

MAY 10, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, May 10, 1971 at 7:00 p.m.

PRESENT: Acting Mayor Ladner in the Chair;
Aldermen Blair, Clark, Dailly,
Drummond, Emmott, Mercier and McLean;

ABSENT: Mayor Prittie;

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That the Minutes of the Council meeting held on April 26, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. W. Burrell re development of commercial property at North-East corner of Sussex Avenue and Rumble Street
- (b) Mr. and Mrs. B. Hoffmeister re expropriation of property known as 9762 Lyndhurst Street
- (c) Burnaby Pollution Removal Association re proposed expansion of Standard Oil Refinery

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Before Mr. Burrell spoke, it was

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That Item 12 of the Municipal Manager's Report No. 33, 1971, which deals with the subject of the submission to be made by Mr. Burrell, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

- (12) Lots 1 to 4 inclusive, Block 24, D.L. 99, Plan 2012

The subject property is zoned Local Commercial (C1) and has been since 1948.

The Planning Department has no record of any recent enquiries or discussions relative to any development proposal for the properties but there have been reports to the Department from nearby residents that Mac's Milk, a chain convenience store operation, proposes an outlet on one or all of the lots.

At the time the properties were zoned Local Commercial, three of the four of them were residentially-occupied.

In 1960, a petition was submitted to Council seeking the rezoning of the properties to a Residential category in order to preclude the introduction of Commercial facilities on the lots.

The Planning Department, in reporting to Council on the request, recommended that the rezoning be advanced.

The Amendment to the Zoning By-law covering the rezoning proposal was not passed by Council.

Even though the lots remain zoned C1, no commercial use has been made of them.

All four lots are presently occupied residentially.

If an application was received to develop one or all of the lots commercially within the provisions of the C1 District, the Planning Department would have no alternative but to accept the application in view of the current zoning.

Mr. Burrell then spoke and presented a written submission on the subject of concern to him, which indicated the following reasons for opposing commercial development of the property in question:

- (a) Many of those whose names appear on the petition today were opposed to Commercial Development of the property in 1960.
- (b) 98% of those residing in the area that lies within two blocks of the subject location are opposed.
- (c) There are eleven stores within seven-tenths of a mile of Sussex Avenue and Rumble Street, including a Mac's Milk Store five blocks away.
- (d) There are four new stores vacant at Royal Oak Avenue and Rumble Street, and four more are under construction.
- (e) The area has not grown residentially over the past number of years and the population has not increased greatly; therefore, another store is not needed.
- (f) The municipality would not be losing revenue if a commercial development was not built because there is a house on the properties.
- (g) The two streets involved carry a high volume of vehicular traffic, and there have been many accidents at the intersection of the two streets.
- (h) People frequenting the store will litter the area after making their purchases.
- (i) The area has been without any commercial development for many years and the residents would like to retain that situation.

May/10/1971

Mr. Burrell also mentioned that there are three institutions in reasonable proximity to the subject location and those operating the facilities have expressed the view that no further commercial development is required to accommodate the needs of those in the institutional developments.

In response to a question, the Planning Director stated that his Department was not in receipt of any application for commercial development of the property in question.

MOVED BY ALDERMAN MERRIER, SECONDED BY ALDERMAN EMMOTT:

"That Council approve for further consideration the rezoning of Lots 1 to 4 inclusive, Block 24, D.L. 99, Plan 2012 from Local Commercial (C1) to a residential category and agree to advance this proposal to a Public Hearing, with it being understood that:

- (a) The Planning Department will indicate the specific residential classification that should be applied.
- (b) Any potential developer of the properties for commercial purposes and the owners of the lots will be notified of the rezoning proposal."

CARRIED UNANIMOUSLY

(b) Mr. Hoffmeister then spoke and made the following comments:

- (a) The Land Agent for the Corporation has made an approach regarding the compensation desired for the property at 9762 Lyndhurst Street as a result of the Corporation expropriating the property, but no acceptable offer has been made.
- (b) Negotiations have been protracted and he was anxious that they be concluded as soon as possible.
- (c) The Council was being asked to investigate the matter to determine whether it can be concluded to the mutual satisfaction of himself and the Corporation.

MOVED BY ALDERMAN DUNNISON, SECONDED BY ALDERMAN MERRIER:

"That the Municipal Manager submit a report indicating the current position in regard to the Corporation's attempt to acquire the property of Mr. Hoffmeister for park purposes."

CARRIED UNANIMOUSLY

(c) Mr. H. Fuller of the Burnaby Pollution Removal Association then spoke and offered the following in connection with a request of the Association that the permit for the proposed expansion of the Chevron Canada Oil Refinery in North Burnaby be withheld until a public meeting has been arranged at which all persons concerned in the matter would be allowed to present their views:

- (a. Since that letter from the Association was written, a petition has been circulated and signed by approximately 1,000 people supporting the request.

- (b) The extent of the modification or expansion is not certain since the figures for refinery "throughput" that have been mentioned to Council do not agree with those obtained from the Refinery.
- (c) It cannot be ascertained whether the Refinery modification will mean an increase in the amount of crude oil used daily or if the relative product mix obtained will be redistributed to increase the gasoline cut.

This is important because the amount of sulphur compounds emitted to the atmosphere would increase directly with an increase in total throughput unless a sulphur recovery plant was installed, no mention of which has been made.

- (d) Even if the total throughput remained constant, it should be determined whether the Refinery intends to use different crude mixes than those now being used because this would affect the sulphur content and the degree of sulphur pollution emitted. Even with the "low sulphur" crude oil now utilized, the total sulphur emission must be in the range of one to two tons per day. Other refineries in the area claim a 97% recovery of sulphur with their desulphurization units, which would make their total emission much less than Chevron's.
- (e) Will the waste water from the new units contain phenols, heavy metals, or caustic. If so, how much and in what concentration? Routing waste water to an A.P.I. separator will not remove chemicals, only reduce the amount of entrained oil.
- (f) Will the new processes mean the elimination of dumping spent caustic into Burrard Inlet. If not, how much and in what concentration is such waste to be dumped. Other refineries claim 100% recovery of caustic.
- (g) Will the modifications to the process entail reduction or elimination of phenols from existing waste water? No mention has been made of a unit to reduce or eliminate phenols such as other refineries use.
- (h) What atmospheric pollutants would be emitted from the new units? How much and in what concentration?
- (i) The new flare stack is designed to be less noisy and to show less flame. How much of a reduction in the volume of hydrocarbons burned will the new processes involve? It is deplorable to waste a non-renewable resource that is entailed in burning excess hydrocarbons because they could be recovered and used to generate power.
- (k) What new sources of noise will the new process units introduce into the neighbourhood?
- (l) What catalysts will be utilized in the new units? How will they be recovered and what losses will there be?
- (m) What are the refinery's plans for future expansion in the area? How will the present and future expansions affect property values?

May/10/1971

- (n) The intent of the foregoing questions is to demonstrate that, even to a somewhat knowledgeable layman, the information supplied by Chevron to Council was most inadequate on which to base a reasonable judgement of the environmental effects of the Company's plant modifications.
- (o) There are others who would also like the opportunity to discuss with the Company and the Burnaby Health Department the ramifications of the expansion plans.
- (p) Owing to the facts the Regional District has not yet established procedures for the control of pollution and that the Provincial Pollution Control Board has neither the resources nor the staff to adequately establish and enforce pollution regulations (in the case of air emissions, the Board is not yet really functioning), it behooves Burnaby to scrutinize carefully projected developments in industries such as oil refineries.

It is not reasonable to expect the small staff of the Burnaby Health Department to be highly conversant with technical processes such as oil refining so, in order to assess the situation adequately, the municipality should obtain the services of an independent consultant like Port Moody did when confronted with apparent problems at the Gulf Oil Refinery.
- (q) The Association is not necessarily opposed to Chevron Canada's plans but it does want to be assured that the project will mean a significant reduction in pollution from the plant.

Municipal Manager stated that a report is to be submitted to the May 17th Council meeting in connection with the Refinery expansion proposal of Chevron Canada Ltd.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That action on the request of the Burnaby Pollution Removal Association be deferred until the May 17th meeting for consideration in conjunction with the report that is expected at that time, and then the matter be seized by the Pollution Committee for study and recommendation to Council; and further, in the meantime, answers be provided to the questions posed this evening by Mr. Fuller."

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:

"That the previous motion be amended by deleting the words "and then the matter be seized by the Pollution Committee for study and recommendation to Council."

CARRIED

AGAINST -- ALDERMAN BLAIR

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

May/10/1971

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN McLEAN:
"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Dr. R. L. Coupe submitted a letter suggesting that pollution of the water in Deer Lake may be contributing to the protozoal infection of dead fish which have been taken from the Lake. Dr. Coupe also suggested that the municipality provide sewer facilities for the properties in the vicinity of Deer Lake which are presently served by septic tanks.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the letter from Dr. Coupe be referred to the Health Department for a reply to his point concerning the possible cause of death of fish in Deer Lake; and further, he be informed that Council has already instituted measures to ensure that all properties concerned are connected to the public sewer system within a reasonably short time."

CARRIED UNANIMOUSLY

Mr. R. L. Bolduc, for Director, Civil Aviation, Department of Transport, submitted a letter indicating that:

- (a) It has been determined that at no time has Burnaby Lake been designated as an aircraft landing area, nor is there any intention to publish data pertaining to the site in any aviation publication.
- (b) He does not feel there are sufficient grounds to justify the introduction of legislation prohibiting the operation of aircraft from Burnaby Lake, providing such operations are conducted in accordance with the Air Regulations.
- (c) In the event Burnaby Lake is designated as a park or should any structures be erected on or around the Lake which would be hazardous to aircraft operations, he would be prepared to review the matter of aircraft being prohibited from using the Lake.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That Item (10) of the Municipal Manager's Report No. 33, 1971, which deals with the subject of the letter from the Department of Transport, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(10) Burnaby Lake

May/10/1971

The following factors should be considered in connection with the question of aircraft on Burnaby Lake:

- (a) There will be floating lane marker buoys or gantries that will be overhead which will be semi-permanent at least.
- (b) There will be six single piles outlining the course.
- (c) There will probably have to be launching aprons and a shell storage building.
- (d) There will need to be a starting gate or structure.

It was being recommended that the Consultants engaged by the municipality be asked to prepare, on the Municipality's behalf, an appropriate reply to Mr. Bolduc's letter, to be sent to the local office of the Department of Transport, outlining the above factors and any other pertinent information so that Burnaby can pursue the matter of prohibiting aircraft from at least a portion of the Lake.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That further action on the question of aircraft being prohibited from using Burnaby Lake be deferred until it is more positively known what type of facilities are to be provided on Burnaby Lake for the rowing course that is to be developed for the 1973 Canada Summer Games."

CARRIED UNANIMOUSLY

President, Canadian Federation of Mayors and Municipalities, submitted a circular letter forwarding the Vincent Massey Awards Programme, which was developed to recognize imaginative solutions to problems of design in municipalities and to encourage citizens in the discovery and achievement of excellence in the urban environment.

Industrial Commissioner, Vancouver and Lower Mainland Industrial Development Commission, forwarded copies of the Industrial Development Brochure on Greater Vancouver that was produced by the Commission.

Executive Director, The X-Kalay Foundation Society, wrote to offer his views, as near as can be determined, on the proposed use of the "Seton Academy" property for elderly persons.

* * *

TABLED ITEM

The following matter was then lifted from the table:

Dredging and Aircraft on Burnaby Lake

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That consideration of the foregoing matter be deferred until receipt of Items (1) and (20) of the Municipal Manager's Report No. 33, 1971 later this evening."

CARRIED UNANIMOUSLY

QUESTION AND ANSWER
PERIOD

ALDERMAN DRUMMOND suggested some improvements could be made to the sound system in the Council Chambers, as follows:

- (a) Is it possible to have the Council Member's desk microphones raised, or arranged in such manner the sounds from movement of paper on the desks will not be transmitted?
- (b) The microphone provided for spokesmen for delegations is rather ineffective and should be improved.
- (c) Can arrangements be made for amplification to be directed toward the Council, as well as the audience?

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the Municipal Manager investigate the suggestion just made regarding the sound system in the Council Chamber."

CARRIED UNANIMOUSLY

ALDERMAN McLEAN enquired as to when a report could be expected on the Rapid Transit Study.

Municipal Manager stated that he had been informed by the Consultants engaged by the City of Vancouver that there would be a formal submission from them on the matter in due course.

The Manager was asked to ascertain when the report could be anticipated.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

* * *

R E P O R T S

HOUSING COMMITTEE submitted a report dealing with the following matters:

(a) Moscrop - Willingdon Area

It was being recommended that the Planning Department be directed to prepare and submit a report indicating the future road pattern for the Moscrop - Willingdon Area, including the proposed extension of Forglan Drive, to be developed within the context of the submission "Urban Structure".

It was also being recommended that, when this report becomes available, it be sent to residents in the Forglan Area for their views.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That the recommendations of the Committee be adopted."

May/10/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the previous motion be amended by deleting the reference in one of the recommendations that the report being sought from the Planning Department is to be developed within the context of "Urban Structure"."

CARRIED UNANIMOUSLY

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

- (b) (i) Proposed Public Housing Development - Wedgewood Street
(ii) Lane between Rosewood and Wedgewood Streets from
Sixth Street to Fourth Street
-

The construction of the Public Housing Project on the above site is not imminent and proposals are still being examined.

Land could be dedicated for the proposed lane allowance indicated under (ii) above without frustrating any future building development for the Public Housing Project but, if construction of the lane was to proceed, there would be no participation by other levels of Government in the cost of constructing the lane. If the lane is built as part of the Public Housing Project, then the cost of the lane would be shared by the Senior Governments.

During consideration of the report from the Housing Committee, it was drawn to the attention of Council that one of the property owners concerned about the lane in question was present and desired an audience.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That the property owner concerned about the lane mentioned be heard."

CARRIED UNANIMOUSLY

Mr. Frank Decker of 7960 Rosewood Street, the owner to which reference was made, spoke and pointed out that he and others in the area require rear access to their properties and therefore were desirous of having the lane built.

He added that he was assured two years ago, when he built his house, that the lane would be constructed.

MOVED BY ALDERMAN EMMOTTE SECONDED BY ALDERMAN DRUMMOND:

"That the question of providing the lane between Rosewood and Wedgewood Streets from Sixth to Fourth Streets be tabled until the May 17th meeting and information be supplied then as to:

- (a) What would be required, in terms of dedication, to create the total lane allowance.

- (b) The approximate cost of constructing the lane.
- (c) Any other data that might be considered pertinent."

CARRIED UNANIMOUSLY

(c) Senior Citizens' Housing

It was being recommended that no further action be taken on the provision of additional senior citizens' housing until all such projects presently being built are completed and the accommodation is fully occupied.

If that is done, research can be made to determine the demand for further developments of the kind in question.

It is estimated that it would be about 12 months before all projects are completed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation of the Housing Committee be tabled for two weeks to allow the Planning Department to contact all agencies in the Lower Mainland involved with senior citizens' housing, including the municipalities themselves, for the purpose of ascertaining whether there is still a demand for such accommodation."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 33, 1971 on the matters listed below as Items (1) to (20) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Burnaby Lake

On March 30th, the Municipal Manager wrote to the Vancouver - Fraser Park District regarding the question of the municipality being credited by the District if Burnaby Lake was completely dredged. No reply to this enquiry has as yet been received.

It has been discovered that the Park District does not have the authority, under its Letters Patent, to operate and develop a park. It is understood this will be changed in the future.

As regards a directive of Council that the Pollution Control Board be approached to ascertain if it would be prepared to grant authority to discharge additional dredge material into the Fraser River, it was agreed at the Council meeting on March 22nd that this would not be done until after the initial dredging of 500,000 cubic yards was commenced. Though this has occurred the Board has not been contacted because of the blockage that was created in the Greater Vancouver Sewerage and Drainage District outfall into the Fraser River. It is understood the Board is not very pleased with what has happened to date as far as the dredging is concerned.

May/10/1971

The Deputy Municipal Engineer has indicated that the outfall again became plugged on May 3rd. This time, it was further up the pipe where the tide has an effect in slowing the velocity, causing the material to drop out and build up so as to block the sewer.

It does not appear prudent to contact the Pollution Control Board about any additional dredging at this time.

During consideration of the above report from the Manager, Alderman Clark mentioned that spoil from Burnaby Lake was being dumped in specific areas along the shore until the problem respecting the blockage of the sewer main is satisfactorily resolved.

He added that consideration was being given the matter of using these piles of spoil for bird sanctuaries and the like.

He also mentioned that this spoil material was being tested to see whether it contained any nutritional elements that would have some value.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That item (20) of the Municipal Manager's Report No. 33, 1971, which deals with the subject of Burnaby Lake, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report item:

(20) Burnaby Lake

The Deputy Municipal Engineer has written to request authority to spend an extra \$7,000.00 for the fabrication and installation of a special grinder that would be attached to the dredge being used on Burnaby Lake to reduce the maximum size of particles being discharged to one inch.

He has pointed out that the Federal Government is committed to the dredging of Burnaby Lake to the extent of \$350,000.00 and the contract with Sceptre Dredging Ltd. is for \$260,693.00.

The Deputy Municipal Engineer has also offered the following on the subject at hand:

- (a) The Greater Vancouver Sewerage and Drainage District can maintain the level of Burnaby Lake at an elevation of 129.5 as compared to the present maximum level, while dredging, of 131.0. This will minimize the problem of dredging and the creation of several islands around the shore.
- (b) The Greater Vancouver Sewerage and Drainage District has also indicated that it will not approve of the continued use of its trunk sewer facility unless the grinder mentioned above was installed.

May/10/1971

- (c) The District is prepared to institute a monitoring programme on the manholes relating to the trunk sewer, which are subject to tidal effect.
- (d) The Pollution Control Board will not make its final inspection of Fraser River until there has been 14 continuous days of dredging followed by seven days of shut-down.
- (e) A more expensive alternative to installing the grinder is the use of a booster pump at ^{the} Fraser River, which could cost between \$35,000.00 and \$40,000.00, for nine weeks of dredging. The use of this device will be reserved unless the trunk sewer blocks again after the installation of the grinder.

It seems more likely that, if the sewer does so block, consideration should first be given the emergency measure of dredging and disposing of the material onto a series of islands around the shore of the Lake.

Because the contracts for the project are with the municipality, it is intended to charge a fee for the Engineering and Administrative expenses involved through Burnaby's own offices.

Authority was being sought at this time to expend \$7,000.00 for the grinder described above.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN EMMOTT:
"That authority be granted to expend \$7,000.00 for the fabrication and installation of a special grinder for use in connection with the dredging of Burnaby Lake, on the basis that the municipality will be:

- (a) Indemnified from any and all claims that may arise from the use of the device.
- (b) Reimbursed for the expenditure mentioned."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the Municipal Solicitor prepare an agreement between the Corporation and the Canada Summer Games Society sufficient in content to evidence the relationship between the municipality and the Society."

CARRIED

AGAINST -- ALDERMEN CLARK, BLAIR
AND DRUMMOND;

HIS WORSHIP, ACTING MAYOR LADNER, DECLARED A RECESS AT 9:10 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

May/10/1971

ALDERMAN BLAIR WAS ABSENT.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That Item (1) of the Municipal Manager's Report No. 33, 1971,
as detailed above, be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:
"That further consideration of the situation involving the dredging
of Burnaby Lake and its relationship with aircraft landing on
the Lake, as more particularly outlined in Item (2) of the Municipal
Manager's Report No. 30, 1971, be tabled until it is more
positively known what type of facilities are to be provided on
Burnaby Lake for the rowing course that is to be developed for
the 1973 Canada Summer Games."

CARRIED UNANIMOUSLY

(2) Easement - Lot 2, Block "C", D.L. 94, Plan 5895 (Handyman Electric
and Plumbing Supply Ltd.)
SUBDIVISION REFERENCE NO. 51/71

It was being recommended that Council authorize the release of
the existing easement over the above described property and its
replacement with one shown on an attached sketch because a subdivision
under the captioned reference number nullifies the need for the
existing easement.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Contract - Copley Pump Area No. 1 (H. B. Contracting Limited)

It was being recommended that Council authorize a further extension
of the completion date for the above contract from April 30th to
May 31, 1971, because of difficulties encountered at a manhole,
without the imposition of the \$100.00 per day liquidated damages
clause in the contract.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) North 165.5 feet of Lot 2, Except Northerly 123 feet, Block 5
D.L. 32, Plan 6123 (4875 Kingsway)
REZONING REFERENCE NO. 24/70

The Planning Department has now received a letter from the owner of
the above described property indicating he has obtained the Comprehensive
Development plans and is proceeding to fulfill the remaining prerequisites

May/10/1971

established by Council in connection with the rezoning proposal.

The owner has indicated that he hopes to have the plans and all necessary applications submitted to the appropriate departments within ten days.

In view of the foregoing, it was being recommended that the application be advanced to a Public Hearing.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Lease - Burnaby Horsemen's Association

The above Lease has been amended in accordance with the wishes of the Parks and Recreation Commission, and Clause 4(g) thereof has been changed as directed by Council on May 3, 1971.

It was being recommended that authority be granted to execute the Lease.

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

ALDERMAN DRUMMOND LEFT THE MEETING.

It was suggested, during consideration of the above motion, that the:

- (a) *Renewal clause in the Lease should be permissive rather than definite.*
- (b) *Lease should contain a clause allowing for the possible assignment of the Lease by the Corporation to the Regional Park District.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:
"That the above motion be amended by adding the following
"and the Municipal Manager make such amendments to the Lease as are deemed advisable to reflect the points itemized above"."

CARRIED UNANIMOUSLY

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

ALDERMAN BLAIR RETURNED TO THE MEETING.

May/10/1971

(6) Stride Avenue Elementary School Dressing Room Addition

It was being recommended that authority be granted to execute an agreement with Mr. J. Lovatt Davies, the Architect involved with the captioned project, for the production of final plans and specifications, which agreement will contain, in general, the following terms:

- (a) The work involved will include dressing rooms, showers, public restrooms, storage and furnace rooms for both the school and public use.
- (b) The Architect agrees that the total cost of constructing the work shall not exceed \$55,600.00.
- (c) The Architect's fee shall be 6% of the work, not including a 3% fee for special engineering services for mechanical and electrical work.
- (d) The total fee payable to the Architect shall not exceed \$4,400.00.
- (e) If the lowest tender for the construction of the project exceeds \$55,600.00, the Architect will, at his own cost and to the entire satisfaction of the municipality, revise the contract documents (including the plans and specifications) to bring the cost within the sum of \$55,600.00.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Stride Avenue Elementary School Dressing Room Addition

It was being recommended that Council accept the tender of Zurbrugg & Son Construction Limited in the amount of \$51,100.00 for all work necessary for, and reasonably incidental to, the completion of the Stride Avenue Elementary School Dressing Room Addition.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN EMMOTT:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) Swangard Stadium Rental Rates

The Parks and Recreation Commission has advised, as follows, as a result of considering questions raised in Council regarding the captioned matter:

- (a) The Central Park Committee considered ways by which a responsible group could reduce the expense of using the Stadium by possibly carrying out some of the duties, such as lining the field, cleaning it and the stands and dressing rooms.

- (b) The Committee did not feel that the groups involved would wish to undertake these extra duties in addition to other things they must attend to as volunteer coaches and managers of teams.
- (c) In view of that, the Committee suggested that such groups be informed that a saving could be achieved if they:
 - (i) Programme several games in a row so that one lining of the field and one cleanup could be shared by several groups.
 - (ii) Programme games immediately before or after semi-pro games so that they would not have to concern themselves about the cost of lining and cleanup.

Details of the factors discussed were being supplied to Council, by means of an attachment.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager, including the attachment to it, be received."

CARRIED

AGAINST -- ALDERMAN LADNER

(9) Tax Assessment

A copy of an article which appeared in the May 3rd issue of Time Magazine entitled "Trying to Change an Unfair Tax" was being submitted to Council.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:
"That the report of the Manager, including the attachment to it, be received."

CARRIED UNANIMOUSLY

(10) Burnaby Lake

(This item was dealt with previously in the meeting).

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(11) Heritage Park (Former 'Dowad' Property)

The Parks and Recreation Commission was requesting that Council authorize the demolition of the former "Dowad" House and outbuildings on the site of the Heritage Park - Museum Complex.

May/10/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the request of the Parks and Recreation Commission, as detailed in the report of the Manager, be granted."

CARRIED UNANIMOUSLY

(12) Lots 1 to 4 incl., Block 24, D.L. 99, Plan 2012 (Burrell)

(This Item was dealt with previously in the meeting.)

(13) Subdivision Reference No. 56/70

The Municipality has been asked to share in the cost of constructing five foot wide concrete curb sidewalks on the streets to be created in the above Subdivision, rather than just curbs and gutters.

In 1967, the Council established a policy of contributing toward such costs when sidewalks are constructed in conjunction with a curb and gutter.

The developer is required to absorb 20% and the Corporation pays 80% of the cost. The developer is responsible for sidewalk crossing costs. These percentages represent the difference between the total cost of an integrated sidewalk, curb and gutter, and the curb and gutter alone.

At the time the policy was adopted, the Council was advised that the difference was \$1.50 per lineal foot, so the Corporation's contribution would be limited to \$1.20 per lineal foot.

The cost of concrete curb sidewalks is now \$2.20 per lineal foot, which means that the Corporation would be required to pay \$1.76 per lineal foot (80%).

It was being recommended that Council establish a new ceiling on the Corporation's share of the cost of the type of project described in the report at \$1.80 per lineal foot instead of the maximum charge of \$1.20 that currently prevails.

As regards the subject subdivision, the approximate length of the sidewalks is 3500 feet.

The contractor's quoted difference in cost is \$2.15 per foot, therefore the municipality's contribution would be \$1.72 per foot, or a total of \$6,020.00.

Enquiries from other contractors have indicated that the average cost of building the type of sidewalk mentioned is \$2.32, so the price of \$2.15 seems quite favourable.

It was being recommended that Council authorize an expenditure of \$6,020.00 as the Corporation's share of the cost of providing a concrete curb sidewalk five feet wide on the streets to be created by the Subdivision referred to in caption.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DAILLY:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(14) Asphaltic Concrete

It was being recommended that Council accept the tender of Columbia Bitulithic Co. Ltd., in the amount of \$126,933.00 for the supply and/or application of asphaltic concrete in the quantities indicated in the report, with the actual payment to be based on the unit prices tendered.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(15) Lot "A", Block 2, D.L. 119E½, Plan 4307
REFERENCE REZONING #61/70

Discussions with the intending developer of the above described property, if it is rezoned to Comprehensive Development District (CD), have resulted in the submission of a revised plan that is considered superior to the original one that was presented, although some minor adjustments are still required.

It was being recommended that the rezoning proposal be approved for further consideration and advanced to a Public Hearing and that the following be established as prerequisites to the rezoning being completed:

- (a) The deposit of sufficient money to cover the cost of providing storm sewer facilities to the site.
- (b) The submission of a detailed and suitable plan of development for the property.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(16) Section 411

An application has been received from M. A. Kedward for a rebate of the percentage additions to his taxes on property described as Lot 6, Block 3, D.L. 127 E½, Plan 1342, in the amount of \$56.29, under Section 411 of the Municipal Act.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the application described in the report of the Manager be approved."

CARRIED UNANIMOUSLY

May/10/1971

(17) Topsoil

It was being recommended that the tender received from K. & F. Construction Ltd. for the supply and placement of 16,200 cubic yards of topsoil at various locations in the municipality, in the amount of \$130,410.00, be rejected because the price offered is considered unacceptable.

It was also being recommended that the Purchasing Agent be authorized to negotiate, and receive, quotations for the supply of the topsoil required for 1971.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Manager be adopted on the basis that the Purchasing Agent will report the results of his negotiations to Council before committing the municipality to any expenditures for the purchase of topsoil."

CARRIED UNANIMOUSLY

(18) Estimates

It was being recommended that the Special Estimates of Work presented by the Municipal Engineer, which total \$46,100.00, be approved.

Attention was focused on the estimate known as Job #22-073, which was for the removal of traffic islands at the intersection of Royal Oak Avenue and Imperial Street for the sum of \$3,270.00.

An enquiry was made as to whether there was any practical way of preserving the island(s) of any part of it (them) at the intersection.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Manager be adopted."

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the above motion be amended by deleting Job No. 22-073 from the Engineer's Special Estimates of Work and the Engineer:

- (a) Provide Council with his views on the suggestion regarding the preservation of the traffic islands mentioned under the subject Job No.
- (b) Produce a plan illustrating the proposed design for the intersection in the event the island(s) is/are removed."

CARRIED

AGAINST -- ALDERMEN CLARK, BLAIR
AND DAILLY

May/10/1971

A vote was then taken on the Original Motion, as amended, and it was Carried Unanimously.

(19) Health Department

The Medical Health Officer was submitting the 1970 Annual Report of his Department.

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

CARRIED UNANIMOUSLY

(20) Burnaby Lake

(This item was dealt with previously in the meeting.)

ALDERMAN EMMOTT reported verbally that the National Convention Chairman of the Canadian Authors Association had requested that the municipality underwrite the cost of a luncheon on June 24, 1971, which might be held at the Simon Fraser University.

He mentioned that between 150 and 175 delegates would be at the luncheon.

He recommended that Council contribute \$3.00 for each person who will be at the luncheon.

A question was raised in Council as to whether the type of contribution described by Alderman Emmott had ever been made to other organizations in the past.

Alderman Emmott undertook to ascertain the situation in this regard and to report accordingly.

ALDERMAN EMMOTT recommended that Council authorize a grant of \$253.00 to the Burnaby Junior Chamber of Commerce to cover the expenses involved in entering the Burnaby Float in the Greater Victoria Day Parade on May 24, 1971.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DRUMMOND:
"That the recommendation of Alderman Emmott be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

May/10/1971

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

B Y - L A W S

MOVED BY ALDERMAN McLEAN, 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. 58, 1970" #5821

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1971" #5882

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1971" #5881"

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1970
provides for the following proposed rezoning:

Reference RZ #58/70

FROM RESIDENTIAL DISTRICT FIVE TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Lots 5 and 6, Blk. 32, D.L. 152, Plan 2455

(b) Lot 7, Block 32E Part, D.L. 152, Plan 2455

(5122, 5136 and 5150 Irving Street)

Municipal Clerk stated that the Planning Department had reported that the prerequisites established in connection with this rezoning proposal are now nearing completion.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1971
provides for the following proposed rezoning:

Reference RZ #7/71

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

Lot 16 except Ref. Pl. 30318, Blk. 8, D.L. 97, Plan 1627

(6915, 6929 Buller Avenue)

Municipal Clerk stated that the Planning Department has reported there were no prerequisites in connection with the rezoning proposal which is the subject of this amendment by-law.

It was pointed out, in the report of the Planning Department, that the applicant has undertaken to remove the existing residential use of the property within one year of the rezoning being effected.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1971
provides for the following proposed rezoning:

Reference RZ #37/70

FROM RESIDENTIAL DISTRICT TWO (R2) AND HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

May/10/1971

- (a) Southerly 2.083 acre portion of Lot 284, D.L.'s 6/10/56, Plan 38574

(Located approximately 300 feet East along Centaurus Drive of the intersection of Eastlake Drive and Centaurus Drive)

- (b) Portion of Lot 97, D.L.'s 4 & 6, Plan 31569

(Lying in the South-East corner of Eastlake Drive and Beaverbrook Drive approx. 1,000 feet North of Lougheed Highway)

Planning Department submitted a report pointing out that this By-law covers two amendments in the CD plan for the properties concerned, they being:

- (a) The day-care centre - for that portion of Lot 97 described.
- (b) The changes in some of the housing units - for the part of Lot 284 mentioned.

The Department also indicated that a suitable plan of development has been received for the day-care centre proposal, and therefore this aspect of the CD plan can be advanced, with final reading to await the passage of a Road Exchange By-law involved with the establishment of the day-care centre.

The Department reported that the Amendment involving changes in some of the housing units in the other parts of the CD plan would be presented to Council once a suitable plan of development was received.

It was understood by Council that, in proceeding with the Amendment By-law at hand, it would only apply to the day-care centre facet of the CD plan of development.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1970"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1971"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 20, 1971"
be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

May/10/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"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. 17, 1971" #5878 ."

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:

Reference RZ #52/70

FROM SERVICE COMMERCIAL DISTRICT (C4) TO MULTIPLE FAMILY
RESIDENTIAL DISTRICT THREE (RM3)

- (a) Lots 4 and 5W½, Block 2, D.L. 68NW pt., Pl. 980
- (b) Lots 5 E½ to 10 incl., Blk. 2, D.L. 68, Plan 980

(3838, 3840 3886 Canada Way)

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

CARRIED

THE CCUNCIL RECONVENED.

AGAINST -- ALDERMEN DRUMMOND,
McLEAN AND CLARK

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

CARRIED

AGAINST -- ALDERMEN DRUMMOND,
McLEAN AND CLARK

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1971"
be now read a Third Time."

CARRIED

AGAINST -- ALDERMEN DRUMMOND,
McLEAN AND CLARK.

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERICER:
"That:

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 6, 1971"	#5864
"BURNABY BUDGET AUTHORIZATION BY-LAW 1971"	#5894
"BURNZBY RATING BY-LAW 1971"	#5895
"BURNABY PARKS REGULATION BY-LAW 1943, AMENDMENT BY-LAW NO. 1, 1971"	#5893

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

CARRIED UNANIMOUSLY

* * *

- 24 -

May/10/1971

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the Council now resolve itself into a Committee of the
Whole "In Camera" ."

CARRIED UNANIMOUSLY