

JANUARY 11, 1971

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, January 11, 1971 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittie, in the Chair;
Aldermen Blair (7:10 p.m.); Clark, Dailly,
Ladner, Mercier and McLean;

ABSENT: Aldermen Drummond and Emmott

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the Minutes of the Council meetings held on December 21, 1970 and January 4, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

Secretary, Local 323, Burnaby Fire Fighters' Association, submitted a letter expressing appreciation to Council for granting the members of the Association an extra duty shift in lieu of Boxing Day 1970.

Secretary, North Burnaby Little League, wrote to request permission to hold the annual Decal Day on the evening of May 7, 1971 and all day on May 8, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That permission be granted to the North Burnaby Little League to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

President, Royal City Sports Car Club, submitted a letter requesting permission to use the Municipal Gravel Pit West of Stride Avenue and adjacent to the Municipal Dump for a Motorsport Autocross on January 24, 1971 in place of the one that was scheduled for December 13, 1970.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That permission be granted to the Club to conduct its activity at the time and in the location indicated, providing satisfactory evidence is produced which will absolve the Corporation from any and all liabilities that could arise from the activity."

CARRIED UNANIMOUSLY

Executive Director, Canada Safety Council, wrote to advise that the municipality was among the 43 Canadian Communities with populations of 40,000 or more which completed Safe Driving Week 1970 without a single traffic accident and, as a result, a Certificate of Commendation will be presented to the municipality for the achievement.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the letter from the Canada Safety Council be referred to the Traffic Safety Committee for its information."

CARRIED UNANIMOUSLY

Dr. J. Harvey Bridges submitted a letter:

- (a) commending Council on its decision to confirm the selection of Route "A" as the location for the Government-Winston Industrial Collector Street.
- (b) enquiring as to when this Route will be completed from Lozells Avenue to Brighton Avenue.
- (c) suggesting that measures be implemented to adequately screen industrial developments from adjacent residential developments.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That Dr. Bridges be informed that:

- (i) Various possible alternative methods of financing are being investigated to obtain funds with which to construct the Government-Winston Industrial Collector Street and, as soon as such money becomes available, work will commence on the construction of the Street as quickly as possible.
- (ii) A review is currently being made by the Planning Department of the regulations in the Industrial zoning categories in all parts of the municipality with a view to determining whether changes need to be made that will make for greater compatibility between conflicting adjacent land uses.
- (iii) The Planning Department is also examining the Industrial zoning category in the Government-Winston Area to determine whether there should be changes made that might make for greater compatibility between Industrial and Residential developments in the area."

CARRIED UNANIMOUSLY

Jan/11/1971

Chairman, Riverside Civic Association, submitted a letter asking that Council examine a regulation requiring an 80 foot clearance to be provided on either side of buildings situate on land zoned Agricultural District (A1).

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Chairman of the Riverside Civic Association be asked to contact the Planning Department for an explanation of the situation concerning the Association."

CARRIED UNANIMOUSLY

Mr. Helmut Pedersen wrote to express concern regarding taxes on his property at 6131 - 33 Marine Drive and the spending by Council of money for various purposes.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Mr. Pedersen be provided with the following information in response to the points concerning him:

- (a) The mill rate for 1971 has not yet been established so it is impossible to know what his taxes will be for this year. It will be some time this April or May before the amount of taxes to be paid by property owners will be known.

The report he apparently read in the Vancouver Sun indicating that property taxes would be increased this year therefore had no basis in fact.

- (b) The indemnities paid to the members of Council were not increased, except for the Mayor's. This was done last year.
- (c) If he again observes municipal employees engaged in the fashion indicated in his letter, he should contact the Municipal Engineer to determine why the men are deployed in whatever manner they may be."

CARRIED UNANIMOUSLY

Bestwood Industries Limited submitted a letter expressing surprise and disappointment with a decision of Council to not renew the lease the Company holds on Blocks 4 to 7 inclusive, D.L. 212, Plan 3080,, when it expires on December 31, 1974.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the letter from Bestwood Industries Limited be referred to the Parks and Recreation Commission for the purpose of either confirming the Commission's desire for the site in question, for future park purposes, or indicating whether the Commission feels there may be alternatives to current plans for the site."

CARRIED UNANIMOUSLY

Jan/11/1971

Secretary, Parks and Recreation Commission, wrote to:

- (a) request permission to develop, as sports fields, the land North of the Municipal Rink between Sperling Avenue and the realignment of Kensington Avenue and, in order to prepare for this development, take advantage of some free fill that is available for placing on the site.
- (b) Indicate that the Commission wishes to retain all the property West of Burnaby Lake between Deer Creek, Still Creek and the Kensington realignment plus a number of parcels at the East end of Burnaby Lake where an Equestrian Centre is to be established, rather than allow all of the properties involved to be transferred to the Vancouver-Fraser Park District.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That:

- (1) Permission be granted to the Parks and Recreation Commission to accept the fill for placing on the area alluded to under (a) above, with it being understood that this approval does not include permission to develop the area involved as sports fields.
- (2) The question of the lands covered under (b) above being retained under the jurisdiction of the Parks and Recreation Commission be referred to the Special Committee which has been established to deal with the development of Burnaby Lake."

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the terms of reference of the Special Committee dealing with the development of Burnaby Lake be expanded to allow for the addition of a staff member from the Planning Department whose duty will be to compile data deemed pertinent for a determination of the long-range use that should be made of the Burnaby Lake Area, with this person to report directly to the Committee."

CARRIED UNANIMOUSLY

President, Burnaby S.P.E.C., wrote and forwarded a publication entitled "Fraser River Report" which dealt, in part, with sewage treatment and the condition of the Burnaby Lake - Brunette River waterway.

Chief Administrative Officer, the Corporation of the Township of Richmond, submitted a letter indicating that Richmond has requested the Pollution Control Board to arrange for a Public Hearing to be held on an application of the Greater Vancouver Sewerage and Drainage District to discharge effluent from the Sewage Treatment Plant, to be located on Annacis Island, into the South Arm of the Fraser River, with this operation to involve primary treatment only.

Jan/11/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the submission from S.P.E.C. be tabled until the January 25th meeting of Council to allow each member ample time to digest the information submitted; and further, the Commissioner for the Greater Vancouver Sewerage and Drainage District, the Burnaby Chief Public Health Inspector and Mr. J. J. Kaller of the Engineering Department submit their views on the subject of the presentation by S.P.E.C. by the meeting on January 25th."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the submission from the Municipality of Richmond be tabled until the January 25th meeting for consideration then in conjunction with the one from S.P.E.C."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Federal Department of Fisheries be asked to offer its opinion on water pollution control as it relates to the discharge of effluent from sewage treatment plants into the Fraser River."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Pollution Control Board be requested to arrange for a Public Hearing on the application of the Greater Vancouver Sewerage and Drainage District for permission to discharge effluent from a primary treatment plant on Annacis Island into the South Arm of the Fraser River."

CARRIED UNANIMOUSLY

Minister of National Health and Welfare submitted a letter:

- (a) indicating that officials in his Department are studying the various proposals enunciated in a resolution the Council passed on October 26, 1970 pertaining to Social Welfare costs.
- (b) enclosing a copy of a submission from his Department entitled "Income Security for Canadians", which relates to the question of Social Assistance as it concerns Federal and Provincial participation.

President, United Community Services of the Greater Vancouver Area, wrote to extend an invitation to Council to attend a meeting on unemployment at the John Oliver Secondary School in Vancouver beginning at 8:00 p.m. on January 15, 1971.

It was understood by Council that those members who wish to avail themselves of the opportunity to attend the meeting mentioned by U.C.S. would do so.

Administrator, Greater Vancouver Regional District, submitted a letter forwarding a report prepared by a Technical Subcommittee of the Executive Committee of the Regional District pertaining to the matter of the District accepting the responsibility for Labour Relations in the municipalities which are members of the District.

The Administrator also indicated that the recommendations in the report of the Technical Subcommittee have been endorsed by both the Executive Committee and the Administrative Advisory Committee of the Board.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the submission from the Greater Vancouver Regional District be referred to the Municipal Manager for comment, including an indication as to the benefits, if any, that would accrue to the municipality in the event the Regional District assumed responsibility for labour relations in the municipalities concerned."

CARRIED UNANIMOUSLY

Executive Director, Union of British Columbia Municipalities, submitted circular letters advising that the Canadian Federation of Mayors and Municipalities is arranging a Seminar in Edmonton on January 22, 1971 to discuss the impact on Local Government of a document produced by the Federal Government on income security for Canadians.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That Item (6) of the Municipal Manager's Report No. 1, 1971, which deals with the subject of the letter from the U.B.C.M., be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(6) Seminar - Income Security

The Seminar is being held under the auspices of the Alberta Union of Municipalities and the Canadian Federation of Mayors and Municipalities,

The Honourable John Munro, Federal Minister of Health and Welfare, will be present to discuss his White Paper on Income Security with representatives of Provincial and Municipal Governments.

Although the Paper is designed to deal primarily with the problems of Income Security, it does make reference to the area of Social Assistance.

It was being recommended that Council give consideration to sending the Social Service Administrator and the Municipal Treasurer to the Seminar because the subjects to be discussed there are of great interest to those officials.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the Social Service Administrator, the Municipal Treasurer, the Mayor and one other member of Council (to be designated by the Mayor) be authorized to attend the Seminar on Income Security in Edmonton, Alberta on January 22, 1971."

CARRIED UNANIMOUSLY

Municipal Clerk, the Corporation of the Township of Langley, submitted a copy of a letter addressed to the Vancouver - Fraser Regional Parks District indicating that the Council of Langley is not in favour of a levy of .5 mill being made for Regional Park purposes.

Manager, Western Operations, Foundation of Canada Engineering Corporation Limited, wrote to offer the services of the Company in producing a master plan for the recreational development of the Burnaby Lake Basin.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the submission from Foundation of Canada Engineering Corporation Limited be referred to the Special Committee which has been established to investigate the question of developing Burnaby Lake, with the Committee to determine whether a study of the kind suggested by the Company should be made by anyone - not necessarily the Company."

CARRIED UNANIMOUSLY

Executive Director, Canadian Federation of Mayors and Municipalities, submitted a Circular Memorandum indicating the reasons why the Federation feels justified in increasing the fees for membership in the organization.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That consideration of the submission from the Federation be deferred until receipt of Item (3) of the Municipal Manager's Report No. 1, 1971 later this evening."

CARRIED UNANIMOUSLY

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TABLED MATTER

The 1971 Provisional Budget was then lifted from the Table.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:

"That the 1971 Provisional Budget be approved on the basis that this action only authorizes expenditures for normal maintenance and that all extraordinary expenses will be submitted to Council for express approval; and further, the Municipal Manager arrange for meetings between Council and Department heads, the Parks and Recreation Commission and the Library Board at times between now and when the Annual Budget is normally considered formally so that there will be ample time for discussions instead of the hurried considerations

which have been given past budgets."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That Aldermen Emmott and Drummond be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

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QUESTION AND ANSWER
PERIOD

As a result of the Mayor enquiring, the Municipal Engineer briefly explained the efforts being employed in removing snow from streets in the municipality. In that regard, he pointed out that five graders, four truck plows and other miscellaneous equipment are in use at this time.

When Alderman Blair asked who was responsible for removing vehicles parked on main highways, such as Canada Way, he was informed that the police are supposed to attend to such things.

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R E P O R T S

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that a grant in the amount of \$750.00 be made to the Burnaby Minor Pee Wee "A" Hockey Team to assist it in defraying the costs of the team travelling to Quebec City to participate in the National Pee Wee Hockey Tournament between February 12th and 20, 1971.

It was suggested, during consideration of the report from the Grants and Publicity Committee, that the team mentioned should clearly indicate it was representing Burnaby when participating in the Tournament.

It was understood by Council that the Mayor would determine whether something could be done to advertise the fact the Hockey Team was representing Burnaby, such as by displaying the name "Burnaby" on some part of the sweaters of the players

Jan/11/1971

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 1, 1971 on the matters listed below as Items (1) to (23) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Buffalo Street

There is an allocation of \$20,000.00 under Special Roads Projects in the 1970 C.I.P. Budget to cover the Municipal share of road construction costs in subdivisions.

There is no established policy which permits expenditures from this fund and it was not being recommended that this be done because it is felt each case should be dealt with on its merits by Council.

The appropriation of money for such sharing arises in cases where a subdivision fronts on an existing sub-standard street and it is felt to be in the best interests of all concerned to have the street constructed to a finished standard. The subdivider can be required to provide a portion, but not all, of the improvement.

The case at hand is Buffalo Street where there is an opportunity to require the subdivider to bring the street to finished standard. Since the estimated total cost of the job is \$23,000.00, the Corporation would share this cost equally with the subdivider.

It was being recommended that Council approve the construction of Buffalo Street to a finished standard, with 50% of the cost to be borne by the Corporation and chargeable to the C.I.P. appropriation "Municipal Share of Road Construction in Subdivisions".

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
"That a Local Improvement be initiated for the side of Buffalo Street serving those owners whose properties currently abut, using the \$11,500.00 that is available, with it being understood that the proposed developer of land on the other side of the Street will provide, as a servicing requirement in connection with the subdivision, the same standard of work that is to be initiated by the municipality as a Local Improvement."

CARRIED UNANIMOUSLY

(2) Stride School Site

At its meeting on November 5, 1970, the Parks and Recreation Commission approved:

- (a) The encroachment, upon Park property, of a construction programme for Stride School.
- (b) The realignment of the school-park property line which will effect an equal exchange of park area for school area.

Jan/11/1971

The School Board advised the Commission on December 9, 1970 that it endorsed the exchange. Legal work and preparation of plans for consolidating and exchanging the areas was then advanced.

The Commission now wishes Council to approve the exchange.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the land exchange explained in the report of the Manager, as shown in greater detail on an attached sketch, be approved."

CARRIED UNANIMOUSLY

(3) Canadian Federation of Mayors and Municipalities

It was being recommended that the account from the Canadian Federation of Mayors and Municipalities for Burnaby's 1971 Membership Fee, which amounts to \$2,560.00, be considered by Council in conjunction with the letter it received earlier this evening from the Federation.

The 1971 Provisional Budget contains the item in the exact amount.

The letter from the Canadian Federation of Mayors and Municipalities, which Council received earlier in the meeting, was brought forward.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That Council approve the inclusion of \$2,560.00 in the current Budget of the municipality to cover the 1971 membership fee in the Canadian Federation of Mayors and Municipalities."

CARRIED UNANIMOUSLY

- (4) (a) Lots 5 and 6, Block 32, D.L. 152, Plan 2455
(b) Lot 7, Block 32 East part, D.L. 152, Plan 2455
REFERENCE REZONING #58/70

One of the prerequisites to the rezoning of the above described properties to RM3 was that a Road Closing By-law be passed to abandon the lane West of Royal Oak Avenue and subsequently sell it to the applicant.

The Land Agent has now been advised by letter that the applicant is willing to pay \$15,972.00 for the portion of lane.

It was being recommended that:

- (a) the negotiated price of \$15,972.00, for the lane, be approved.
- (b) authority be granted to introduce a Road Closing By-law to abandon the lane, which will be followed by a petition to the Lieutenant-Governor-in-Council for title to the lane.

Jan/11/1971

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Portion of Parcel "C", Sk. 12022, D.L. 175SE½ of SW½
REFERENCE REZONING #50/70

The Planning Department has reported that the Municipal Solicitor has confirmed that it is not possible to dedicate a portion of the above described property for lane purposes, then lease the dedicated land to the owner of the parcel from which the portion was dedicated, on the understanding the owner would assume responsibility for moving buildings that may be on the dedicated strip at the time the municipality needs the land for the lane.

The Planning Department also has indicated that this would involve the creation of an undersized lot, or a dual use of the property, both of which would be in contradiction of the Zoning By-law.

Since December 14, 1970, the Council has instructed the Planning Department to review the zoning and land use pattern in the Big Bend Area. Because of this, it was being suggested that further consideration of the subject rezoning application await the outcome of Council's deliberations on the report of the Planning Department pertaining to the Big Bend Area.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Council not favourably entertain the application to rezone a portion of Parcel "C", Sketch 12022, D.L. 175 S.E. ½ of S.W. ½ to Heavy Industrial District (M3) at this time but review the matter in conjunction with its consideration of the report the Planning Department produces as a result of studying the land use situation in the Big Bend Area."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 9:10 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

ALDERMAN MERCIER WAS ABSENT.

(6) Seminar - Income Security

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

(7) Union of British Columbia Municipalities

It was being recommended that the account from the U.B.C.M. covering 1971 membership fees, which amounts to \$2,266.00, be approved for payment.

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

CARRIED UNANIMOUSLY

(8) Easements - Portion of Block 5, D.L. 42, Plan 3055
SUBDIVISION REFERENCE NO. 87/70

It was being recommended that Council authorize the acceptance of easements for sewerage and drainage purposes, and the execution of the documents connected therewith, over portions of the above described property at no cost to the Corporation.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

(9) Contract - R.C.M.P.

The proposed new contract with the R.C.M.P., which will cover a three year period, provides for 165 members for the Burnaby Detachment.

The method of paying for policing is:

- (a) 50% for each of the first five members,
- (b) 75% for each additional member based on the average cost per member of maintaining the force during the preceding fiscal year.

The estimated per capita cost for 1971/72 is \$13,381.00; therefore, the municipality will pay, in 1971/72, \$6,690.00 per annum for each of the first five members and \$10,035.00 for the sixth and each additional member.

This compares with \$6,372.30 and \$9,558.45 in 1970/71.

Transportation is supplied by the R.C.M.P. and is charged to the municipality at the rate of 9¢ for each mile travelled in excess of 3,100 miles per annum.

The Council approved a complement of 169 members for 1971/72 but four of these positions have been deleted.

The Officer-in-Charge has been advised that there may be residual positions available later in the year which could result in all the requested positions being filled.

It was being recommended that the contract for the policing of the municipality by the Royal Canadian Mounted Police be renewed for a three year period commencing April 1, 1971 and that authority be granted to execute the document.

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

CARRIED UNANIMOUSLY

(10) Easement - Portion of Lot 78, D.L. 35, Plan 27645
SUBDIVISION REFERENCE NO. 169/70

It was being recommended that Council authorize the acceptance of an easement over a portion of the above described property, which is required for drainage purposes in connection with the captioned subdivision, for a nil consideration and that authority also be granted to execute the document.

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

CARRIED UNANIMOUSLY

(11) Portion of Parcel "A", Ref. Plan 9250, Block 4, D.L. 74, Plan 2603
SUBDIVISION REFERENCE NO. 147/70

It was being recommended that Council waive the provisions of Section 712(1) of the Municipal Act in respect of a subdivision involving the captioned property in order to exempt the subdivider of the parcel from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the owner of Parcel "A", Ref. Plan 9250, Block 4, D.L. 74, Plan 2603 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by V.H.E. Crockford and sworn the 4th day of January 1971."

CARRIED UNANIMOUSLY

(12) Easement - Lot "A", Explanatory Plan 14606, R.S.D. 6, S.D. 2/3/4/5, Block 10, D.L. 136, Plan 4417

The owner of Lot 6, Except Explanatory Plan 14608, S.D. 2/5, Block 10, D.L. 136, Plan 4417 (known as 2306 Duthie Avenue) obtains his electric power from a line on Duthie Avenue through the captioned property.

The Electrical Inspector for Burnaby recently condemned the pole on the Parcel "A" in question (a Fire Hall site). There is no record of an easement ever having been granted for this power line.

The owner has requested that an easement be granted before he replaces the pole.

It was being recommended that Council grant an easement to the owner in question, Mr. Carl Walters, over the Southerly 15 feet of the Parcel "A" described, for a consideration of \$1.00, to accommodate the power line.

Jan/11/1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted on the condition that the Corporation will retain the right to terminate the easement in question upon giving proper notice."

CARRIED UNANIMOUSLY

(13) Braemar Avenue from Stanley Street North (STAGE 3 of D.L. 86 Development)

In order to make possible the development of the above Stage, it is necessary to close the captioned portion of Braemar Avenue.

It was being recommended that Council authorize the institution of the necessary action to achieve the closing of the portion of Braemar Avenue in question.

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

CARRIED UNANIMOUSLY

(14) Big Bend Area

The Planning Department has reported as follows on the proposed study of the above area:

- (a) It is proposed that the review of the Big Bend Area be carried out in two stages, as follows:

Stage I - Examine alternative land uses for the Big Bend Area from a social, economic and physical viewpoint, with particular emphasis on the advantages and disadvantages of farming, recreational, residential and industrial uses.

Present a report to Council on this first stage for general discussion and decisions on the uses to be accommodated in the area and on the goals intended in providing for these uses.

Stage II - On the basis of decisions made on the above, examine objectives and policies suitable for the development of the Big Bend Area and prepare programmes, development plans, and development control by-laws to implement the objectives.

Present a report on the second stage to Council for general discussion and for decisions.

- (b) It is anticipated that Stage I will take approximately eight weeks to complete and that the Second Stage should be completed by October, 1971.
- (c) The review of regulations in the Industrial Zoning categories is already in progress as a result of deliberations on the Government-Winston Industrial Collector Street.
- (d) It is proposed that the study of the Big Bend Area and the one dealing with Industrial Zoning categories be treated separately.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That Council concur with the approach suggested in the report of the Planning Department pertaining to the studies being made of the zoning in the Big Bend Area and Industrial Zoning regulations."

CARRIED UNANIMOUSLY

(15) 4027 Phillips Avenue
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1362

The above application has been received for a multi-unit rental warehouse facility at 4027 Phillips Avenue.

The property is located within the Government Road Area which has been the subject of a special study.

At the present time, the Planning Department is engaged in an examination of Industrial zone development standards, in general, and in the preparation of recommendations on development criteria in the Government-Winston Area in particular. It is expected the results of these investigations will affect the development of the subject site.

In accordance with Council's instructions concerning Preliminary Plan Approval applications in the area, this application is being referred to Council for direction.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That authority be granted to proceed with Preliminary Plan Approval Application No. 1362 for a multi-unit rental warehouse facility at 4027 Phillips Avenue."

CARRIED UNANIMOUSLY

(16) Forest Lawn Cemetery Company

It has been known for some time that Forest Lawn Cemetery Company has been in contact with the Public Utilities Commission in regard to releasing 50 acres of undeveloped land from its Cemetery designation.

While the Planning Department is generally in favour of the proposal to reduce the size of the Cemetery, no discussions have been held with the Intending developer (Dawson Developments Ltd.) as to the proposed use of the property. The property is located in a very key position in relation to the B. C. Institute of Technology.

It would seem that, at this time, Council could express endorsement of the release of fifty acres but qualify this action with a reminder that Council has the right to control the use of the land.

If Council concurs, the Planning Department should be instructed to examine the potential use of the subject area in relation to overall community objectives.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That Council endorse the application to release the property which is the subject of the Manager's Report from its Cemetery designation and advise the Public Utilities Commission of the municipality's powers in regard to controlling the future use of the land involved and indicate as well that, when an application is made to rezone the property to permit some development, the Council will likely establish

a number of prerequisites to the rezoning."

CARRIED UNANIMOUSLY

(17) Waste Oil Disposal

The Planning Department has reported as follows on the possibility of alternative sites being used for waste oil disposal purposes:

- (a) The appropriate zoning category for this proposed use is M3 or M3(a). This type of zoning can be found in the Big Bend Area, the Douglas-Boundary Triangle, along Burrard Inlet and in the Lake City Industrial Park.
- (b) Land which is currently zoned for M3 or M3(a) consists of 3,825 acres and much of it is available for development. If only Corporation-owned property is to be considered, then the choice of location becomes much more limited.
- (c) While the Corporation has considerable holdings in the Big Bend Area, most of these are underlain by peat soils. Although the type of peat in the area has been classified as "readily treatable" in the report "Building on peat in Burnaby", Imperial Paving Limited has apparently already experienced footing problems at the firm's present site on Byrne Road.
- (d) Solid ground is confined to narrow strips paralleling Marine Drive and along the North Arm of the Fraser River. These are largely under private ownership and, in the case of the latter area, future development for industrial uses which are not water-oriented in character should be discouraged.
- (e) The recent directive of Council for a comprehensive review of the Big Bend Area would suggest the inadvisability of locating waste oil disposal facilities within this portion of the municipality - at least at the present time.
- (f) In examining M3 - zoned areas in other parts of the municipality, there is a five acre parcel of municipal land across the C.P.R. track from the Texaco Wharf and distribution facilities on Burrard Inlet which may provide a possible location for the proposed use. Such a location should only be considered in the light of the pollution and other effects which may result from used lubricant oils reprocessing operations. These factors and the absence of sewer facilities within the area may well nullify the site from further consideration.
- (g) The conclusion has been reached that the need for the type of facilities in question and their possible location should be studied on a regional basis.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:

"That the request of Imperial Paving Limited to lease one acre of land in the "Stride" Pit for five years so that the Company can locate facilities for reprocessing used lubricant oils not be approved because this use is not regarded as being suitable for the area, with it being understood that the subject of locating plants for the reprocessing of used lubricant oils somewhere in the Lower Mainland is under active study by the Greater Vancouver Regional District."

CARRIED UNANIMOUSLY

(18) Subdivision Control By-law

Because the Subdivision Control By-law, which was passed on August 25, 1955, no longer adequately covers the requirements for the current subdivision of land and since numerous Council policies have been introduced from time to time to augment the By-law, it is considered desirable to now consolidate all the requirements into a new By-law.

A draft of this proposed new Subdivision Control By-law has been prepared and is being submitted herewith for consideration.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the proposed Subdivision Control By-law be tabled until the January 25th meeting in order to allow each member of Council an opportunity to thoroughly study the document; and further, members of Council be provided with copies of the existing Subdivision Control By-law so they can compare it with the proposed one."

CARRIED UNANIMOUSLY

(19) Preliminary Plan Approval Applications - Big Bend Area

Two lists of Preliminary Plan Approval applications within the above area were being submitted.

The first list concerns projects where construction has not yet commenced.

The second group involves projects which are underway but not yet completed.

The following are the details of the items:

GROUP "A"

| <u>PPA #</u> | <u>ADDRESS</u> | <u>DATE APPROVED</u> | <u>PROJECT</u> |
|--------------|----------------|----------------------|-----------------------|
| 1947 | 5880 Marshland | October 27, 1969 | Scrap Yard Building |
| 1244 | 4641 Byrne | June 30, 1970 | Machine Shop & Office |

GROUP "B"

| <u>PPA#</u> | <u>ADDRESS</u> | <u>DATE APPROVED</u> | <u>PROJECT</u> |
|-------------|----------------|----------------------|-------------------------------|
| 830 | 8744/56 Joffre | February 3, 1969 | Shop Building |
| 1240 | 4784 Byrne | June 8, 1970 | Heavy Equipment Repair Shop |
| 1253 | 9051 Royal Oak | August 14, 1970 | Truck Terminal & Welding Shop |

| PPA# | ADDRESS | DATE APPROVED | PROJECT |
|------|-------------------------|---------------------|----------------------------|
| 1263 | Abbotsford & Mandeville | August 7, 1970 | Storage Shed |
| 1269 | 5855 Marshland | September 22, 1970 | Woodworking Shop |
| 1299 | 6092 Trapp | October 8, 19, 1970 | Equipment Repair Shop |
| 1317 | 8540 Greenall | November 9, 1970 | Bailiff's Office & Yard |
| 1330 | 8255 Wiggins | November 3, 1970 | Paper Box Factory Addition |
| 1343 | 8255 Wiggins | December 3, 1970 | Paper Box Factory Addition |
| 1360 | 8255 Wiggins | December 17, 1970 | Paper Box Factory Addition |

Inasmuch as the conclusions of the study being made in the Big Bend Area may result in conditions contrary to the terms of the outstanding P.P.A. applications, the direction of Council is being sought as to whether these applicants should be advised to defer development until completion of the study.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
 "That all applicants for the Preliminary Plan Approvals itemized above be advised in the same manner as the owners of property in the Big Bend Area regarding the studies the Planning Department is making in connection with the land use situation there."

CARRIED UNANIMOUSLY

(20) Street Lights

It was being recommended that Council approve the installation of the street light listed in the attached report from the Municipal Engineer.

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

CARRIED UNANIMOUSLY

(21) Building Department

A report of the Chief Building Inspector covering the operations of his Department for the period between December 7th and December 31, 1970 was being submitted.

(22) Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of November, 1970 was being submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(23) Analysis of Single Persons on Social Assistance

As requested by Council, the Social Service Administrator has reported as follows on the above matter:

| <u>A. Origin at time of application</u> | <u>Single Men</u> | <u>Single Women</u> |
|---|-------------------|---------------------|
| British Columbia | 403 | 130 |
| Alberta | 12 | 8 |
| Saskatchewan | 12 | 3 |
| Manitoba | 12 | 6 |
| Ontario | 30 | 12 |
| Quebec | 8 | 3 |
| Maritimes | 4 | 0 |
| Yukon | 2 | |
| England | 2 | |
| Scotland | 1 | |
| Australia | 1 | |
| Finland | 1 | |
| U.S.A. | <u>1</u> | <u>—</u> |
| TOTAL | 489 | 163 |

Men: 86 cases were out of Province category of 489 total or 18.0%

Women: 33 " " " " " " " 163 " " 20.0%

B. Length of time in Burnaby at time of application:

| | <u>Men</u> | <u>Women</u> |
|-------------------|------------|--------------|
| Less than 1 month | 138 | 54 |
| 1 - 2 months | 41 | 26 |
| 2 - 3 " | 30 | 17 |
| 3 - 4 " | 25 | 7 |
| 4 - 5 " | 8 | 3 |
| 5 - 6 " | 13 | 5 |
| 6 - 7 " | 5 | 1 |
| 7 - 8 " | 7 | 5 |
| 8 - 9 " | 5 | |
| 9 - 10 " | 4 | |
| 10 - 11 " | <u>6</u> | <u>—</u> |
| | 282 | 118 |
| 1 - 9 years | 110 | 25 |
| 10 - 19 " | 62 | 10 |
| 20 - 29 " | 31 | 8 |
| 30 - 39 " | 3 | 2 |
| 40 - 49 " | 1 | 0 |
| 50 - 59 " | <u>0</u> | <u>0</u> |
| | 207 | 45 |
| TOTAL | 489 | 163 |

Men: 207 cases or 40% resided in Burnaby 1 year or more

Women: 45 " " 27% " " " " " " " "

C. Analysis of (A) and (B):

| <u>Men</u> | <u>Women</u> | |
|------------------|-----------------|---|
| 86 cases or 18% | 33 Cases or 20% | - were out of Province and less than 1 year residence in B.C. |
| 196 cases or 40% | 85 cases or 53% | - were outside Burnaby but had 1 year or more residence in B.C. |
| 207 cases or 42% | 45 cases or 27% | - were in Burnaby and had 1 year or more residence |
| <u>489</u> | <u>163</u> | |

(a) It is difficult to comment on the above statistics, bearing in mind the current economic conditions and the terms of the various "Welfare" acts governing.

(b) The out-of-Province cases are not inordinately high when it is considered that they are spread over nine provinces; however, when examined in conjunction with the overall welfare cost picture, it may be felt that any increase is not palatable.

(c) The Welfare Department does its best to be humane and meet only basic needs.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:
"That the report of the Social Service Administrator be received."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That leave be given to introduce" BURNABY LOCAL IMPROVEMENT
CONSTRUCTION BY-LAW NO. 40, 1970" #5833 and that it now be read
a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 40,
1970" #5833 be now read a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That:

- "BURNABY TAX-SALE MONEYS EXPENDITURE BY-LAW NO. 2, 1970" #5830
- "BURNABY LANDLORD AND TENANT ADVISORY BUREAU BY-LAW 1970" #5817
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1970" #5810
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 65, 1970" #5828
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 62, 1970" #5825
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1970" #5826

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:

"That:

- "BURNABY TAX-SALE MONEYS EXPENDITURE BY-LAW NO. 2, 1970"
- "BURNABY LANDLORD AND TENANT ADVISORY BUREAU BY-LAW 1970"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 55, 1970"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 65, 1970"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 62, 1970"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1970"

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

CARRIED UNANIMOUSLY

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