

OCTOBER 12, 1971

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, October 12, 1971 at 7:00 p.m.

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

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the Minutes of the Council Meeting held on September 27th 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE, then proclaimed the period between October 16th and 23, 1971 as "Single Parents Week".

* * *

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Guardian Secretary, Bethel No. 15, International Order of Job's Daughters, wrote to request permission to hold a Candy Drive on the evenings of October 20th and/or October 21, 1971.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:
"That permission be granted to the Order to conduct its campaign on the dates indicated."

CARRIED UNANIMOUSLY

Refinery Superintendent, Chevron Canada Ltd., submitted a letter and an addendum to it requesting that, in view of the circumstances outlined in the submissions, Chevron Canada Ltd. be granted an extension of time under P.P.A. #1435 to complete the segments of the Company's modernization programme which apply to the Rheniformer and to the Carbon Monoxide Boiler until the subjects of the three resolutions which Council passed on July 12, 1971 pertaining to oil refineries have been resolved.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:
"That consideration of the request from Chevron Canada Ltd. be deferred until receipt of Item (2) of the Municipal Manager's Report No. 65, 1971 later this evening."

CARRIED UNANIMOUSLY

Mr. Harold J. Merillees, M.L.A., submitted a circular containing a resolution he presented to the Burrard Constituency Association Annual Meeting on September 27th that requested the Minister of Municipal Affairs to introduce enabling legislation in January 1972 which will assure the Public Transit Organization established by the Greater Vancouver Regional District an adequate annual financial subsidy.

Minister of Highways wrote to advise that Burnaby's request for an indication of the scheduling for the provision of road connections to the part of Highway 401 (Freeway) in Burnaby will be given consideration in conjunction with traffic surveys his Department is making in the region.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the Minister of Highways be informed of the concern of Council regarding the response he provided inasmuch as the Council is already aware of the surveys to which he referred that are being, and have been, made in connection with the subject at hand; and further, the services of the Burnaby Engineering Department be offered to the Department of Highways in expediting the completion of the surveys if this will assist in resolving the traffic problem on Canada Way."

CARRIED UNANIMOUSLY

Director of Regional Parks, Vancouver - Fraser Park District, wrote to indicate that Parcel "B", Ref. Plan 17411, Block 12, D.L. 10, Plan 3054 lies outside the boundaries of the proposed Burnaby Lake Regional Park.

Mr. G. R. Mark wrote to offer comments on a decision rendered by Council on September 13th to retain the barricade on Still Creek Street at North Road.

Alderman Emmott mentioned that he had received a submission from Mr. Mark in regard to the same matter and other issues concerning him. (Mr. Mark)

It was understood by Council that the Municipal Engineer would contact Mr. Mark to explain why decisions were made that resulted in the situations about which Mr. Mark has expressed a concern.

Oct 12/1971

Executive Director, Canadian Federation of Mayors and Municipalities,
submitted a circular:

- (a) indicating that the Federation is urging the Federal Government to announce its intentions to contribute toward the funding of employment-creating programmes advanced by municipalities in Canada.
- (b) urging that Council submit specific proposals for works projects which can qualify for funding of the type just mentioned.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That action on the request of the Federation be deferred until the October 18th meeting when it is expected the Municipal Manager will be submitting a report on the matter."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a special news bulletin formally advising of the death on October 6th of the Executive Director of the U.B.C.M., Mr. T. R. B. Adams, and providing a history of Mr. Adams' career in municipal affairs.

* * *

TABLED ITEMS

The following matters were then lifted from the table:

- (a) Request of Western Sleep Products Ltd. for shortening of median on Alaska Street

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That consideration of this request be deferred until receipt of Item (15) of the Municipal Manager's Report No. 65, 1971 later this evening."

CARRIED UNANIMOUSLY

- (b) Social Assistance Recipients

The following proposal, which had been advanced by Alderman Ladner, was then considered:

"That Council enquire of the Minister of Health and Welfare for the Federal Government whether the Federal Government would be prepared to pay to Burnaby for each person hired pursuant to the Provincial Government programme an amount equal to the amount it would pay to the Provincial Government if that person continued to be in receipt of social assistance."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the above motion be endorsed in the form and to the effect that supports the position which has been taken by the City of Vancouver in connection with the subject of the motion; and further, this motion be conveyed to the Federal Minister of Health and Welfare for action."

CARRIED UNANIMOUSLY

* * * *

QUESTION AND ANSWER
PERIOD

MAYOR PRITTIE drew attention to the fact that no publicity had been given the fact Council had recognized Saturday, October 30, 1971 as a date for the celebration of Hallowe'en.

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

CARRIED UNANIMOUSLY

When ALDERMAN McLEAN enquired as to why telephone poles in the sidewalks on Canada Way were still in place, he was informed by the Municipal Engineer that the Department of Highways refused to move the poles when Canada Way was being improved, with the result the responsibility for such removal fell upon the municipality. He added that estimates of the cost of removing the poles were obtained and it was determined that the costs would be greater than could be considered justifiable. The Engineer explained that it was then decided to wait until attrition dictated the need to replace the poles or, as an alternative, to place a sum in the budget each year to cover the cost of relocating the poles over a period of years.

* * * *

R E P O R T S

COMMITTEE OF THE WHOLE submitted a report advising that consideration had been given the matter of a delegation travelling to California to view oil refineries there which are situated adjacent to residential areas for the purpose of determining first hand:

- (a) Technical information on oil refineries which are operating in close proximity to residential neighbourhoods without nuisance to such neighbourhoods.
- (b) Information from Councils of the communities involved regarding legislation controlling the operation of refineries.
- (c) Standards of pollution control that have been established to govern oil refinery operations.
- (d) Information from those residing immediately adjacent to the refineries as to their circumstances and attitudes from a pollution and nuisance standpoint.

The Committee also indicated that initial enquiries have been made of different authorities in the area and this has revealed that the approximately six refineries North of San Francisco are operating in a manner which is compatible with the residential areas adjacent to them.

The Committee suggested that the information gathered both from a technical and lay viewpoint in making the trip would be of particular value to Burnaby in relation to the refineries situated in the municipality.

The Committee recommended that the opportunity to make a trip to San Francisco, California for the purpose of inspecting a number of oil refineries in areas close to City be open to any or all members of the Council, Dr. A. D. McIntyre of the B. C. Research Council, plus the Municipal Manager and such other municipal staff as he may direct.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Committee be adopted."

CARRIED

AGAINST -- ALDERMEN CLARK AND
MERCIER

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That an invitation be extended to Burnaby S.P.E.C., the Burnaby Pollution Removal Association and the Capitol Hill Community Association to together choose one delegate to accompany the members of Council and the staff members mentioned in the previous resolution, on the basis that the Council will grant an amount equal to the air fare and reasonable expenses to that delegate."

CARRIED

AGAINST -- ALDERMAN MERCIER

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the construction, as a Local Improvement, of pavement 28 feet wide with curbs on both sides of Golden Street East from Paulus Crescent to the E.P.L. of Lot 22, Block 4, D.L. 136, Plan 20816.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the Certificate of the Municipal Clerk be received and authority be granted to prepare a Local Improvement Construction By-law to authorize the work covered by the Certificate."

CARRIED UNANIMOUSLY

* * * * *

MUNICIPAL MANAGER submitted Report No. 65, 1971 on the matters listed below as Items (1) to (16) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Central Park Reservoir and Pumping Station

The Greater Vancouver Water District has advised that it proposes to build a reservoir and pumping station in Central Park adjacent to Patterson Avenue near Maywood Street.

This facility will supplement those to be constructed under our "joint" agreement, and will be in accordance with the extensive water supply study of major Water Board and Burnaby facilities completed by the Water District in April, 1970.

The Water District has presented the final proposal for the reservoir and pumping station to the Central Park Committee and, if approval is received from the Committee, application will be made to the Department of Lands, Forests and Water Resources for a lease.

The lease now held by the Central Park Committee includes a clause reserving a 150-foot strip around the perimeter of Central Park for highway purposes.

The reservoir site is partly within this strip adjacent to Patterson Avenue but the Municipal Engineer has advised that the location is satisfactory.

Further discussions have been held with the Water District regarding the location of the trunk water main which is to be constructed from Boundary Road at Moscrop Street to the reservoir and from the reservoir to Imperial Street at Jubilee Avenue. It has been suggested to the Water District that the proposed location of the trunk sewer main through Central Park from Kingsway directly on an angle to the reservoir should be reconsidered and possibly located closer and parallel to Patterson Avenue, then within the park area from Patterson Avenue parallel to Kingsway to the point at which it crosses Kingsway to travel in a Northerly direction on Inman Avenue. The reason for this is to not sever the park area with such a large (48 inch) diameter water main which could become an obstruction to the later use of the park area. The Water District has accepted this idea.

A discussion has also taken place with the Central Park Committee on the possibility of using the top of the reservoir for a recreation facility, such as a tennis court or other allied use. The Greater Vancouver Water District is planning to finish part of the top of the reservoir for tennis courts and another part of the top for lawn bowling.

It was being recommended that a copy of the foregoing report be sent to the Parks and Recreation Commission for its information.

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

CARRIED UNANIMOUSLY

(2) Permit No. B28234 (Temporary Storage Building for Chevron Canada Ltd.)

The Construction Engineer for Chevron Canada Ltd. has written to request an extension of time on the above permit. He has explained that, due to the Company's change of original modernization plans, the temporary storage building will now be required until the Spring of 1972.

The Permit in question was issued on May 31, 1971 for six months without an option for renewal, on the understanding the granting of the permit was in no way considered as approval of the modernization project and that the structure was to be used strictly for the interim storage of project construction material.

The permit is valid until December 7, 1971.

The Chief Building Inspector sees no conflict in the request under the terms of Preliminary Plan Approval No. 1435. However, the request for an extension for an additional six months, with an option to renew if needed at that time, cannot be granted because this would conflict with the requirements of Section 6.7 of the Zoning By-law. In that regard, an extension from December 7, 1971 to June 7, 1972 could be granted but, thereafter, the permit will have expired and the temporary building will need to be removed.

The Chief Building Inspector has authority to deal with the request but the matter is being referred to Council because of the interest in the modernization project of Chevron Canada Ltd.

The Company has made application for a building permit to construct the light ends and flare facilities portion of the modernization project. The estimated cost of the work is \$33,000.00.

To offset past delays on the start of the project, and to minimize the effects of winter weather on construction progress, the municipality was requested to take early action on the application so that work on the facilities could begin as soon as possible. The application for the building permit was therefore approved on the understanding that the work is part of the total project covered by Preliminary Plan Approval No. 1435.

It was being recommended that:

- (a) Chevron Canada Ltd. be Informed of the requirements of Section 6.7 of the Zoning By-law.
- (b) The building permit for the temporary storage building be extended for a six month period to expire June 7, 1972.
- (c) Those people who have expressed an Interest in the Chevron application for P.P.A. be given copies of the above report.

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

CARRIED UNANIMOUSLY

(3) Preliminary Plan Approval #1435 (Chevron Canada Ltd.)

The Refinery Superintendent for Chevron Canada Ltd. has written to request an extension of Preliminary Plan Approval #1435, insofar as the Rheniformer and Carbon Monoxide Boiler are concerned, until the three resolutions passed by Council on July 12, 1971 on the subject of oil refineries have been resolved.

The permit is dated July 26, 1971 and the expiry date is October 24, 1971.

The last action of Council (August 23, 1971) was to not extend the P.P.A. and to ask Chevron Canada Ltd. to advise, in writing, why it could not proceed with a staged construction as far as the Rheniformer was concerned.

The matter was tabled until the Company reaches a conclusion with respect to the Carbon Monoxide Boiler and answers the question in regard to the Rheniformer.

In light of the possible pending exploratory trip to oil refineries in California on October 21st and 22, it would appear that the latest request should be tabled until the Council meeting of November 1, 1971 and that the P.P.A. should be extended until then.

It was therefore being recommended that:

- (a) The request from the Refinery Superintendent for Chevron Canada Ltd. be tabled until the November 1, 1971 Council meeting.
- (b) P.P.A. #1435 be extended until the same date, at which time the matter of a further extension will be reviewed.
- (c) Chevron Canada Ltd. be asked to ensure that Council receives a firm statement of intention from the Company with respect to the Carbon Monoxide Boiler on or before November 1, 1971.
- (d) The letter dated October 5, 1971 from Chevron Canada Ltd. (which Council received earlier in the evening) plus the contents of the foregoing report be forwarded to all parties who expressed an interest in the general subject when it was being debated.

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

CARRIED UNANIMOUSLY

(4) Parcel "B", Ref. Plan 17411, Block 12, D.L. 10, Plan 3054
(Love)
REFERENCE REZONING #62/71

The Planning Department has reported as follows on the above rezoning proposal:

- (a) In the Park Sites Review Report which the Parks and Recreation Commission adopted on October 18, 1967, the subject property was included within the boundaries proposed for the Burnaby Lake Regional Park.
- (b) At the Easterly end of Burnaby Lake, the proposed Park extends to the Burlington-Northern Railway and includes the area along either side of the Brunette River.
- (c) The subject Parcel "B" is of particular importance, not only due to its size (8.78 acres), but because it is also considered as one of the key properties in the future development of the projected trail and parkway system that will provide a link between Burnaby Lake Park and the Eastern side of Burnaby

Mountain by way of the Stoney Creek Ravine.

- (d) Considerable progress has already been made in acquiring properties for the proposed trail and parkway system.
- (e) The owners of the property concerned have indicated, in the past, their desire to sell and have suggested that negotiations be undertaken by the municipality for the purchase of the land.
- (f) Approximately one year ago, the Planning Department was informed by the Vancouver-Fraser Park District that purchases of land for the Regional Park were being held in abeyance pending the preparation of a comprehensive plan for the area and a decision on the division of the overall park between the municipality and the Park District.
- (g) The remoteness of the parcel from nearby school and commercial facilities, the lack of services and the access problems to the property, make it unsuitable for a higher density type of use, as proposed in the current rezoning application.
- (h) It is felt the present A2 zoning is appropriate as an alternative to park use.
- (i) The development possibilities under A2 zoning includes a high quality estate type of large lot single family residential subdivision (1 acre minimum), a private riding academy, or a combination of these uses on the basis of an overall development plan.

Such activities as farming, truck gardening and orchard or nursery cultivation are also permitted under A2 zoning.

Another possibility which might be considered would be the development of the parcel for private recreational use (i.e. archery, lawn bowling, tennis, pony riding, swimming pool, planetarium, pitch and putt golf course, etc.) which would complement the public facilities in Burnaby Lake Park.

- (j) While there are a number of uses which could be developed on Parcel "B" that would be compatible with the surrounding area, the land has been proposed as part of the Burnaby Lake Regional Park and is regarded as a key property in the future park development plan of the municipality.
- (k) Should the Vancouver-Fraser Park District feel the parcel does not fall within its area of responsibility, then it would be recommended that the property be acquired by the Corporation as a key link in the municipal park-trail system.

The Parks and Recreation Commission considered the above matter on October 6, 1971 and tabled it until the Park Planner submits a plan showing the actual land required for the trail system.

It was being recommended that the above report be tabled until the information being sought by the Parks and Recreation Commission is received.

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

CARRIED UNANIMOUSLY

(5) Freeway - Boundary - Manor Area
REZONING REFERENCE NO. 52/71

The Planning Department has reported as follows on the above matter:

- (a) The Department of Highways has notified the Department, in writing, that it would not approve the proposed rezoning of the land in the above area for motor hotel, auto court and motel development.
- (b) In the Apartment Study '69 Report, the area bounded by Highway 401, Boundary Road and Manor Street were proposed for future medium density apartment development.
- (c) In the Community Plan which was subsequently prepared, the sector North of Manor Street was omitted from the Study in view of the uncertainty concerning the future major road patterns. The suitability, for apartment use, of this area was questioned due to its nearness to the Freeway. Other factors included the small and isolated nature of the area, surrounded by major arterial roads, which would allow for only limited access - a situation that would in all probability become even more critical when the future road patterns were developed.

The Community Plan has not yet been considered by Council, it has just been referred to the Advisory Planning Commission for comment.

- (d) The above factors would make the area unsuitable for traffic generating uses of the kind proposed in the recent rezoning application (motor hotels, auto courts, motels, etc.) because such uses would tend to increase the traffic congestion in an area where this should be avoided.

Similar results could be anticipated from other types of commercial development, particularly retail outlets that would attract large amounts of vehicular traffic.

In any case, provision has been made in the Community Plan for a commercial area along the Canada Way frontage which would extend from Norfolk Street on the North to Laurel Street on the South.

- (e) The unsuitability of the area for apartments would also apply to other forms of housing, as well as to institutional uses involving the provision of accommodation (i.e. rest homes, private hospitals, rehabilitation centres, children's institutions, etc.).
- (f) Industry would be less affected by the closeness of the Freeway and would likely generate considerably less traffic than a high density residential or auto-oriented commercial development. Moreover, the adjoining section of Vancouver is industrially-zoned and the Myrtle Street area on the North side of the Freeway has been proposed for future industrial use.
- (g) The location of the area in relation to major traffic routes and other land uses would suggest a need for good quality development with high screening and landscaping standards and the avoidance of outside storage type operations. This could best be accomplished by rezoning to M5.
- (h) It has therefore been concluded that the most appropriate form of development for land in the area is industrial, providing high standards are employed and assuming the area is not required for major road purposes; therefore,

any land use change should be held in abeyance until major road alignments for the area have been finalized.

It was being recommended that the subject rezoning application be tabled pending receipt of more definite information on highway construction and further discussion about the matter with the Department of Highways.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the subject of the report from the Manager be tabled until the October 25th meeting pending a reply from the Department of Highways on the question of definite information pertaining to highway construction in the subject area."

CARRIED

AGAINST -- ALDERMAN McLEAN

(6) Easement - Lot 186, D.L.'s 136/137
SUBDIVISION REFERENCE NO. 93/71

It was being recommended that Council authorize the:

- (a) Acceptance of an easement, for storm sewer purposes, over a portion of the above described property.
- (b) Execution of the documents pertaining to the matter.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Lots 1 to 4 incl. Blk. "L", D.L. 91N part, Plan 1869
 Lot 5, Plan 10599, Blk. "L", D.L. 91N part, Plan 1869
 Lot 5 exc. Plan 10599, Blk. "L", D.L. 91N part, Plan 1869
 Lot 6, Blk. "L", D.L. 91N part, Plan 1869
 A portion of the Humphries Avenue right-of-way lying adjacent to the above properties
REFERENCE REZONING #38/71

The Planning Department has examined the question of access to the above site in relation to the needs of the surrounding neighbourhood and advises that all access to the site should be from Humphries Avenue and then to Imperial Street.

The Department has considered the possibility of not constructing the North-South lane behind Humphries Avenue and maintaining it in a natural state, thereby serving as a buffer between the Church and the residences on Malvern Avenue. However, the properties on Malvern Avenue are zoned R5 and have a limited width, which rules out the possibility of a driveway and necessitates alternate access from the lane.

It was therefore being recommended that it be a condition of a suitable plan of development of the property in question that all access to the site and egress from it be from Humphries Avenue and that no access or egress be permitted to either the North-South lane behind Malvern Avenue or to the East-West lane behind Imperial Street.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted, on the understanding that the applicant for the rezoning will be responsible for the construction of the subject lane."

CARRIED UNANIMOUSLY

(8) Municipal Finance Officers Association

It was being recommended that:

- (a) The Municipal Treasurer be authorized to attend the Western Canadian Conference of the above Association in Edmonton, Alberta between October 21st and 23, 1971.
- (b) He supply a brief report on the Conference upon his return.

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

CARRIED UNANIMOUSLY

(9) Motor Vehicle Testing Station

The Municipal Engineer has been informed by the Provincial Department of Public Works that the Motor Vehicle Testing Station on Moscrop Street and Wayburne Drive is presently open but only for the testing of vehicles belonging to B.C.I.T. Students and the Police Department as a sort of trial measure.

The Engineer was also informed that any customer appearing at the Station from October 15, 1971 onwards will be allowed to have his vehicle tested.

The Testing Station will have its official opening on October 22, 1971.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(10) Administrative Assistant to the Municipal Manager

After working in the position of Municipal Manager for more than six months and after carefully reviewing the requirements of the job, the Manager has now decided on the type and form of assistance he would like for the position.

Rather than have a straight "line" assistant with certain specific departments of functions for which to be responsible, the Manager would prefer to have an Administrative Assistant who would act in general terms in a "staff" capacity, although there would be a few specific minor functions in which he would have a "line" responsibility.

It is proposed, for the time being, that the Municipal Treasurer would continue as the Acting Municipal Manager for any absences of the Municipal Manager but the Administrative Assistant would act for the day to day routine and would also carry the bulk of the work load during such absences, keeping in mind that the Treasurer would usually be available for major or emergent decisions at any time.

It could well be that, in time, the Administrative Assistant would grow to become the full Acting Manager as well and, if this were the case, the pay grade for the position would have to be adjusted accordingly because job responsibilities would have changed.

A copy of the specifications that the Manager proposes for the position of Administrative Assistant to the Municipal Manager was being submitted.

The salary range contemplated for the position would be Pay Grade 35, which presently ranges from \$1,245 to \$1,487 per month, or \$14,940.00 to \$17,844.00 per annum.

It more than likely will also be necessary to add one to the secretarial and clerical staff, but this can be observed in time.

There are more than sufficient funds in the Budget for an Administrative Assistant and an additional clerical staff member.

It was being recommended that:

- (a) The position of Administrative Assistant to the Manager be established in place of the position of Assistant Municipal Manager.
- (b) The position be classified, for the moment, in Pay Grade 35.
- (c) The Municipal Manager be authorized to immediately engage an Administrative Assistant and a clerical staff member if and when required.

During discussion on the subject of the report from the Manager, Alderman Mercier suggested that the time was opportune for Council to review the administrative structure.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN McLEAN:
"That the subject of the report from the Manager be tabled until the November 1st Council Meeting to permit Alderman Mercier an opportunity to discuss his proposals for changes in the Administrative System with the Manager and submit a report thereon."

CARRIED UNANIMOUSLY

MAYOR PRITTE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:15 P.M.

ALDERMAN LADNER WAS ABSENT.

(11) Lots 184 and 185, D.L.'s 136/137,
SUBDIVISION REFERENCE #93/71

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

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the owner of Lots 184 and 185, D.L. 136 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 R.A. Baxter and sworn the 4th day of October, 1971."

CARRIED UNANIMOUSLY

(12) Hastings Street from Boundary Road to Esmond Avenue and
from Springer Avenue to Holdom Avenue

Approval has now been received from the Department of Highways to proceed with the last phase of the widening of the above portion of Hastings Street.

It is intended to accomplish this work as soon as possible by calling a new road construction contract. Several other road construction projects will be included.

As requested by the Department of Highways, a separate tender will be invited for the construction of the retaining wall on Hastings Street between Springer Avenue and Howard Avenue.

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

CARRIED UNANIMOUSLY

ALDERMAN LADNER RETURNED TO THE MEETING.

(13) Lot 38, D.L.'s 69/70, Plan 39735 (4200 Block Canada Way)
REZONING REFERENCE #18/71 and SUBDIVISION REFERENCE #94/71

It was being recommended that Condition 2 pertaining to a covenant referred to in a report to Council on September 20th relating to the above matter be replaced by the following:

- "2(a) If the applicant consolidated the properties the covenant will be released.
- (b) If the applicant does not consolidate their properties, the covenant will only be released when the sanitary sewer is constructed on the North 20 feet of the properties from Sumner to Gilmore Avenue and the developer meets all requirements of the Comprehensive Development District Zoning By-law covering the subject property."

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

CARRIED UNANIMOUSLY

(14) Proposed Parks and Recreation Capital Improvement By-law

The Parks and Recreation Commission has asked for the permission of Council to submit a Capital Improvement By-law to the electorate in December, 1971.

The By-law would cover development projects during the years 1972 - 1977 and would be for an amount up to 7 million dollars.

A preliminary draft proposal containing a list of the projects was being submitted.

It would be desirable to have a meeting with the Commission to discuss the proposal.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the submission from the Municipal Manager be tabled until Council meets with the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

(15) Alaska Street (Western Sleep Products Ltd.)

An attached drawing shows a trailer and tractor positioned at Door #3, together with its turning paths, in addition to the smaller truck shown at Loading Door #1 and the 60 foot semi-trailer shown at Door #2 with its turning paths. It will be observed that, even the smallest trailer (approximately 26 feet in length), would require encroachment onto the travelled roadway by the tractor unit and this unit would experience considerable difficulty in exiting without a considerable amount of manoeuvring back and forth across the travelled roadway. Such encroachments are a contravention of the Motor Vehicle Act and the Street and Traffic By-law.

The situation appears to be one where the entire idea of loading semi-trailers of any size from the Alaska Street loading doors was at best ill-conceived in the original instance.

It is also important to bear in mind that Western Sleep Products Ltd. still has full ability to use the loading door facing Alpha Avenue inasmuch as this loading door still serves the Company's portion of the building. The problem of its use results from the lease to Brentwood Dodge of the Alpha Avenue front yard which is used for the parking of vehicles. When the P.P.A. was issued for the addition, no knowledge was at hand that the loading bay would not be used for the semi-trailers. This situation, plus the fact that cutting the median back to a point which would serve a trailer unit parked within the thirty-foot Alaska Street setback, would only encourage further encroachment by the even larger semi-trailers onto the travelled roadway.

It was being recommended that no alteration be made in the median on Alaska Street that would permit a vehicle to be illegally parked while being loaded or unloaded.

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

CARRIED UNANIMOUSLY

(16) Oil Refineries

A list of the kinds of questions and the general areas of concern which would need to be resolved before decisions could be made in connection with possibly controlling the future growth of refineries was being submitted.

A map showing refineries in the Contra Costa County in the Oakland, California area was also being attached.

It is not proposed to visit all of them but it is being suggested that Council see at least ^{the} Sequoia Refinery.

Port Moody was contacted and indicated it would not send a representative with the Burnaby Council on the trip to California.

The Greater Vancouver Regional District has indicated it would likely send a representative. Presumably, it will be the Superintendent of Quality Control for the Regional District.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:
"That leave be given to introduce:

- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 23, 1971" #5975
- "BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1971" #5927
- "BURNABY LEASE AUTHORIZATION BY-LAW NO. 6, 1971" #5976

and that they now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:
"That:
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 23, 1971"
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1971"
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 6, 1971"
be now read a Third 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:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1968" #5417
"BURNABY SOIL DEPOSIT BY-LAW 1971" #5974"

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1968 provides
for the following proposed rezoning:

Reference RZ #91/68

Lot 89, D.L. 11, Plan 25688

(8611 Armstong Avenue)

FROM R3 TO P5

Municipal Clerk stated that the Planning Department had reported that
the prerequisite established by Council in connection with this
rezoning proposal has been satisfied.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the Committee do now rise and report "BURNABY ZONING BY-LAW
1965, AMENDMENT BY-LAW NO. 61, 1968" complete."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:
"That the Committee do now rise and report "BURNABY SOIL DEPOSIT
BY-LAW 1971" complete."

CARRIED

AGAINST-- ALDERMEN CLARK, DRUMMOND,
BLAIR AND McLEAN

THE COUNCIL RECONVENED.

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

CARRIED

ALDERMEN CLARK, DRUMMOND, BLAIR
AND McLEAN were against Burnaby
Soil Deposit By-law 1971

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1968"
"BURNABY SOIL DEPOSIT BY-LAW 1971"
be now read a Third Time."

CARRIED

ALDERMEN CLARK, DRUMMOND, BLAIR
AND McLEAN were against Burnaby
Soil Deposit By-law 1971

*It was pointed out that the above Burnaby Soil
Deposit By-law 1971 was an interim one and is
intended to be replaced by another that is more
comprehensive in scope.*

*Because some concern was expressed that this
"full" By-law should be enacted as soon as possible,
the Municipal Manager was directed to present
the new By-law to Council at its November 22nd
meeting.*

* * *

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

"BURNABY ROAD CLOSING BY-LAW NO. 12, 1971"
"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 2, 1971"
"BURNABY ROAD CLOSING BY-LAW NO. 13, 1971"
be now reconsidered and finally adopted, signed by the Mayor and
Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* *

- 19 -

Oct/12/1971

The Council then sat In Camera at 9:45 p.m.