westerly a distance of approximately 397 feet)

The Planner submitted that the Council had previously resolved to proceed with this rezoning upon completion of the following prerequisites:

- (1) The required standard of improvement for Cameron Street, including responsibility for its construction, be resolved prior to the rezoning being effected. The Planning Department can provide you with particulars in this matter.
- (2) The Corporation approve the Final Design Plans for the subject property, as is provided for under Section 32 of an agreement between Loughheed Shopping Centre Limited and the Corporation, prior to the amendment to the Zoning By-law being effected.
- (3) The consolidation and road dedication plans required by this agreement be approved and registered before the rezoning is effected.
- (4) A sketch plan be submitted indicating the proposed relationship between the shopping centre site and those properties at the South-West corner of Cameron Street and North Road which are not owned by Loughheed Shopping Centre Limited.
- (5) The provision of a 25 foot landscaped buffer along all northern and western boundaries of the area to be rezoned, the purpose of this being to assist in the preservation of existing residential amenities and the retention of suitable trees within this area.

The Planner further advised that the developers have complied with items 3, 4 and 5, and are in the process of complying with items 1 and 2.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the Committee do now rise and report the By-law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1966"
(#4979) be now read a Third Time."

CARRIED UNANIMOUSLY

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POLICY/PLANNING ITEM

Drainage - 5713 Gilpin Street (Fisher) (Item 4 of the Manager's Report
No. 23, 1968)

The report of the Manager on this subject was considered by the Policy/Planning Committee in the light of requests made for some relief of drainage costs in connection with a potential subdivision of the Fisher property on Gilpin Street.

A review of the difficulties with which an owner must cope was made arising from the fact that drainage courses must be piped through a property as a condition of subdivision even though the drainage ditch might be of significant size as a result of surface waters from a broader upland area being diverted into the said ditch.

The Council was reminded that this same problem had arisen from time to time over the life of the existing policy and it had been considered that the imposition of storm drainage costs as a condition of subdivision was a fair charge on the land developer and that any deviation could result in heavy expenses being imposed upon the municipality generally to the detriment of the public interest.

It was suggested that the policy might be again reviewed with a view to a new policy being introduced similar to that in force with respect to the installation of domestic water mains whereby the Corporation picks up the cost of a water main over a particular size.

The Manager was asked to review the experience of the current policy over an appropriate period of its lifetime and to report to the Council at a later date.

The meeting adjourned at 9:35 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

JHS /fm