

APRIL 29, 1960

Minutes of a Special Council meeting held April 29, 1960 at 4:00 p.m. in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby, B. C.

PRESENT: Reeve Emmott in the Chair;
Councillors Edwards, MacSorley,
Mather, Jamieson, Brown and Prittie

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR PRITTIE:

"That the Council resolve into a Committee of the Whole to discuss the matters at hand."

CARRIED UNANIMOUSLY

The meeting was called for the main purpose of discussing the complaints of residents in the Sullivan Heights - Burquitlam area relative to the proposed erection of a high tension transmission line by the B. C. Electric Railway Company, commonly referred to as the Hill Avenue - Barnard Sub-Station Line particularly that portion between Government Road and the Barnard Sub-Station.

Correspondence was received and dealt with as follows:

Burquitlam Ratepayers Association wrote protesting the installation of the proposed transmission line on the grounds that it would be a nuisance to residents of the Burquitlam - Sullivan Heights area and requesting that the line be relocated to the west of its proposed location or that it be located underground.

The B. C. Electric Company Limited wrote with reference to the proposed line installation pointing out the importance of constructing the line on schedule since it was designed to provide power for the first stage of the Burrard Thermo Plant on Port Moody Inlet. A copy of a letter from the B. C. Electric addressed to the Public Utilities Commission was read pointing out that any clearing work done on the easement right-of-way to which the Burquitlam Ratepayers Association had objected was not undertaken by the B. C. Electric Company.

The Public Utilities Commission wrote with reference to the request of the Council for a review of the Certificate of Public Convenience and Necessity granted to the Company in view of the strong opposition registered against the installation and requested further information on the proposal of the Council, particularly whether it was suggested the Certificate should be rescinded or made conditional and if so, what conditions were proposed.

MOVED BY COUNCILLOR BROWN,
SECONDED BY COUNCILLOR EDWARDS:

"That the correspondence be received."

CARRIED UNANIMOUSLY

Councillor Robert Prittie replaced His Worship Reeve Emmott in the Chair.

The Reeve then submitted some background information on the original grant of easement made to the B. C. Electric Company over a number of years and made reference to the letter from the Burquitlam Ratepayers Association addressed to him and read at this meeting. His Worship submitted that the letter had been acknowledged from his office and the Association informed

that he would be speaking to the membership of the Association at a meeting to which he had been invited. It was submitted that the land over which the easement originally had been granted was private land and the Corporation was not able to control the easement location, pointing out that the authority over rights-of-way such as this was similar to public highways and the control of Council was limited. The meeting had been well represented by the Council and a delegate from the B. C. Electric Company when the entire matter was discussed. The Reeve made mention of the portion of the subject line north of the Sub-Station and suggested that the Council would be opposed to new plans of the B. C. Electric Company to widen this right-of-way. In considering the overhead purchase underground installation two considerations were predominate; the economics and the engineering practices involved in the underground location. Reference was made to a recent Hearing held in the case of the high power transmission line leading to the Shellburn Refinery when protest was raised by people in the Vancouver Heights area and was supported by the Municipal Council resulting in a Public Hearing having been held by the Public Utilities Commission to hear details of the protest. On receiving advice relative to the tower installations in December last year, the Reeve submitted that a letter had been written to Mr. Grauer, President of the B. C. Electric reiterating the stand taken by Council in regard to underground installations. A letter in reply from Mr. Grauer pointed out that a Certificate of Public Convenience and Necessity had been granted and that the insistence on underground installations would impose a surcharge on the people of Burnaby. Subsequently, a meeting was held with Mr. Grauer and the matter was discussed more fully and it was suggested that problems similar to the one at hand would arise again and again if some change were not made in the existing policy of installing overhead lines. Later in February the Council acknowledged that the Certificate of Public Convenience and Necessity had been issued and also the fact that a surcharge upon the people in Burnaby would not precipitate a healthy situation for the residents and approval was granted for the line in its present location. Inasmuch as the line west of Sullivan Heights area was on private property and was a combined easement designed to carry underground lines of the Greater Vancouver Water District and in view of the growth that had taken place in the Sullivan Heights area since the original certificate had been granted it was apparent that a buffer strip was needed to remove the objections of the people. Following the Burquitlam Ratepayers meeting, a telegram had been sent to the Public Utilities Commission and the B. C. Electric Company advising that a Special Meeting of the Council was being held to consider the objections raised by the residents. Two matters justified this action and a request for a review by the Public Utilities Commission:

- (1) The development of the Sullivan Heights area subsequent to the original granting of the Certificate of Public Convenience and Necessity.
- (2) The denuding of the right of way by the B. C. Electric Company or the Greater Vancouver Water District thus removing the natural buffer between the residential area and the power line.

MOVED BY COUNCILLOR JAMIESON,
 SECONDED BY COUNCILLOR EDWARDS:

"That the Council request the Public Utilities Commission to undertake a review of the transmission line proposal by the B. C. Electric Company for installation of a transmission line between the Barnard Sub-Station and Government Road and that the Public Utilities Commission be requested to issue an order to stop work on the subject portion of the transmission line right of way."

CARRIED UNANIMOUSLY

A spokesman for the Burquitlam Ratepayers Association stressed the concern of the ratepayers in the area and requested that steps be taken to protect the property values and other interests of these residents. Mr. Merilees, representative of the B. C. Electric Company, presented a prepared statement and submitted that the Company appreciates the problems involved pointing out that the above ground installations of high tension power lines was not unique in Burnaby, and that such lines existed all over the United States and other parts of Canada. Mr. Merilees submitted that his Company was prepared to have the matter reviewed before the Public Utilities Commission.

His Worship, the Reeve suggested that the Solicitor be directed to present the Corporation's case before the Public Utilities Commission in the event a Hearing was held in the second week in May due to the scheduled Conference of Canadian Federation of Mayors and Municipalities during that week.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the Municipal Solicitor be directed to present a Brief setting out the Corporation's position with regard to the subject overhead transmission line protest in the event a Public Hearing is called by the Public Utilities Commission."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR BROWN,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Committee of the Whole be adopted."

CARRIED UNANIMOUSLY

Mr. Nemetz attended at 5:00 p.m. and presented the Union Agreements for Burnaby Civic Employees Local Union No. 23:

- (a) Foremens Division
- (b) Outside Workers Division
- (c) Inside Workers Division

presenting details of joint negotiations with the City of New Westminster and the City of Vancouver and recommending that the agreements as presented be approved by the Council.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Wage Negotiator be adopted and that the Reeve and Clerk be authorized to execute the agreements and affix the Corporate Seal thereto."

CARRIED UNANIMOUSLY

The Manager then reported on the need for added accommodation for the Municipal Hall referring to a report of the Chief Building Inspector dated January 8th, 1959 which sets out the needs for additional Council space and staff departmental space. Two possible solutions were suggested:

- (1) An addition to the Municipal Hall through the construction of a third floor on the main wing or,
- (2) The erection of a separate building to house the Social Welfare and Health Departments (except Sanitary Division).

The Manager submitted that there was some concern over private ownerships of land within the general area and that something should be done to acquire any private lands which are considered will be desired by the Municipality not only in conjunction with the Municipal Hall but in keeping with the overall plan for a general community centre within the area roughly bounded by Gilpin Street, Grandview-Douglas Highway, Percival Street and Royal Oak Avenue.

In regard to the accommodation it was submitted that the best solution was felt to be the erection of a new building for the Health and Social Welfare Departments and to this end sites had been investigated with the result that preliminary negotiations had been entered into for the purchase of property at the corner of Gilpin Street and Grandview-Douglas Highway and the property next and to the west of the corner property. It was suggested that the Municipal buildings should be sited on more land since the Health Department was not satisfied with the septic tank situation on the front lawns of the present Municipal Hall grounds and that additional buildings on those grounds would only aggravate the situation. Parking problems were also present and becoming more acute and it was considered that the existing Hall site should not be encroached upon at this time at least with other buildings. It was suggested that the tennis court of the Valley View Community Centre could be utilized at present as a temporary measure for added parking space. As a result of the aforementioned negotiations, it was submitted that the inside property was available at a reasonable price but that the corner property was considered by the owners to be a good service station site and the price was therefore not acceptable.

It was suggested that a comprehensive report on the overall land availability and use in the general area of the Municipal Hall and High School should be brought down so that the Council can consider the matter further.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR BROWN:

"That a survey be made of properties available in the general area between Gilpin, Royal Oak, Grandview-Douglas Highway and Percival and that a report be brought down on the land use aspect and market prices of properties considered desirable for Municipal purposes."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTE,
SECONDED BY COUNCILLOR BROWN:

"That the Manager be authorized to negotiate for properties at the corner of Gilpin Street and Grandview-Douglas Highway (Pontifex property) and the adjacent property to the west (Van der Bent property) and that a report on places and other relevant information be submitted to the Council."

CARRIED UNANIMOUSLY

The meeting adjourned at 5:45 p.m.

Confirmed:

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