

APRIL 15, 1970

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Wednesday, April 15, 1970, at 4:05 p.m.

PRESENT: His Worship, Mayor Prittie, in the Chair
Aldermen Blair (4:35 p.m.), Clark,
Dailly, Drummond, Ladner, Mercier and
McLean

ABSENT: Alderman Herd

MANAGER'S REPORT NO. 25, 1970 re Lot "C", Block 24, D.L. 32, Pl.8968

The Manager submitted a report of the Planning Director following exclusion by the Council of this Lot "C" from those properties being the subject of a Public Hearing to establish a minimum floor area ratio, because of the question raised with respect to Lot "C".

This decision was made at the Council meeting on April 13th when the Planner reported on a number of "C3" areas which would be affected by Community Plans in the future, and where the floor area ratio under a General Commercial zoning would not fit the Community Plan floor area ratio, and it was suggested that a new zone, to be called "C3a", be established which would provide for a 2.00 ratio pending development of these areas under the Community Plan programme, which in this case involved Community Plan No. 4-Area "L" - Kingsway/Nelson.

The Manager advised that it was now a question of Council decision whether or not to reinstate Lot "C" in the upcoming Public Hearing. If Lot "C" is not reinstated, the Council would have no basis for any further hold on a Preliminary Plan approval and it would have to be issued.

The Manager further reported that the Planning Department does everything reasonable to remove all possibilities of possible future conflict when dealing with matters of this kind. There are, however, enquiries made of Planning which are not of specific nature. However, where there is any indication of conflict between an enquirer's objective, and any known action on the part of the municipality, the differences are carefully pointed out.

The Planner's submission was comprised of a chronological review of the events which had taken place within his Department from the time original enquiries were made concerning the possibility of erecting a commercial store building on property on Newton Street within the Community Plan area. The chronology showed that there had been many discussions held commencing on February 12th, between the Planning Department and agents and architects interested in the development of this project and that previous instructions had been issued by the Council to withhold the Preliminary Plan approval pending final decision on the Community Plan areas.

Initial discussions went further beyond February 12th, and in fact were held on December 16, 1969 and January 6, 1970 between a representative of North-West Realty Ltd. and members of the Planning Department on possible sites for this operation, and on both occasions, it had been made abundantly clear that certain core areas, including that presently in question, would not be suited to the low intensity use proposed and possible locations outside these areas were suggested for consideration.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Lot "C", Block 24, D.L. 32, Plan 8968, be included in the Public Hearing to be held relative to the establishment of the series of Community Plan areas previously recommended by the Municipal Planner and dealt with at the Council meeting on April 13, 1970."

CARRIED

ALDERMAN DRUMMOND -- AGAINST

ALDERMAN BLAIR TOOK HIS COUNCIL SEAT AT 4:35 P.M.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Planning Department be directed to continue to withhold the Preliminary Plan Approval on the proposed development on Lot "C", Block 24, D.L. 32, Plan 8968, pending consideration of the Amending Zoning By-law covering this property."

CARRIED

ALDERMAN DRUMMOND -- AGAINST

* * *

The Council then proceeded to deal with the SIX-YEAR CAPITAL IMPROVEMENT PROGRAMME covering the years 1970 to 1975 inclusive.

The Manager reported that the Capital Improvement Programme presently before the Council had been developed through approaches having been made to each Department Head within the Administration and with the various Boards and Commissions who were invited to submit a departmental or branch programme respectively for their purposes, with indications as to priority by years. These submissions were then handed to a special staff committee composed of the Municipal Treasurer, Engineer, Parks Administrator and Planning Director. Mr. Lowther of the Planning Department, was the research man and assisted in putting the submissions together, and the Committee then conducted examinations into each proposal and the Council has now received the product of these Committee meetings before them.

The Administration has had one-year's operation of the Capital Improvement Programme and has learned from this operation the current submission reflects the knowledge thereby gained. It has been necessary to consider possible sources of funds. One of the greatest potential sources for funds is one of the assets of the municipality. Much work put into the programme was the examination of this particular asset (municipally-owned land) and related to a specific requirement - land acquisition - as such requirements

relate to sites for parks, schools, sewer rights-of-way, other easement rights-of-way, roads, etc. Through this examination and procedure, substantial sums of money are evident within the Capital Improvement Programme. The idea was developed to relate the cost of acquisition and the cost of development, i.e. installation of services, etc., to the asset, with the entire Programme being worked out for a number of years with a view to evolving a planned improvement using the net proceeds to cover the cost of the Programme over the six-year period. The idea means nothing unless it is felt by the Council to be reasonable. The plan requires the disposal of a limited number of lots per year (70 lots per year).

The Manager referred to a report of the Planner submitted to the Council at this meeting entitled "Municipal Land - Acquisition Development and Sales" dated April 14, 1970.

The Manager advised that the foregoing was a summary of all the thinking which has gone into the Capital Improvement Programme relative to a source of funds in capsule form. It meant disposing of land the Corporation holds to purchase other land for Corporation purposes, using the differential between the value of the raw land and improved land for acquisition purposes. The Capital Improvement Programme must be examined each and every year and there are certain to be modifications in the future depending on changing circumstances. At this time, it was necessary to develop some source of funds in order to enable the development of the Programme.

Some discussion ensued on whether or not the report of the Planner entitled "Municipal Land - Acquisition, Development and Sales" should be discussed at this time, and the Manager reported that, while the Six-year Capital Improvement Programme was dependent to a degree on the adoption of the theory contained in this report, it was not essential that the report be dealt with at this time, and it was suggested that the Planner's report be dealt with at a later date.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:

"That the report of the Planner entitled, "Municipal Land - Acquisition, Development and Sales", be received and placed on an Agenda for a Council meeting in two or three weeks' time."

CARRIED UNANIMOUSLY

ALDERMAN LADNER submitted that there should be discussion by Council on the Parks and Recreational needs contained within the Capital Improvement Programme, as well as the Annual Budget, the latter containing large increases over last year's Annual Budget. It was submitted further that the Commission will need a programme involving borrowing in the year 1971, and this could create serious complications owing to the current National financial crisis.

The Parks Administrator advised that the Commission was aware of the financial complications but is desirous that the programme go forward as presented at this time. A major study was under way by experts which would have a considerable bearing on the future Parks and Recreation Programme. No problem was created with the budgetary presentation for 1970 in the Capital Improvement Programme; however, the Programme for the following years would be subject to review following presentation of the aforementioned study.

The Treasurer suggested that the Council should meet with the Parks and Recreation Commission this year to discuss the possible financing of the Capital Improvement Programme to be undertaken in future years pursuant to the special report to be presented.

Reference was drawn to the amount of \$2,464,750.00 set in the Capital Improvement Budget for a new borrowing during 1970. The Manager suggested that there was not much use in advancing any of this amount to the year 1971 because of market situations. It was submitted that there seemed to be some softening in the market and perhaps the situation may have improved in the Fall of 1970. It was also pointed out, however, that, if this situation did occur, there would be many Corporations or others with borrowing needs going to the market at that time and this would probably overcome any advantage which may come about as a result of any softening in the market.

The Council then proceeded to deal with the Capital Improvement Programme schedule by schedule.

Schedule "A" -- Furniture and Equipment:

Alderman Ladner noted that there was an amount for contingency in this Schedule as well as other Schedules throughout the Programme and it was submitted that, in his opinion, these contingencies should be withdrawn as there may be a tendency to spend up to the amount of the contingency. It was felt that a firm figure should be established for each item and that the Administration should spend within that figure.

It was submitted by the Manager that the contingency relating to Schedule "A" was only 5% and that it would not be good practice to eliminate contingencies as it was necessary to have some flexibility available for unforeseen items which inevitably arise throughout the year.

Schedule "B" -- Road Projects 1970-1975:

The largest single item under "Lane Construction" contained in this Schedule - (1) Lane South of and parallel to Hastings East of Cliff Avenue - length 830 feet - \$10,000.00 - was questioned and the Engineer advised that this was an existing lane and the item appeared as a result of complaints received from the area. The possibility of including the item as a Local Improvement under the Lane Paving Programme was questioned.

The Manager advised that the following constituted the policy with respect to the construction of lanes, and particularly lane paving:

- (i) Paving of lanes under the Local Improvement Programme.
- (ii) The subdivision policy whereby the subdivider is required to develop and pave lanes within the subdivision being created.
- (iii) There exists a list of lanes which, while they exist on paper, may have some trust funds credited to their construction, or the Corporation is obligated to construct for one reason or other.
- (iv) A number of lane allowances exist which have never been opened.

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- (v) There are situations where lanes are required to be constructed by the Corporation where the circumstances are the same as those applying to private subdividers.

It was suggested that the construction of this lane could proceed by the Corporation but the paving aspect should be referred to the people fronting on the lane to determine whether or not they would be prepared to install the lane paving under the Local Improvement Programme.

It was decided to leave this entire question for further discussion at the termination of consideration of the Capital Improvement Programme.

A query was raised concerning private crossings and why the Corporation supplied such crossings free of charge to the property owners.

The Manager explained that the ditches were created for the purpose of draining roads and that the residents were entitled to a crossing into their property. The current policy had been developed as former practices of the ratepayers involved the installation of old domestic boilers or substandard wooden boxes as culverts which caused the Engineering Department ^{trouble} owing to collapse or blockage. It was submitted that the current policy had been a constant policy of the Corporation for many years and, because of the prior difficulties, should be maintained.

It was the general consensus of the Council that this policy should not be changed.

Under the heading of "Street Lighting", it was pointed out that the sum of \$90,000.00 had been included in the 1969 Capital Improvement Budget covering certain projects for that year and that if this figure were added to the total figure for the 1970 Programme, the grand total would amount to \$133,000.00. The Engineer commented that the Programme for 1969 including the commitments as noted in the current Capital Improvement Programme had been increased owing to increased costs. It was further pointed out that those items shown under "1969 Commitments" had in fact already been constructed and in most cases were now energised. The Moscrop Street job was the only exception. The increased costs, therefore, accounted for the difference in the two figures raised during the query.

The question of a contingency within this Schedule was again raised and referred to later discussions.

Under "Service Centre Improvements", the question of acquiring additional lands for the expansion of this Centre was raised, and it was submitted by the Engineer that some land had been acquired but others were needed.

The possibility of acquiring additional needed lands for the Service Centre was laid over for later discussions.

Within the "Summary of Major Road Projects 1970-1975", an item of \$44,000.00 was included for the development of Austin Road, and this figure was questioned.

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It was submitted that a figure of \$25,000.00 had been included in the 1969 Capital Improvement Budget and the new figure represented an amount needed for acquisition of land and reflected inflationary land values. It was submitted that the land would be required to carry the Austin Street right-of-way through to Tenth Avenue.

A figure of \$40,000.00 for Beresford Street was questioned and it was submitted that this was mainly for land acquisition along a rather lengthy property developed for apartment purposes and would also be needed for acquisition of a portion of land from the Fresh-Pak property.

During this meeting, the following items were referred for further discussion at the termination of deliberations on the Capital Improvement Programme:

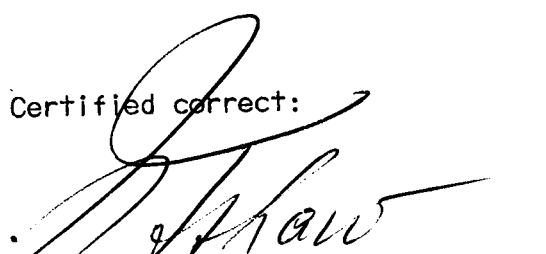
- (1) Lane Construction Policy including possible reference of the construction of lanes to the people abutting such lanes prior to construction taking place to determine whether or not the residents would be prepared to approve a Local Improvement covering the paving of the lane.
- (2) The question of retaining contingency figures in the various Schedules of the Budget.
- (3) Discussions on the possibility of acquiring additional needed land for the Corporation's Service Centre.

The meeting adjourned at 6:10 p.m.

Confirmed:

Certified correct:


MAYOR


CLERK

JHS/dew