

APRIL 13, 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, April 13, 1971 at 7:00 p.m.

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

ABSENT: Aldermen Dailly and McLean;

ORIGINAL COMMUNICATIONS

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

CARRIED UNANIMOUSLY

Miss Alice Ortner submitted a letter urging that Burnaby Lake be left in its natural form and used as a sanctuary for bird and animal life rather than be dredged and developed for aquatic activities of man.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:  
"That Miss Ortner be advised of the following in connection with the subject of concern to her:

- (a) The dredging of Burnaby Lake will not spoil the nesting grounds of the birds which make their habitat there.
- (b) Unless the Lake is dredged, there will be no body of water left for birds or any other form of animal life because the Lake, as such, is gradually disappearing due to silting and the increased growth of vegetation in it.
- (c) It has been determined that the earth on the perimeter of the Lake will not shift as a result of the dredging and therefore will not affect the rail line.
- (d) Burnaby Lake and its environs are planned to be developed as a Regional Park facility which will be enjoyed by all people, particularly those in the Lower Mainland. Complementing this facility will be other recreational developments to the West which are to be provided.
- (e) The dredging of Burnaby Lake, which is considered necessary for the above reasons, is also needed in order to prepare the Lake for certain aquatic activities which will form part of the 1973 Canada Summer Games. "

CARRIED UNANIMOUSLY

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Mr. D. Craik wrote to express concern regarding the Local Improvement Projects which were initiated for Government Street between Phillips Avenue and Brighton Avenue.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:  
"That consideration of the submission from Mr. Craik be deferred until receipt of Item 13 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Principal, Edmonds Elementary-Junior Secondary School, submitted a letter requesting permission to hold a Walkathon on Sunday, April 25, 1971 along a route outlined on an accompanying map in place of one which was planned for March 28, 1971.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That permission be granted to the Edmonds Elementary - Junior Secondary School to conduct the Walkathon at the time and along the route indicated, subject to:

- (a) The approval of the R.C.M.P.
- (b) The Provincial Department of Highways having no objection to the use of any arterial highways in the municipality that are involved. "

CARRIED UNANIMOUSLY

Alderman Clark presented a written submission in support of the development of a multi-purpose covered stadium in the municipality, indicating the following:

- (a) A study should be made to determine the economic feasibility of constructing such a facility, which would be used during the 1973 Canada Summer Games and then as a permanent facility by the municipality and Simon Fraser University.
- (b) The study should establish the need for the facility and the estimated potential number of users of it, both on a local and a regional basis.
- (c) Estimates of potential revenue from other functions which can be held in the facility should be examined.
- (d) A site study should be conducted to determine the best compromise location for both the municipality and Simon Fraser University.
- (e) In addition to providing a complete list of potential uses for the facility, the study should reveal the current market rental for each type of use per event.
- (f) An estimate should also be obtained regarding capital and operating costs and also projected cash flows for a ten year operating period.
- (g) The study should recommend alternative methods of ownership, financing and organization, e.g.:
  - (i) a private facility owned by an independent non-profit society.

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- (ii) A facility owned by either the municipality or the university.
  - (iii) A facility owned jointly by the municipality and the university, and operated by a joint authority or commission.
  - (iv) Any other form of ownership that may be deemed appropriate.
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- (h) It should also be determined whether it would be feasible to meet a July 15, 1973 completion date.
  - (i) A comprehensive report, suitable for presentation to potential supporters of the project, should be prepared.
  - (j) Work on the study should be initiated immediately and completed within two months.
  - (k) The cost of the study should be between \$12,800.00 and \$15,000.00, to be shared equally between Simon Fraser University and the municipality.
  - (l) General cost comparisons with the Idaho State Sports Centre were being provided. Using this comparison, it would cost approximately 5.4 million dollars to build the multi-purpose covered stadium in the municipality.

Alderman Clark also made the following points during consideration of the proposal advanced by him:

- (1) The matter arose as a result of a request being received from Simon Fraser University.
- (2) Because it would take approximately two years to construct and as part of the reason for the structure is to accommodate events planned for the 1973 Canada Summer Games, it is imperative that planning for the project be begun now.
- (3) Simon Fraser University has \$1,200,000.00 available for a sports complex.
- (4) The B. C. Institute of Technology also has funds available for such a project.
- (5) Perhaps the Federal Government would contribute to the construction of the stadium.
- (6) The estimated operating costs of the facility are \$42,000.00 per year.
- (7) A firm known as Acres Western Limited is prepared to undertake the feasibility study for the amount mentioned above.
- (8) A number of pictures of the "Idaho" stadium were being displayed this evening.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the Municipal Manager indicate the feasibility of financing the project advanced by Alderman Clark, answering such questions as:

- (a) From what source(s) would the money required be derived?
- (b) In what manner would the municipality arrange for the financing of the project.
- (c) What would the impact be on the Capital Improvement Programme Budget?"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:  
"That the Planning Department advise Council as to what sites might be available in the municipality for the facility described this evening by Alderman Clark."

CARRIED

AGAINST -- ALDERMAN BLAIR

\* \* \*

QUESTION AND  
ANSWER PERIOD

When Alderman Drummond suggested that the performance, labour and materials, bonds which are required when bids are submitted to undertake engineering works for the municipality should be reduced from 100% to 50%, he was directed by Council to treat the matter as a Notice of Motion.

Alderman Ladner suggested that the road barricades on Willingdon Avenue and on Patterson Avenue, South of Imperial Street and North of Hurst Street, were creating a hazardous condition for traffic in the area.

It was understood that the Municipal Engineer would investigate the matter and take whatever action was deemed necessary to improve the situation if the purpose of the barricades has now been served.

\* \* \*

R E P O R T S

Municipal Clerk submitted a Certificate of Sufficiency covering the 1971 Local Improvement Initiative Programme, as follows:

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THE CORPORATION OF THE DISTRICT OF BURNABY

CERTIFICATE OF SUFFICIENCY

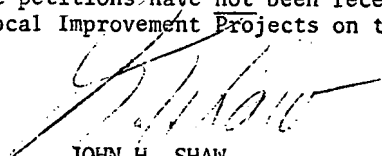
Section 589(1) of the Municipal Act provides, in part, as follows:

"589(1) -- unless within one month after the publication of the required notice a majority of the owners representing at least one half of the value of the parcels to be specially charged, petition the Council not to proceed with it, the work may be undertaken as a Local Improvement."

Petitions have been received against Local Improvement Projects numbered 71-007, 71-014, 71-033, 71-044, 71-047, 71-054, 71-055 and 71-060, on the attached schedule and are certified as sufficient as these petitions represent a majority of the owners on each project who represent at least one half of the value of the parcels to be specially charged.

Petitions have been received against Local Improvement Projects numbered 71-008 and 71019 on the attached schedule which, while representing a majority of the owners on each project, do not represent at least one half of the value of the parcels to be specially charged.

I hereby certify that sufficient petitions have not been received covering the remainder of the Local Improvement Projects on the attached schedule.

  
JOHN H. SHAW,  
Municipal Clerk.

BL/dew

DATED this 8th day of April, 1971.

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THE CORPORATION OF THE DISTRICT OF BURNABY

HIS WORSHIP, THE MAYOR,  
AND MEMBERS OF THE MUNICIPAL COUNCIL

Gentlemen;

RE: 1971 LOCAL IMPROVEMENT PROGRAMME

In accordance with Section 509 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the municipality and also served upon the owners of property affected, Notice of Intention to construct, as a Local Improvement, pavement, pavement widening, and/or sidewalks, as indicated, on the streets described below:

PROJECT NUMBER	DESCRIPTION OF WORK	NO.OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO.OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
36' pavement with 5' wide curb sidewalks on both sides of:							
71-001	Albert St. from Ingleton Ave. to Willingdon Ave.	113	57	45	\$1,568,755	\$784,377	\$ 344,110
71-002	14th Ave. - Kingsway to Mary Ave.	17	9	Nil	309,600	154,300	Nil
71-003	Silver Ave. from Maywood St. to Deresford St.	20	11	Nil	854,275	427,137	Nil
	Irving St. from Royal Oak Ave. to Marlborough Ave.	13	7	Nil	311,610	155,805	Nil
36' pavement with curbs on both sides with allowance for Local Improvements currently in force:							
71-005	Albert St. from Esmond Ave. to Ingleton Ave.	9	5	Nil	212,930	106,465	Nil

PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT
4½' wide curb sidewalks:			
71-006	North side Albert St. from Esmond Ave. to Ingleton Ave. and Lt. 10, Blk. 7, D.L.'s 115/136, Plan 1236 (South side)	5	3
5' wide curb sidewalks:			
71-007	North side of Albert St. from Boundary Rd. to Esmond Ave.	9	5
36' pavement with curbs on both side:			
71-008	Sanders St. from Royal Oak Ave. to Nelson Ave.	10	10
46' pavement with 5' wide curb sidewalks on both sides:			
71-009	Nelson Ave. from Kingsway to Dover St.	15	8
5½' wide sidewalks abutting curb on :			
71-010	West side of Royal Oak Ave. from Irving St. to Dover St.	11	6

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NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
N11	\$117,160	\$ 58,580	N11
8	75,185	37,592	\$ 68,025
13	399,290	199,645	104,595
6	489,500	244,750	44,220
N11	120,305	60,652	N11



PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT
Widening to 36' with 5' wide curb sidewalks on:			
71-011	Both sides of Parker St. from Alpha Ave. to Holdom Ave. with allowance for Local Improvements currently in force on Parker St. from Springer Ave. to Delta Ave. and from Howard Ave. to Holdom Ave.	33	42
Widening to 36' with curbs on both sides with allowance for Local Improvements currently in force:			
71-012	Parker St. from Willingdon Ave. to Alpha Ave.	22	12
4½' wide curb sidewalks:			
71-013	South side of Parker St. from Willingdon Ave. to Alpha Ave.	11	6
Widening to 36' with curbs on:			
71-014	Both side of Government St. from Phillips Ave. to Brighton Ave. with allowance for Local Improvements currently in force from Phillips Ave. to Piper Ave. and from Piper Ave. to Brighton Ave.	119	60
5½' wide sidewalks on:			
71-015	North side Government St. from Piper Ave. to Brighton Ave.	64	33

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NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
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4	\$699,595	\$349,797	\$ 31,760
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N11	171,245	85,622	N11
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N11	84,575	42,287	N11
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39	1,259,245	629,622	863,990
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2	688,590	344,295	14,595
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PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
30' pavement with 5' wide curb sidewalks on both sides of the following streets:							
71-016	Dalmoral St. from Sperling Ave. to Salisbury Ave.	34	18	6	\$651,695	\$325,847	\$ 43,465
71-017	Arcola St. from Sperling Ave. to Salisbury Ave.	41	21	2	777,960	388,980	11,395
71-018	Salisbury Ave. from Kingsway to Deresford St.	10	6	1	270,530	135,265	60,380
71-019	Dunblane Ave. from Imperial St. to Grimmer St.	15	9	10	438,990	219,495	178,010
71-020	Colborne Ave. from Kingsway to Imperial St.	11	6	1111	349,300	174,650	NIL
71-021	Pandora St. from Inlet Dr. to Barnet Rd	5	3	1	230,460	115,230	7,845
71-022	Midlawn Dr. from Willindon Ave. to Southlawn Dr.	30	20	2	322,425	161,212	16,830
71-023	Patterson Ave. from Kingsway to Moscrop St.	71	36	2	543,230	321,615	16,255
71-024	Durke St. from Patterson Ave. to Willingdon Ave.	44	23	15	354,685	177,342	121,855
71-025	Kincaid St. from Smith Ave. to E.P.L. Lot 43, Dik. 1, D.L. 39, Pl. 11502	22	12	NIL	166, 860	83,430	NIL

PROJECT NUMBER	DESCRIPTION OF WORK	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
Widening to 36' with 5' curb sidewalks:							
71-026	Both sides with allowance for Local Improvement Charges currently in force- Iglinton St. from Gatenby Ave. to Royal Oak Ave.	8	5	NIL	\$ 56,430	\$ 28,215	NIL
36' Pavement with 5' wide curb sidewalks on both sides of following streets:							
71-027	Price St. from Smith Ave. to Patterson Ave.	22	12	2	137,345	93,572	\$ 18,090
71-028	Darker Ave. from Grange St. to Burke St.	29	15	2	479,295	239,647	17,630
71-029	Grassmere St. from Willingdon Ave. to Elsom Ave.	7	4	3	57,795	28,897	26,005
71-030	Sardis St. from Willingdon Ave. to Sussex Ave.	19	10	NIL	155,305	77,652	NIL
46' pavement with curbs and 5½' sidewalks:							
71-031	Both sides Royal Oak Ave. from Imperial St. to B.C. Hydro Railway Right-of-Way	16	9	NIL	223,010	111,505	NIL
71-032	Both sides Imperial St. from Kingsway to Waltham Ave.	11	5	NIL	145,410	72,705	NIL
46' pavement with curbs on both sides:							
71-033	Royal Oak Ave. from Imperial St. to Kingsway	19	10	13	650,145	325,072	462,275

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PROJECT NUMBER	DESCRIPTION OF WORKS	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
46' pavement with curbs on both sides with allowance for Local Improvement Charges currently in force:							
71-034	First Ave. from Boundary Rd. to Ingleton Ave.	17	9	2	\$395,780	\$197,890	\$ 22,370
36' pavement with curbs on both sides:							
71-035	Harlborough Ave. from Imperial St. to Bennett St.	19	10	111	511,135	255,582	Nil
28' pavement with curbs on both sides with allowance for Local Improvement Charges currently in force:							
71-036	Gatenby Ave. from Gilpin St. to Ivar Pl.	11	6	1	91,885	45,942	9,515
4 1/4' sidewalks abutting curbs:							
71-037	Abbe Ave. from Burke St. to Sardis St.	16	9	8	161,505	80,752	84,690
28' Pavement with 5' concrete curb sidewalks on both sides of following streets:							
71-038	Cherrywood Cres. from Patterson Ave. to Darker Cres.	19	10	1	149,735	74,892	7,635
71-039	Hazelwood Cres. from Darker Cres. to Burke St.	24	13	4	193,465	96,732	32,620
71-040	Price Cres. from Patterson Ave. to Gilpin Cres.	49	25	3	393,925	196,962	55,600

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PROJECT NUMBER	DESCRIPTION OF WORKS	NO. OF OWNERS
20' pavement with 5' concrete curb sidewalks on both sides of following streets:		
71-041	Castlewood Cres. from Patterson Ave. to Barker Cres.	36
71-042	Gilpin Cres. from Patterson Ave. to Barker Cres.	34
71-043	Gilpin Cres. from Barker Cres. to Burke St.	20
71-044	Parkwood Ave. from Gilpin Cres. to Moscrop St.	4
71-045	Parkwood Cres. from Parkwood Ave. to Barker Cres.	25
71-046	Pinewood Cres. from Parkwood Cres. to Barker Cres.	22
71-047	Alderwood Cres. from Moscrop St. to Moscrop St. and all legs	17
71-048	Wildwood Cres. from Gilpin Cres. to Willingdon Ave.	28
71-049	Briarwood Cres. from Gilpin Cres. to Willingdon Ave.	23
71-050	Price Cres. from Gilpin Cres. to Willingdon Ave.	19
71-051	Haplewood Cres. from Gilpin Cres. to E.P.L. Lot 3, Blk. 3, D.L. 34, Pl. 14245	7

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51% REQUIRED TO DEFEAT PROJECT	NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
19	Nil	\$207,295	-\$143,647	Nil
10	Nil	259,100	129,550	Nil
11	Nil	158,790	79,395	Nil
3	3	32,145	16,072	\$ 24,880
13	Nil	194,410	97,205	Nil
12	7	172,775	86,387	54,255
9	12	134,290	67,145	96,255
15	12	214,555	107,277	90,645
12	Nil	187,675	93,837	Nil
10	3	153,630	76,815	25,805
4	1	55,610	27,805	7,975

PROJECT NUMBER	DESCRIPTION OF WORKS	NO. OF OWNERS	51% REQUIRED TO DEFEAT PROJECT
28' pavement with 5' concrete curb sidewalks on both sides of following streets:			
71-052	Cedarwood Cres. from Willingdon Ave. to cul-de-sac	7	4
71-053	Darker Cres. from Durke St. to Hoscrop St.	39	20
71-054	Brentlawn Dr. from Willingdon Ave. to Delta Ave.	99	50
71-055	Higlawn Dr. from Midlawn Dr. to Delta Ave.	56	29
71-056	Northlawn Dr. from Midlawn Dr. to Delta Ave.	48	25
71-057	Westlawn Dr. from Midlawn Dr. to Delta Ave.	90	46
71-058	Hithsdale Ave. from Boundary Rd. to Smith Ave.	28	15
71-059	Herville St. from Buller Ave. to Gilley Ave.	34	18
71-060	Grimmer St. from Dunblane Ave. to Marlborough Ave.	2	2
71-061	Frances St. from Madison Ave. to Willingdon Ave.	39	35



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NO. OF OBJEC- TIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED	TOTAL PETITIONERS' ASSESSMENT
1	\$ 50,455	\$ 25,227	\$ 7,480
2	312,170	156,085	14,170
52	805,555	402,777	419,960
29	504,565	252,282	258,990
12	144,485	222,242	108,780
4	761,315	380,657	34,375
1	193,960	99,480	7,500
1	259,760	129,880	6,935
2	18,490	9,245	18,490
33	434,235	217,117	209,455

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MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:  
"That the Clerk's Certificate of Sufficiency be received."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 25, 1971 on the matters listed below as items (1) to (14) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Block 16, Sketch Part 23312E, D.L. 119W $\frac{1}{2}$ , (Power Supply to Copley Pumping Station)

On March 22nd, the Council authorized the B. C. Hydro and Power Authority to install a special transformer structure on the above described property five feet from the West property line.

The municipality has now been advised by Associated Engineering Services Ltd. that the B. C. Hydro and Power Authority will not construct the structure at the location mentioned and will only build it 11 feet from the West property line.

The land involved is actually an abandoned portion of Carlton Avenue, which is not needed. The land is not particularly saleable because of its location in a relatively swampy area. In any event, it is not expected that the offset requested by the Authority will have any great impact on the property.

It was therefore being recommended that Council approve the new location for the transformer structure in question.

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

CARRIED UNANIMOUSLY

(2) Bonding on Building Construction Projects

The Chief Building Inspector has reviewed some of the tendering procedures relating to bonding for building construction projects and, as a result, it was being recommended that a policy be established whereby, on such projects;

- (a) The tender call that is issued for such works require, among the usual things, a bid bond only in a predetermined stipulated sum, with the said bond calling for a follow-through on performance, labour and materials bonds and liability insurance coverage.
- (b) The Corporation no longer require the submission of an undertaking of surety letters when inviting tenders.

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

CARRIED UNANIMOUSLY

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(3) Lot 10, Block 9, D.L. 32, Plan 2250 (6128 McKercher Avenue)

It was being recommended that Council authorize the demolition of the house on the above described property.

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

CARRIED UNANIMOUSLY

(4) Paper Recycling (Rebearth Company)

Messrs. Thorleifson and Watson of the Rebearth Company spoke to Mr. Kaller of the Engineering Department on March 19th in regard to the question of the municipality loaning the Company \$1,078.00 with which to purchase a paper baler.

Mr. Kaller emphasized that the municipality cannot subsidize, in any form, any kind of commercial enterprise.

Rebearth Company is not the only enterprise in the paper salvaging business and therefore could not be given preferential treatment.

Some kind of collaboration between the salvaging industry and the waste materials administration is desirable at a regional government level. Even there, it was being recommended that the assistance of the sort being sought by Rebearth Company must exclude subsidies and should limit itself to the sharing of data and technological knowledge.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:  
"That Council concur with the recommendation in the report of the Manager."

CARRIED UNANIMOUSLY

(5) Subdivision Reference No. 179/70 (Noort)

The Land Agent was able to negotiate an equal exchange of land without any cash settlement after arranging for a variation in the alignment of the Sperling - Walker intersection, a subject which was covered in detail in Item 17 of the Municipal Manager's Report No. 18, 1971.

The legal survey is to be done by the developer but registration fees are to be paid by the Corporation.

It was being recommended that the arrangement negotiated by the Land Agent be accepted, bearing in mind that Oakland Street between Empress and Walker Avenues, and the Sperling Avenue realignment, will not be constructed at this time.

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

CARRIED UNANIMOUSLY

(6) Lot 4, Blks 72/73, D.L. 92, Plan 16614 (Assem - 6649 Empress Avenue)

It was being recommended that Council authorize the abandonment of an easement over the North 10 feet of the above described property because it is no longer necessary.

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

CARRIED UNANIMOUSLY

(7) Beresford Street

For some years now, the question has been raised periodically as to the feasibility of developing Beresford Street on both sides of the railway right-of-way for separate two-way traffic movements.

Because of the amount of research required to produce a meaningful appraisal of the project, the file is still open on the subject. This is presenting problems, insofar as private development of those sections of the right-of-way requiring acquisition are concerned, because future acquisitions would limit development.

In view of that situation, the Council was being asked to issue a direction on the question of further considering the proposal outlined above. To assist Council in that regard, the more obvious requirements that have presented themselves during the cursory examination of the proposal are as follows:

- (a) The municipality only has 47% of the total length of right-of-way required.
- (b) There are 30 separate buildings occupying about 4,400 feet of the land required for the right-of-way.
- (c) With the anticipated volumes of traffic on such a facility, it is felt there will be a need to signalize at least 12 intersections. These signals will be rather complicated and will need to be installed on either side of the railway right-of-way.
- (d) There will also be problems with the free flow of vehicular traffic along Beresford Street because:
  - (1) Many of the existing buildings have loading facilities adjacent to the roadway.
  - (2) There are a great number of railway spurs across the right-of-way and consequently the resulting delivery and pick-up of box cars could create lengthy stoppages to traffic.
  - (3) There will be further applications for spur trackage along the roadway and, owing to the present zoning, refusal of such an application could prove difficult to justify.
- (e) Willingdon Avenue is planned to be recessed beneath the railway line. Even with signalization, there could be serious new problems associated with the intersection of the railway and Beresford Street at Willingdon Avenue unless Beresford Street was designed to overpass Willingdon Avenue.

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The obstacles in the path of developing Beresford Street into any form of a collector route would make such a project most questionable from both a functional and a cost-benefit point of view.

*It was mentioned to Council that there may be some merit in partially implementing the plan for the development of Beresford Street for separate two-way traffic movements.*

*Reference was also made to the possible availability of the "Co-Op" property on Beresford Street at Telford Avenue for acquisition by the municipality.*

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN DRUMMOND:

"That the question of developing Beresford Street for separate two-way traffic movements be referred to the Municipal Manager for a recommendation as to whether, and along what part(s), the proposal should be implemented, with it being understood that specific mention will be made of the point indicated above regarding the "Co-op" property."

CARRIED UNANIMOUSLY

(8) Block "F", D.L.'s 188/189, Plans 3358 and 4953  
(Chevron Canada)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1435

The above application has been received from Chevron Canada to build a major expansion of its refinery installation.

The project is intended to allow for the production of lead-free gasoline and to improve the facilities for recovery of "light end" petroleum products.

Plant output capacity is to be increased from 3,500 to 10,000 barrels per day. In addition, changes are to be made to the plant's flare stack to permit more efficient burning of waste or surplus gases. The Company claims the improvements will result in a lessening of any nuisance caused by the plant's operation. Two additional propane storage tanks are also proposed to provide for the increased output.

The intended use is permitted in M3 zones, which is what is enjoyed by the property involved, and the proposal observes all the relevant bulk regulations for that zone.

The Planning Director has advised that it is his intention to issue preliminary plan approval, subject to the acceptance of the facility by the Health Department.

The proposal was being brought to the attention of Council because of an earlier direction that such matters be submitted to Council for direction.

A report on the anticipated tankage expansion requirements for the refinery is currently being prepared and will be presented to Council for consideration in the near future.

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

CARRIED UNANIMOUSLY

(9) Subdivision Reference No. 22/71

It was being recommended that Council authorize the acceptance of easements over portions of Lot 11, D.L. 131, Plan 23973, Lot 23, D.L. 131, Plan 24429, Lot 4, Except Expl. Plan 16555, D.L. 131, Plan 5465, and Lot 212, D.L. 131, Plan 29544 for sewerage and drainage works, at no cost to the Corporation, in order to finalize the captioned subdivision.

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

CARRIED UNANIMOUSLY

(10)(a) Water Lot No. 6317  
(b) Lots 186 and 187, D.L. 165, Plan 1050  
WELWOOD OF CANADA LTD.

Under normal conditions, the basis for determining a value for the leasing of property is calculated from the market value of the land concerned, using a percentage equal to current mortgage rates.

The rate established for Lots 186 and 187 was calculated 20 years ago when the Company involved was actively using the property for dumping logs and the land was served by a rail spur. Neither of those two uses prevail today.

Neither of the two lots have any municipal services, and the only access is over a privately-owned bridge and through private property.

The only basis for a lease rate appears to be one of negotiation, or how much the Company is prepared to pay to have some measure of control over the uplands fronting the Water Lot.

The total area of the two parcels is 13 acres and, if the lease proposal is consummated, the return to the municipality in lease fees and taxes will be approximately \$3,850.79.

If the standard leasing formula were applied to the property, using the general assessment as a basis at 10%, the annual rental should be \$8,840.00. However, as the property is not useable in the normal sense and therefore is not in demand either for leasehold or sale for any particular purpose, it is felt the rate would need to be on a negotiated basis.

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

CARRIED UNANIMOUSLY

(11)(a) Lots 8 to 11 Incl., Blk. 1, D.L. 79S, Plan 1995  
(b) Lot "B", Blk. 1, D.L. 79S, Plan 6642  
(c) Lot "C" North 225 feet, Blk. 1, D.L. 79S, Plan 6884  
REZONING REFERENCE NO. 15/71

The parcels described under (a) above have been acquired for park and recreational development, and are included within the recently approved Heritage Park Centennial Project.

The other properties, which were acquired from the Universal Life Foundation in April, 1970, will form part of the developing Century Gardens - Deer Lake Park complex.

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It was being recommended that the rezoning of the properties concerned to Park and Public Use (P3) be approved for further consideration.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted and the rezoning proposal which is the subject of his report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(12) 1971 Local Improvement Programme

The following was being offered in respect of the Municipal Clerk's Certificate of Sufficiency pertaining to the 1971 Local Improvement Programme:

- (a) It came to the attention of the Clerk late in the objection period that the two projects for Government Street (71-014 and 71-015) were to have been initiated as one, and the rates had been established accordingly.

As Council can see from the Certificate, the curb and pavement work has not been approved by the affected property owners but the sidewalk proposal has been.

While the owners concerned were supplied with Notices showing the work to be done and the costs applicable to their properties, together with a circular of general information, they were not advised in writing that both projects had to pass if the sidewalk was to be built.

The price quoted for the sidewalk is not the one that should be used if it was to be built as a separate unit.

It is not good practice to build a separate sidewalk without the benefit of curb and pavement because the latter involves the installation of proper drainage facilities.

It was therefore being recommended that Project No. 71-015 not be authorized for construction.

- (b) As can be seen from the Clerk's Certificate, petitions were received against Project Nos. 71-008 and 71-019 which, while representing a majority of the owners, do not represent at least one-half of the assessed value of the parcels liable to be specially charged.

Since there was a deadline of March 31, 1971 to meet in connection with the filing of applications for Federal - Provincial Loans and as there was not time to obtain direction from Council on these projects because the Certificate of Sufficiency carries the same date, the two projects were deleted from the application for funds.

This does not preclude Council proceeding with these works and approaching the Regional District for the financing required.

Since the petitions against the two projects in question are not sufficient to defeat the works, it was being recommended that they be approved, with financing to be arranged through the Greater Vancouver Regional District.

(c) The following projects were on the list of works approved by Council on January 19, 1971 but they were not initiated for the reasons shown:

(i) Right-of-Way plans were not available for:

- The Grange-Dover By-Pass
- Buffalo Street
- Hazel Street

and the total cost of the works involved is \$520,219.00.

(ii) It is planned to withhold the projects planned for Balmoral Street, Imperial Street and Arcola Street until next year because there are current paving charges against the properties concerned which will expire in 1972.

The total costs of the three projects is \$176,500.00 with, or without, as the case may be, \$78,600.00 in drainage costs.

(d) The municipality may not get the full 1.7 million dollars from the Federal - Provincial Special Development Loan Fund that is required for the Local Improvement Programme.

Assurance has been received that 1 million dollars will be forthcoming for the drainage programme.

Any shortage or balance for the programme in total will need to be made up by borrowing from the Greater Vancouver Regional District.

(e) A reconciliation of the total programme was being submitted.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:

"That the recommendation of the Manager under (a) above be adopted

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That Mr. Craik be advised of the action just taken with respect to the Local Improvements on Government Street and it be mentioned to him that, if an indication can be provided that a majority of the property owners concerned wish the works which were proposed, consideration will be given the matter of doing the work later this year."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager under (b) above be adopted."

CARRIED UNANIMOUSLY



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

CARRIED UNANIMOUSLY

(13) Estimates

It was being recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$40,000.00 be approved.

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

CARRIED UNANIMOUSLY

(14) Fire Department

A report of the Fire Chief covering the activities of his Department during the month of March, 1971 was being submitted.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

\* CARRIED UNANIMOUSLY  
BY - L A W S

Planning Department reported that the prerequisites connected with Burnaby Zoning By-law 1965, Amendment By-law No. 7, 1971, which involves the rezoning of lots known as 4153, 4165, 4193 and 4197 Albert Street, have now been completely satisfied.

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1971" #5852  
"BURNABY FRONTAGE TAX BY-LAW 1971" #5866  
"BURNABY STREET LIGHTING FRONTAGE TAX BY-LAW 1971" #5867  
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1971" #5868  
be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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Attention was drawn to a request that the B. C. Chargers Football Club be allowed to use the facilities at Bonsor Park for their football activities.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:

"That the B. C. Chargers Football Club be advised that, because the powers in respect of parks and recreational matters have been delegated to the Parks and Recreation Commission, the Council does not become involved in considering requests such as the one the Club made."

CARRIED UNANIMOUSLY

\* \* \*

The attention of Council was drawn to a situation in regard to the interpretation of a decision rendered by Council last December to grant firemen who worked on December 28, 1970 a day off in lieu of Boxing Day.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That all firefighters, including those off duty on December 28, 1970, be granted one shift off in lieu of Boxing Day, 1970, with the Fire Chief to exercise discretion in the matter of allowing the shift off."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That the Council now resolve itself into a Committee of the Whole "In Camera"."

CARRIED UNANIMOUSLY