

JUNE 21, 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, June 21, 1971 at 7:00 p.m.

PRESENT: His Worship, Mayor Prittle, in the Chair;
Aldermen Blair, Clark, Dailly (7:05 pm),
Emmott, Mercier and McLean

ABSENT: Aldermen Ladner and Drummond

Representations were invited in connection with Burnaby Highway Exchange By-law No. 1, 1971, which provides for the relocation of a dedicated walkway pertaining to a rezoning proposal involving the Stoney Creek School-Park Site (legally described as a portion of Lot 97, D.L.'s 4 and 6, Plan 38739).

Municipal Clerk explained, in some detail, the reason for the By-law.

No one appeared to speak on the By-law.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the Minutes of the Council meetings held on May 25th, 31st and June 7, 1971 plus the Public Hearing on June 7, 1971 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council on the matters indicated below:

- (a) Save Burnaby Lake Association re Dredging of Burnaby Lake
- (b) T. J. Robinson; Herbert Adam; Mr. O. Moysiuk, Vice President of Burnaby S.P.E.C.; Burnaby Pollution Removal Association and Capitol Hill Community Hall Association re: proposed modernization programme of Chevron Canada Limited.
- (c) Meadowland Peat Ltd. re: Preliminary Plan Approval Application No. 1405

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MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN McLEAN:
"That all of the delegations be heard."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That Item (21) of the Municipal Manager's Report No. 41, 1971, which deals with the subject of the presentations to be made in connection with the proposed modernization programme of Chevron Canada Ltd., be brought forward and read before hearing the delegation."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY ARRIVED AT THE MEETING.

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

(21) Proposed Modernization Programme of Chevron Canada Ltd.
(Preliminary Plan Approval #1435)

Copies of reports from Dr. McIntyre of the B. C. Research Council, the Planning Department and the Health Department were being submitted.

The report of Dr. McIntyre, which dealt with the question of air quality in the Northern part of Burnaby, contained the following recommendations resulting from the study of the matter:

- (a) That the present air quality monitoring programme be continued by the Burnaby Health Department and the results thereof be made available to the public through Council Minutes, a local newspaper or some other news media. (Because air quality in North Burnaby appears good, it is not felt that the monitoring programme should be expanded at this time to include measurement of materials other than those which were measured.)
- (b) That Chevron Canada Ltd. be requested to install suitable sampling points on the new equipment planned to be built. (e.g. "The Rheniformer", the carbon monoxide boiler and the input line to the flare)
- (c) That both the Shell Oil Company and Chevron Canada Ltd. be asked to install suitable sampling points on existing equipment at the next opportunity, which is when the equipment is "down" for maintenance. (It is likely such sample points will be required in any event to meet regulations of the Provincial Pollution Control Branch).
- (d) That, because the emission levels outlined in the report are calculated, the refineries be asked to make measurements of sulfur dioxide, hydrocarbons and particulate emissions. (There is no urgency in this matter since air quality in North Burnaby appears not to be adversely influenced by refinery operations and because the Federal, Provincial and Regional District Governments are examining air pollution regulations.)

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- (e) That the practice of requiring a written response from the refineries regarding pollution complaints be continued since this applies pressure and incentive to refinery management to ensure that abnormal operating events are minimized.
- (f) That the Fire Marshal's office be requested to determine whether "housekeeping" and storage capacity at the Chevron Tank Farm meet acceptable standards. (It has been noted that, on June 10th, the situation was reviewed by Burnaby's Fire Prevention Officer who determined that all requirements of the National Fire Prevention Act have been met by the Chevron Refinery.)
- (g) That avenues for exchange of information among government, industry and representative citizens groups be explored. (Because of the time, and therefore the cost, this exchange could rapidly exceed by a wide margin the value of any benefits as regards improved air or water effluent quality and therefore must be approached carefully.)
- (h) That the refineries be requested to notify the municipality of any future major changes in operating conditions, (e.g. a large increase in sulfur content or crude oil), so that an examination can be made of the potential impact on the environment, with this notice to be provided preferably two months in advance.

The Planning Department has advised, as follows, on the matter:

- (a) All outstanding Planning matters have been satisfactorily resolved and the Department is therefore in the position to issue the Preliminary Plan Approval for the proposed expansion and modernization programme of Chevron Canada Ltd., which includes the installation of a reformer, light ends recovery facility, new flare and relief system, two additional propane storage tanks, and related facilities.
- (b) The application is not related in any way to the matter of ultimate tankage requirements or land exchange in the Westerly portion of the Company's site. A separate report on this matter will be presented to Council for consideration when the necessary information is available.

The Health Department has reported as follows on the matter:

- (a) The Consultant appointed by Council to assist in evaluating the environmental aspects of the proposed programme of Chevron Canada Ltd. is of the opinion that:
 - (i) The modernization programme will result in a decrease in emissions (mainly carbon monoxide and sulfur dioxide) to the atmosphere.
 - (ii) Noise will be reduced somewhat by the installation of more modern equipment and by the use of acoustical shielding to certain other equipment.
 - (iii) While there will be little change in the current water effluent situation, this will be controlled by a timetable for improved effluent treatment that is established by senior governments.

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- (b) The quality of ambient air in North Burnaby is good and the present monitoring programme will be continued.
- (c) In view of the foregoing, the Health Department does not foresee any hazard as a result of the proposed programme of the Company and would therefore recommend the granting of the Preliminary Plan Approval Application.

It was therefore being recommended that:

- (a) The report of the B.C. Research Council be adopted and the recommendations therein implemented.
- (b) Council authorize the issuance of Preliminary Plan Approval Application No. 1435, subject to the recommendations in the aforementioned report of the B. C. Research Council.
- (c) The invoice from the B. C. Research Council, which amounts to \$2,617.77, for the preparation of the report be paid.

In response to a question raised in Council, the Municipal Manager replied that he had no definite information regarding the possible further expansion of Chevron Refinery in 1974.

T. J. Robinson, M.D., L.M.C.C., first spoke and made the following remarks in connection with the matter at hand:

- (a) As a medical practitioner in the U.K., he had done some research in chest disease and burns.
- (b) Petroleum refineries are the major offenders of air pollution.
- (c) The London fog disaster in 1952 was a classic example of air pollution causing, or contributing to, death of people.
- (d) The Chevron Plant is in the worst location because of the fairly common occurrence of weather inversions in the Lower Mainland.
- (e) The recent fire at the Gulf Refinery, though it was kept under control, should serve to illustrate the potential disastrous effects that could be felt by people in the event a refinery caught fire.
- (f) Perhaps the fire regulations are inadequate to minimize the dangers.
- (g) All oil refineries should be relocated to mountainous or uninhabited areas.

Herbert Adam then spoke and made the following comments:

- (a) He was not associated with any particular group concerned with air pollution.
- (b) He was a teacher at Simon Fraser University.

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- (c) He lives in the Capitol Hill Area where he is often subjected to odours from the oil refineries nearby.
- (d) The Chevron property should be rezoned to residential and then the operation phased out. There would be no appreciable tax loss if that occurred.
- (e) The site occupied by Chevron presents a magnificent view for people.
- (f) The oil refineries do not provide many additional new jobs because their operations are automated.
- (g) The modernization programme planned by Chevron will result in a greater output.

Mayor Prittie pointed out that, even if the Chevron property was rezoned to Residential, the Company would still be allowed to operate from that property as a non-conforming use. He added that, if that occurred, the Company would not be allowed to expand and theoretically could result in a worse situation than might normally prevail.

Mr. O. Moysiuk, Vice President of Burnaby S.P.E.C., spoke and stated that:

- (a) Chevron should not be granted its Preliminary Plan Approval until S.P.E.C. has had an opportunity to peruse the report of the B. C. Research Council.
- (b) The key issue is environment and the future of mankind in terms of air pollution.
- (c) Plans must be made now to ensure that our atmosphere is kept clean.
- (d) There are some good features in the modernization programme planned by Chevron but there are some bad ones too that will produce or aggravate problems.
- (e) Oil refineries do have "upsets".
- (f) It would likely not cost the municipality too much (perhaps more than 5 million dollars) to purchase the Chevron property.
- (g) Rapid public transit should be encouraged because, with people using that service, it will reduce the emissions from automobiles that currently contribute to air pollution.
- (h) The Council should hold a Public Meeting on the issue at hand.

Mr. G. Gee of the Burnaby Pollution Removal Association, then spoke and offered the following:

- (a) He concurred with the previous speakers.
- (b) The tolerance levels of air pollution need to be better determined.

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- (c) If Chevron wishes to expand further in a few years, it will be more difficult then to refuse if the Company gets its Preliminary Plan Approval for its current programme now.
- (d) The rapid transit proposal mentioned by the previous speaker was an excellent idea.
- (e) His Association wishes time to study the report of the B. C. Research Council and also wishes Council to hold the Public Meeting mentioned by Mr. Moysiuk.
- (f) Oil refineries should be in isolated locations.
- (g) Oil storage tanks are in close proximity to his home and, with the inherent danger, this has caused a depreciation in his property value.

Mr. G. Ast of the Capitol Hill Community Hall Association, last spoke and made the following comments:

- (a) The consumption of oil and its by-products is increasing.
- (b) If Chevron wishes to expand, now is the time to have the plant relocated.
- (c) The municipality should have "clean" industries.
- (d) Chevron will likely wish to expand further in the future.

Mrs. G. W. Ince of the Burnaby-New Westminster-Coquitlam Branch of the Voice of Women, submitted a letter commending Council for arranging to have a study made of the environmental aspects of the proposed modernization programme of Chevron Canada Ltd. on its property in the Northern part of the municipality.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager be tabled for a period of three weeks to allow all interested parties an opportunity to review the report of Dr. McIntyre of the B. C. Research Council."

CARRIED

ALDERMEN EMMOTT AND CLARK --
AGAINST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That the Planning Director be instructed to bring forward to the Council any suggestions he may have for the introduction of proposed amendments to the Zoning By-law which would limit the capacity of Oil Refineries."

CARRIED

ALDERMAN CLARK -- AGAINST

MAYOR PRITTIE DECLARED A RECESS AT 8:20 P.M.

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THE COUNCIL RECONVENED AT 8:30 P.M.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That Items (22) and (23) of the Municipal Manager's Report No. 41, 1971, which deals with the subject of dredging Burnaby Lake, be brought forward at this time and read before hearing the spokesman for the Save Burnaby Lake Association on the matter."

CARRIED UNANIMOUSLY

The following is the substance of the two reports from the Manager:

(22) Contract - Dredging of Burnaby Lake
(Scaptré Dredging Ltd.)

The above Company has submitted, through Associated Engineering Services Ltd., an application to extend the time limit for the completion of its dredging contract to August 31, 1971.

A.E.S.L. has recommended that the extension be granted to provide for the possibility of the disposal of material from the two "end" areas, which is unsuitable for discharge through the trunk sewer prior to July 15th (the deadline imposed by the Pollution Control Board for the use of the trunk sewer and the Fraser River).

It is to be understood that all remaining material will be dredged through the sewer as soon as provision can be granted to do so.

It was therefore being recommended that the request of Scaptré Dredging Ltd. for an extension of time on the contract to August 31, 1971 be granted, on the basis that only the materials in the "end" areas of Burnaby Lake (which could not in any event be disposed of through the trunk sewer that is being used for the discharge from the Lake) will be involved, without the application of the \$100.00 per day liquidated damages clause in the contract.

(23) Disposal of Dredge Material from Burnaby Lake

The Municipal Engineer has reported as follows on the above matter:

- (a) The dredging of Burnaby Lake, by disposal to spoil areas around the perimeter of the lake, has been continuing for approximately six weeks while the Greater Vancouver Sewerage and Drainage District trunk sewer has been blocked.
- (b) The Sewerage and Drainage District was unsuccessful in unplugging the trunk sewer on June 8th and a decision must soon be made as to whether or not to return to the use of the sewer for the discharge of the dredged material.
- (c) The District has not withdrawn its permission to use the sewer but has insisted that a special grinder be installed on the dredge and that the use of this grinder be demonstrated before the sewer is used again.

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- (d) The Greater Vancouver Sewerage and Drainage District has also advised that the sewer could not be used until June 24th in any event because of current salary negotiations with employees, which could result in crews not being available if the sewer became clogged again as a result of the dredge material being discharged into it.
- (e) The Canada Summer Games Society does not appear to be in agreement with the further use of the sewer because of the possibility of blockage and the costs which could arise as a result.
- (f) There are two inherent advantages in using the sewer again, they being:
 - (i) To establish the principle of discharging through the sewer with the Pollution Control Board for the future possibility of dredging further areas in the Lake.
 - (ii) To minimize the extent and number of "dredge" islands around the perimeter of the lake.
- (g) Associated Engineering Services Ltd. has recommended the resumption of pumping into the sewer, which is based on:
 - (i) The possibility of infill following dredging.
 - (ii) The necessity of regular moving of the discharge line within the spoil areas.
 - (iii) The availability of sufficient spoil areas to handle all the remaining dredge material from the rowing course.
- (h) There has been no assurance from anyone that, even with the use of the special grinder, the sewer would not become blocked again. In this event, it is likely there would be some difficulty with the Canada Summer Games Society in recovering any further costs related to unplugging the sewer.
- (i) In view of the:
 - (i) recommendation of Associated Engineering Services Ltd.,
 - (ii) the fact the Greater Vancouver Sewerage and Drainage District has not withdrawn its approval to use the sewer,
 - (iii) the scarcity of spoil areas around the perimeter of Burnaby Lake,
 - (iv) the need to establish approval with the Pollution Control Board to use the sewer and the Fraser River for discharging dredged material,
 - (v) the possibility of some infilling occurring from the spoil areas into the dredged areas following the dredging,

it was being recommended that the the special grinder mentioned be installed and the disposal of the spoil material to the Greater Vancouver Sewerage and Drainage District trunk sewer be commenced as soon as physically possible.

Because of the shortage of time available before the deadline of July 15th, the Greater Vancouver Sewerage and Drainage District should be asked for the special permission to use the trunk sewer immediately.

- (j) Should the trunk again become clogged, it seems likely that the Corporation may need to pay the cost resulting from such blockage, which could range between \$1,500.00 and \$12,000.00. The likelihood of a blockage recurring is, however, remote.

It was being recommended that the work outlined by the Municipal Engineer be attempted, as planned, on the understanding any extra costs involved will be the subject of negotiation with the Canada Summer Games Society.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the delegate from the Save Burnaby Lake Association be heard."

CARRIED UNANIMOUSLY

Mr. C. Home Douglas of the Save Burnaby Lake Association then spoke and presented a Brief in which concern was expressed regarding the manner the dredging of Burnaby Lake was arranged.

Mr. Home Douglas made the following points in his submission:

- (a) It would appear, from an examination of the specifications established when tenders were invited for the dredging of Burnaby Lake, that it was impractical or objectionable to seven of the nine who expressed an interest in bidding on the contract for the dredging.
- (b) The report produced in 1966 by Associated Engineering Services Ltd. and Swan Wooster Engineering Company regarding Burnaby Lake should have been used when preparing the specifications for the work. If that had been done, the roots of the lilies in the Lake would have been cut to a size acceptable to the trunk sewer because the aforementioned report indicated that such course of action was indispensable. Irrespective, the need for the cutter should have been apparent, especially after the sewers clogged following a few days of the dredging operation.
- (c) Because the Greater Vancouver Sewerage and Drainage District has disallowed the use of the trunk sewer for discharging the spoil material from Burnaby Lake, vast quantities of roots and foul matter has been washed down the Brunette River, which has completely frustrated the valiant efforts of public-spirited citizens of Coquitlam and Sapperton in cleaning the Brunette River and its banks as a Centennial Project. What has not been discharged down the Brunette River is floating in Burnaby Lake. This, combined with the spoils which have been placed on the shores of the Lake, has produced a bog-like condition.
- (d) The spoils being dredged should not be spread over a vast area of shallow water because this merely creates a marsh that will be useless to all. This arrangement is unstable and will cause land shifting, as indicated by the consultants on Page 15 of their report. It will also be an offence to both the eye and the nostrils - an ecological disaster.

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- (e) The more spoils that ^{are} dumped in the shallows of the Lake, the more they are going to ooze back into the channel which is now being dug and the more the floor of that channel will tend to raise to re-establish equilibrium in the masses in the Lake. Within a matter of a few months, the new channel will be much shallower than it is being dredged and may even form a ridge of mud along the Lake because of pressure from below and from the side. It will therefore be necessary to dredge the course just before the 1973 Canada Summer Games.
- (f) The method of using the spoils from the Lake as soil, as was done by a contractor who dredged a channel in the Lake in 1952, was successful. In that regard, he used pipes to deposit the spoils well back from the shore of the Lake, utilizing logs, parallel to the lake shore, to retain most of the spoils while the water ran back into the Lake.
- (g) The Council should examine the situation now to ensure that the efforts being expended in dredging the Lake are to no avail.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:
"That the recommendations in Items (22) and (23) of the Municipal Manager's Report be adopted."

CARRIED

AGAINST -- ALDERMAN MERCIER

Mr. Meshen of Meadowland Peat Ltd. then spoke and stated that he was desirous of obtaining his Preliminary Plan Approval to install a 12-foot swing saw and related facilities and structures on property at 7625 Meadow Avenue in order that he could conduct a log-cutting operation.

Mr. Meshen pointed out that he needs to begin his operation at this time in preparation for the sale of the wood for the winter. He added that, if he was not able to conduct his operation, he would need to lay off some of the men he employs.

Mr. Meshen pointed out that the reason his application was being held in abeyance was because of the study being made of the land use situation in the Big Bend Area.

In response to a question, Mr. Meshen advised that he could install his facilities on a portable basis, although that was not what he really wanted.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That Council authorize the issuance of a temporary permit to Meadowland Peat Ltd., for a period of six months, to provide the facilities described this evening by Mr. Meshen (as more particularly detailed in his Preliminary Plan Approval Application No. 1405), on the basis that it is to be clearly understood this action is not to be construed as prejudicing the position which may be taken by Council when rendering a decision on the question of land use in the Big Bend Area where the subject property is located."

CARRIED UNANIMOUSLY

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN McLEAN:

"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

ALDERMAN EMMOTT LEFT THE MEETING:

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

President, Renfrew Heights Football Club, wrote requesting permission to hold a Parade on June 27th commencing at 12:00 noon from Willingdon Park along Gilmore Avenue to Union Street and then West to Boundary Road.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That permission be granted to the Club to conduct its Parade at the time and along the route indicated, subject to the approvals of the R.C.M.P. and the Municipal Engineer."

CARRIED UNANIMOUSLY

Mrs. Marlene Robitaille submitted a letter requesting permission to close Cedardale Court on August 12th so that a street dance can be held there as a part of the entertainment planned for a student exchange programme through the Canada - Korea Cultural Foundation.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Council approve the closure of Cedardale Court for the purposes indicated by Mrs. Robitaille, subject to the following conditions:

- (a) That there be no cost to the municipality, such as would occur if it was to provide barricades.
- (b) That the R.C.M.P. give its approval.
- (c) That there are no objections from other residents on the street.
- (d) That any municipal regulations pertaining to the activities planned are obeyed."

CARRIED

AGAINST -- ALDERMAN BLAIR

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Managing Director, Westcoast Golflinks Ltd., wrote to offer the services of his Company in the field of Golf Course design and construction.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That the submission from Westcoast Golflinks Ltd. be referred to the Parks and Recreation Commission for attention."

CARRIED UNANIMOUSLY

John and Ann Vanderleur, submitted a petition signed by themselves and a number of others requesting that the municipality take whatever action is deemed necessary to eliminate a nuisance being caused by those residing in a home at 6907 Dunblane Avenue and their guests.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Item (19) of the Municipal Manager's Report No. 41, 1971, which deals with the subject of the petition at hand, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(19) 6907 Dunblane Avenue

The Chief Public Health Inspector, the Social Service Administrator and the R.C.M.P. have reported as follows on the alleged nuisances at the above address:

Chief Public Health Inspector

- (a) An inspection revealed that the house in question was in good repair, the lawns and shrubbery were neat, well kept and recently cut. The garbage condition was good. The interior of the house showed there had been good housekeeping, it was clean and there was no evidence of vermin. All plumbing fixtures were in good working order, except for the toilet tank which was leaking onto the floor.
- (b) Two of the occupants of the house were ordered to remove a partially demolished garage from the property within seven days.
- (c) As regards the complaint of the petitioners concerning defecating and urinating in the surrounding countryside, the occupants explained that they had many uninvited guests and, at one time, the septic tank was malfunctioning. This may have been the reason for the concern of the petitioners regarding defecating and urinating. The sewer is available to the property.
- (d) The occupants indicated the owner of the property intends to demolish the building in approximately six weeks.
- (e) The foregoing is only a progress report.

Social Service Administrator

- (a) Two single young men, both on Social Assistance, rent the premises but they have a male friend staying with them temporarily.
- (b) One of the occupants of the house indicated there are currently only three living there but sometimes friends arrive unexpectedly for short durations.

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- (c) This occupant stated the plumbing was plugged and they had been after the landlord to do something about this for some time.
- (d) Two large amplifiers were noted and one of the occupants indicated that sometimes when they are too noisy the neighbours send the R.C.M.P. around.
- (e) The demolished shed at the rear of the property is an eyesore. It would appear the landlord will be responsible for its removal. The rest of the property is without litter.
- (f) The alleged noisy motor vehicles belong to friends, as none of the three currently occupying the premises owns a car.

R.C.M.P.

- (a) A search of the files reveals only one complaint has been lodged about the situation concerning the petitioners, it being by John and Ann Vanderleur on March 23, 1971. Those residing at 6907 Dunblane Avenue were warned by the R.C.M.P. at that time and a series of later checks indicated they had taken the warning seriously and the nuisance was abated.
- (b) The general duty section has been instructed to carry out periodic checks of the premises and the youth detail has also been advised.
- (c) As a result of the petition, a second warning will be issued to the occupants.
- (d) The Council, when answering the complainants, should ask them to report incidents to the R.C.M.P. as they occur, whereupon investigations will be made. If the complainants are prepared to appear in court and the Municipal Solicitor considers the evidence sufficient, charges will be laid under the Burnaby Anti-Noise By-law, or such other law that may have been violated.

It was being recommended that action on the complaint of the petitioners be tabled for one week and that they be advised of the results of the investigations that have been made to date.

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

CARRIED UNANIMOUSLY

ALDERMAN EMMOTT RETURNED TO THE MEETING.

Secretary, The Barnet Rifle Club, submitted a letter:

- (a) Advising that the Club is applying for certification as a Pistol Club in addition to the rifle shooting now being conducted.

- (b) Enquiring as to whether the municipality has any objection to the addition of this pistol shooting activity.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Council approve the addition of the pistol shooting activity to the rifle shooting now being conducted by the Barnet Rifle Club, subject to the R.C.M.P. being satisfied about the matter."

CARRIED UNANIMOUSLY

President, Anglo Investments Ltd., submitted a letter suggesting that property at 5351 Union Street should be developed for duplex purposes. He pointed out that, though the land is zoned for two-family use, the lot does not have the required frontage to allow its development for that purpose.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:

"That Item (17) of the Municipal Manager's Report No. 41, 1971, which deals with the subject of the letter from Anglo Investments Ltd., be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(17) 5351 Union Street (Anglo Investments Ltd.)

The Planning Department has reported as follows on the question of using the above property for two family purposes:

- (a) The lot is located in an R4 zone, which specifies a minimum lot area of 8,600 square feet and a minimum width of 72 feet for two-family development.
- (b) The corresponding requirements for single family use in this zone are 7,200 square feet and 60 feet, respectively.
- (c) The subject property has an area of 8,052 feet and a frontage of 66 feet.
- (d) As a result of a similar request for duplex development on a sub-standard-sized lot in an R4 zone in May 1970, the Council reviewed the question of reducing the standards for two-family use within this district. Both the Advisory Planning Commission and the Planning Department recommended against any reduction in standards and Council concurred. The views expressed then were:
 - (i) Implementation of the change could conceivably result in doubling the population in R4 Districts, with attendant effects on municipal services and utilities, school populations, traffic patterns, etc.
 - (ii) High quality residential areas which are presently zoned R4 would be adversely affected if standards were reduced.
 - (iii) The actual rezoning of sites would provide a better solution to the problem than changing the lot sizes in R4 zones.

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- (iv) Sufficient potential exists for two-family development in R5 districts.

An amendment was made to the Zoning By-law in 1966 which provided for the conversion of existing single family dwellings for two family use, subject to a minimum lot area of 5,400 square feet and a width of 45 feet.

This provides a considerable potential for two family development, particularly when consideration is given the fact extensive areas are zoned for R5 use and approximately half of all single family dwellings in the municipality are located in such zones.

- (e) In view of the foregoing, it was being recommended that Council reaffirm its earlier decision to retain the present standards for two family development in the R4 District.

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

CARRIED UNANIMOUSLY

Minister of Municipal Affairs submitted a circular letter in which he offered a number of observations on the methods and practices employed by municipal governments in regard to the enactment of various zoning, subdivision and regulatory by-laws.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:
"That the attention of the Minister of Municipal Affairs be drawn to the fact the Council of Burnaby has, for some years, gone beyond the perfunctory requirements of the Municipal Act in publicizing by-laws."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

* * *

TABLED ITEMS

The following matters were then lifted from the table:

- (a) Application to rezone Lot 244, D.L. 91, Plan 34482
to C4
REFERENCE REZONING #10/71

Mr. Arnold F. C. Hean, Barrister and Solicitor, submitted a letter advising of this client's position with respect to the four prerequisites which have been established in connection with the rezoning proposal. In that regard, he indicated that:

- (a) His Client's architect has produced a plan of development which is acceptable to the Planning Department.

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- (b) All existing improvements on the property will be removed within six months of the rezoning being effected.
- (c) His Client's architect is consulting with the Planning Department in regard to the provision of adequate landscaping and screening, the intention of his client being to provide such landscaping and screening, including the retention of good existing growth.
- (d) The Client is desirous of purchasing, from the municipality, the redundant road allowance involved at such time as an appropriate road closing by-law is passed by Council.

Mr. Hean also pointed out that the entrance to the property from Ulster Street, rather than from Canada Way, will even further ensure that there will be no stacking problem whatsoever on the road allowances.

He added that employee parking space will be provided on the property and the noise from the operation planned will be kept to an absolute minimum.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:
"That Reference Rezoning #10/71 be allowed to follow the normal course of action in regard to rezoning proposals."

CARRIED UNANIMOUSLY

ERRATA

-- ALDERMAN McLEAN -- AGAINST

ALDERMAN DAILLY RETURNED TO THE MEETING.

(b) Proposed New Industrial Zoning Districts, Regulations, Areas and Implications

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That this item be tabled until the June 28th meeting, it being understood that no delegations will be allowed to speak on the matter at that time."

CARRIED UNANIMOUSLY

* * *

MAYOR PRITTIE, pursuant to the powers under Section 180 of the Municipal Act, returned for reconsideration, the matter of increasing the business tax for the year 1972.

He contended that there should be such an increase because property taxes have increased.

When questioned by the members of Council, Mayor Prittie stated that he felt the matter was of sufficient importance to return it for review.

He indicated that the following motion was being returned for reconsideration:

"That no change be made in the Business Tax By-law to be passed later this year, which would authorize the business tax rate for the year 1972."

Those who voted in favour of the above motion were:

ALDERMEN CLARK, McLEAN, EMMOTT,
MERCIER AND BLAIR
MAYOR PRITTIE, ALDERMAN DAILLY
MOTION CARRIED

those against were:

ALDERMAN MERCIER LEFT THE MEETING.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the following resolutions be endorsed and be forwarded to the U.B.C.M. for inclusion in the Agenda for the 1971 Convention of the Union in September, 1971:

RESOLUTION NO. 1

Re: Business Tax and Trades Licence Fees

"WHEREAS the "Municipal Act" provides that a business tax levied on a business must be abated by the amount of the Trades Licence Fee imposed each year;

AND WHEREAS Trades Licence Departments are established to provide a regulatory and protective service to business and the public, and as such, fees collected are not classed as revenue in the same sense as collections from a business tax;

AND WHEREAS the "Vancouver City Charter" has been amended and no longer provides that business tax be abated by licence fees;

THEREFORE BE IT RESOLVED: That the Union of B.C. Municipalities petition the Provincial Government to amend the "Municipal Act" by deleting Sub-Section (3) (a) and (b) of Section 427, which reads as follows:

"(3) every person subject to the business tax shall have his tax abated

(a) by the amount of the full fee paid by him in respect of the same business for a licence under Division (I) of Part X to operate solely in the municipality; or

(b) by that portion of the fee paid by him in respect of the same business for a licence to operate in a trading area that is retained by the municipality."

* * *

-- U.B.C.M. RESOLUTIONS (Cont'd):

NO. 2. Re: Business Tax Rates - Timing

"WHEREAS Annual and Capital Budgets of a municipality are deliberated by Councils in the early months of each year, preparatory to the adoption of a by-law establishing mill rates for the collection of taxation on land and improvements;

AND WHEREAS Business Tax rates for an ensuing year, must be adopted by by-law in November of a current year;

AND WHEREAS a division is thereby created in the authorities for tax levies, placing Councils at a disadvantage when Budget considerations are under way, in that there is a degree of interdependence of tax revenue approaches which cannot be achieved when by-laws establishing rates must be passed at different times of the year;

THEREFORE BE IT RESOLVED: That the Union of B.C. Municipalities urge the Provincial Government to amend the Municipal Act to permit municipalities to charge a business tax in any one year based upon the previous year's tax rate with payment due on January 1st, provided that the Council may, on or before May 15th, alter the business tax rate for that year. Depending upon the rate established, any amount owing shall be due and payable or any rebate shall be made within a reasonable time thereafter."

* * *

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U.B.C.M. RESOLUTIONS (Cont'd.):

NO. 3 Re: Taxation - University Lands Used for Extraordinary Purposes

"WHEREAS lands owned by a University are exempt from municipal taxation by virtue of Section 4 of the Universities Act.

AND WHEREAS Universities in British Columbia, either lease land located on campuses for uses which are extraordinary to the primary purposes of a University, or own property outside the campus which likewise are used for extraordinary purposes.

AND WHEREAS such lands come within the exemption from municipal taxation granted by the Universities Act.

THEREFORE BE IT RESOLVED: That the U.B.C.M. petition the Provincial Government for an amendment to the Universities Act to provide that land and improvements located within or without the campuses of Universities in British Columbia, which are not directly related to the primary purposes (educational) of the University, be subject to ordinary taxation levies of Municipal Government."

* * *

CARRIED UNANIMOUSLY

R E P O R T S

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that grants be made to the following organizations in the amounts and for the purposes indicated:

<u>ORGANIZATION</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
(1) Norburn Bantam Athletic Club	\$ 750.00	To assist in defraying the expenses involved in participating in the Canadian Bantam Championship in Toronto and playing exhibition games elsewhere.
(2) Royal Canadian Air Cadets, 759 Eagle Squadron	200.00	To assist in its activities.
(3) Burnaby		To assist in its activities.

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<u>ORGANIZATION</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
(4) Vancouver Symphony Orchestra	\$6,000.00	To assist in its activities.
(5) The Columbian Company Ltd.	1,200.00	Burnaby Columbian's 1971 Progress Edition (special Centennial issue)

The Committee also recommended that grants be made, in lieu of taxes, on the properties occupied by the following groups in the amounts shown:

(a) The Elizabeth Fry Society of British Columbia	(\$658.86)
(b) Lower Mainland St. Leonard's Society	(\$771.60)
(c) South Burnaby Golden Age Society	(\$476.35)
(d) United Church Home for Girls	(\$7,543.71)

The Committee further recommended that By-laws be prepared to exempt the above four properties from taxation in the year 1972 and that the same consideration be given for subsequent years.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN CLARK:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the Local Improvement Ornamental Street Lighting Programme that was recently initiated, as follows:

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CLARK:
"That the Certificate of Sufficiency be received and Local Improvement Construction By-laws be prepared to authorize the projects which survived the initiative programme."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL CLERK submitted a report from a Committee of Council which dealt with the Six Year Capital Improvement Programme containing a recommendation that the Programme be adopted, subject to the following changes:

- (a) That all Major Road Projects be submitted to Council for specific approval before any expenditures are made on such projects.
- (b) That the contingency amount of \$87,087.00 in the Budget of the Burnaby Library Board to cover possible unforeseeable expenditures related to the leasing of Branch Library space in a new office building complex to be located on Kingsway near Patterson Avenue, be approved on the understanding the specific approval of Council is to be obtained before any expenditures are made out of the said contingency reserve.
- (c) That the sum of \$7,500.00 be appropriated from the contingency section of the Special Roads Project account to cover the Council's 50% share of the cost of a combined turn-around-parking area to be developed in conjunction with the Heritage Park Project by the Burnaby Centennial Committee.
- (d) That the necessary adjustments be made in the Capital Improvement Programme resulting from the approval by Council of the request of the Parks and Recreation Commission to reallocate the sum of \$138,000.00 from its 1971 Annual Budget for "Capital Expenditure - Pool No. 2".

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

CARRIED UNANIMOUSLY

* * *

ADVISORY PLANNING COMMISSION submitted a report containing the following recommendations on the items shown:

(a) Big Bend Area

That Council authorize the Commission to review the interim report of the Planning Department on the Big Bend Area before plans are finalized.

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(b) Mobile Home Park Standards

That the suggestions of Gordon and Gordon Realty Ltd., a proposed developer of mobile homes, regarding flexibility on minimum lot dimensions be accepted.

That the view of the said Company concerning a ratio of 1 to 4 with respect to additional tenant and guest communal parking be accepted, providing the developer provides off-street parking on each mobile home site for two cars in tandem.

That the views of the Planning Department in regard to Section (9) (street standards) be endorsed.

That the suggestion of the developer mentioned regarding tool sheds be accepted, providing these can be strictly controlled.

That a buffer of 25 feet, with suitable planting and screening, be considered adequate.

That the recommendations of the Planning Department in regard to Section 13 (paved walkways) be endorsed, except that a five-foot paved walkway along one side of each street be regarded as being sufficient.

(c) Sign By-law

This matter has been referred to interested groups for their views.

(d) "Urban Structure" Report

That ^{the} principle of the four policies enumerated in the "Urban Structure" report be endorsed.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN EMMOTT:

"That Council agree to allow the Advisory Planning Commission to view the interim report of the Planning Department dealing with the land use situation in the Big Bend Area before plans relating to the matter are finalized, providing the views of the Commission are forwarded in time for the July 12th meeting of Council."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That the remainder of the report from the Advisory Planning Commission be referred to an adjourned meeting of the Council to be held tomorrow evening following the Public Hearing."

CARRIED UNANIMOUSLY

* * *

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THE CORPORATION OF THE DISTRICT OF BURNABY

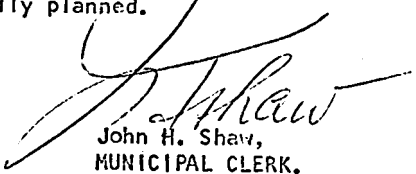
CERTIFICATE OF SUFFICIENCY

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

"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 which are liable 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 71-065, 71-068 and 71-072, and are certified as sufficient, as these petitions indicate a majority of the owners who represent at least one-half of the value of the parcels liable to be specially charged.

I HEREBY CERTIFY that sufficient petitions have not been received covering Local Improvement Project Nos. 71-062, 71-063, 71-064, 71-066, 71-067, 71-069, 71-070 and 71-071 and the proposed works can be proceeded with as originally planned.


John H. Shaw,
MUNICIPAL CLERK.

DATED: JUNE 21, 1971.

BL/fl

THE CORPORATION OF THE DISTRICT OF BURNABY

JUNE 21, 1971.

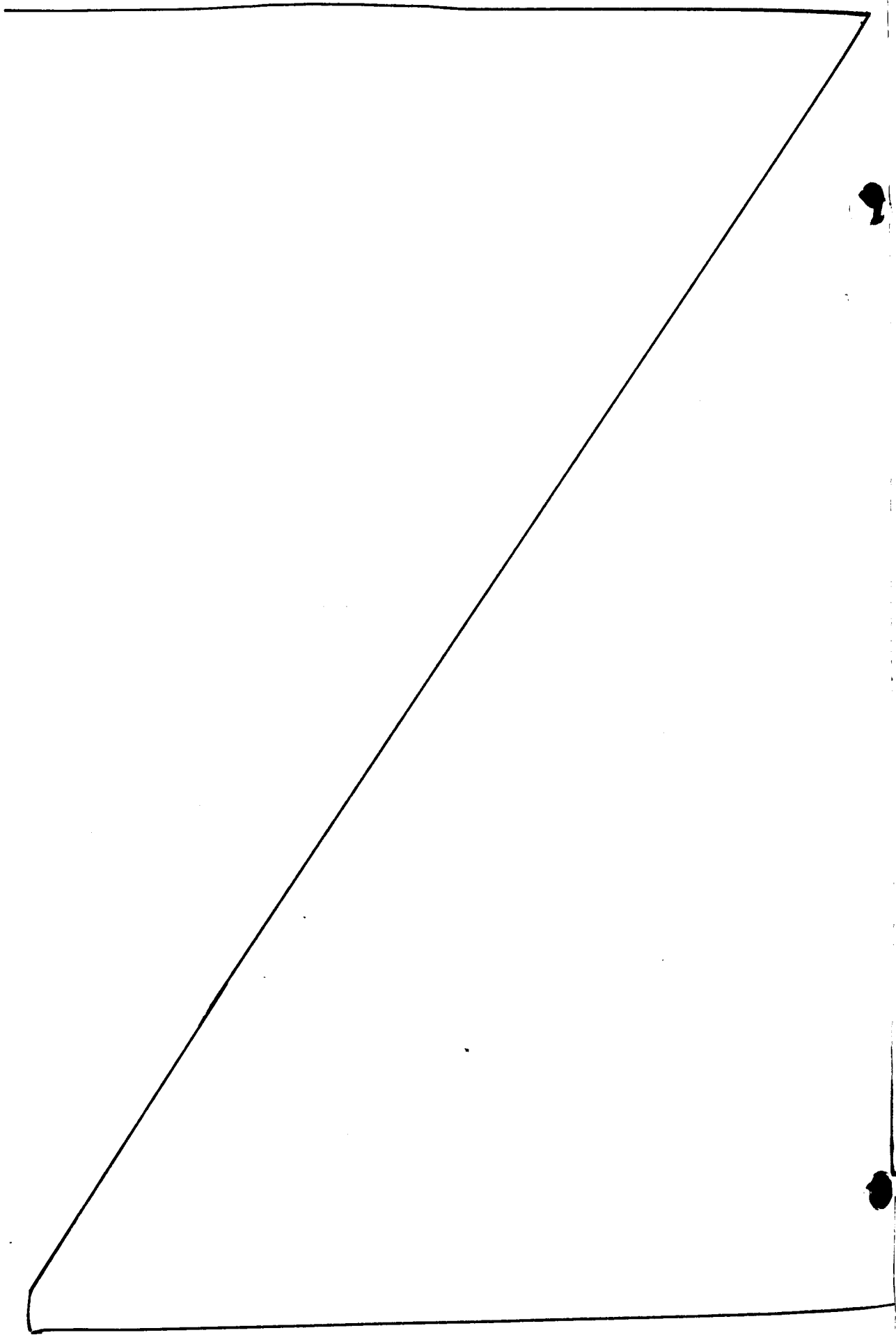
WE, THE MAYOR, AND
MEMBERS OF THE COUNCIL:

In accordance with Section 589 of the Municipal Act, I beg to report that I have published in a newspaper circulating in the Municipality and also served on the owners of the properties affected, Notice of Intention, to construct, as a Local Improvement, ornamental street lighting on the streets indicated below:

	A R E A	NO. OF OWNERS	51% REQ'D TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESSED VALUE OF LAND	50% REQUIRED TO DEFEAT PROJECT	TOTAL PETITIONERS ASSESSMENT
71-062	Central Park Garden Village and an area to the North, all generally bounded by Burke Street, Spruce Street, Patterson Avenue & Willingdon Avenue	569	285	34	\$4,635,455	\$2,317,728	\$ 269,115
71-063	Sub-Division-Sperling Avenue, Broadway, Parksdale Drive	18	10	Nil	365,525	182,762	Nil
71-064	Sub-Division - Buffalo Street at Bainbridge Avenue	8	5	4	120,220	60,110	27,170
71-065	Harley Court from Sussex Avenue to cul-de-sac	11	6	9	120,530	60,265	63,085
71-066	Burnfield Crescent from W.P.L. Lot 204, D.L.87, Pl.37081 to E.P.L. Lot 200,D.L.87,Pl.37081	2	2	Nil	73,765	36,882	Nil
71-067	Kneale Place and Kingsford Avenue from Broadway to cul-de-sac.	7	4	Nil	119,355	59,677	Nil
71-068	Kira Court from Bond Street to cul-de-sac.	9	5	6	73,685	36,842	50,695
71-069	Area bounded by Canada Way, Walker Avenue, Imperial Street and Eiwell Street,	370	186	128	2,746,100	1,373,050	929,755

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A R E A	NO. OF OWNERS	51% REQ'D TO DEFEAT PROJECT	NO. OF OBJECTIONS	TOTAL ASSESS-ED VALUE OF LAND	50% REQUIRED TO DEFEAT PROJECT	TOTAL PETITIONERS ASSESSMENT
71-070 Cariboo Road from 10th Avenue, to Armstrong Avenue	18	10	2	\$ 117,040	\$ 58,520	\$ 14,780
71-071 Sullivan Heights generally bounded by Cameron Street, Noel Street, Larkin Crescent and North Road	353	177	142	4,817,640	2,408,820	1,050,035
71-072 McBride Street from Walker Avenue to west end.	31	16	19	249,120	124,560	156,105



- MUNICIPAL MANAGER submitted Report No. 41, 1971 on the matters listed below as Items (1) to (26) either providing the information shown or recommending the courses of action indicated for the reasons given:

(7) Senior Citizen's Housing (Columbus Charities Association)

The Planning Department has reported as follows on a request of the above Association concerning its interest in providing senior citizens housing in the municipality:

- (a) The following data on existing, developing and proposed senior citizen's housing projects in other municipalities has been obtained:

1. EXISTING PROJECTS

Municipality	No. of Projects	No. of Units			% of Total
		Singles	Doubles	Total	
(1) Vancouver	47	2646	504	3150	59.6
(2) Burnaby	7	333	211	544	10.2
(3) Coquitlam	3	276	32	308	5.8
(4) North Van City	5	226	51	277	5.2
(5) Richmond	3	189	82	271	5.1
(6) New Westminster	4	205	65	270	5.1
(7) West Vancouver	2	148	33	181	3.4
(8) Surrey	5	56	57	113	2.1
(9) Delta	2	48	34	82	1.5
(10) Port Moody	1	56	16	72	1.3
(11) North Van Dist.	1	--	40	40	0.7
Totals	80	4183	1125	5308	100

All of these projects are privately sponsored, except nine public housing developments for senior citizens in Vancouver, which provide a total of 936 units.

2. DEVELOPING PROJECTS

Municipality	No. of Projects	No. of Units	% of Total
(1) Vancouver	3	695	40.7
(2) Burnaby	3	508	30.0
(3) Surrey	1	248	14.5
(4) Richmond	1	152	8.9
(5) New Westminster	1	101	5.9
Totals	9	1704	100.0

The above includes two small privately sponsored projects in Vancouver as well as a large 525 unit public housing high-rise tower for senior citizens in the West end of the City.

A recently approved development in Richmond will include 152 senior citizens units.

Developments sponsored by New Westminster and Surrey will create an additional 359 units.

In Burnaby, we have the Stratford Avenue and Kingsway - Edmonds projects, while the New Vista Society high-rise tower will add further units.

As regards proposed projects, the largest one currently planned is in Burnaby and involves three additional high-rise towers on the New Vista Site on the North side of Edmonds Street. This project will include 480 units.

A second proposal involves the former Seton Academy Site and this will provide 248 units.

Three projects, totalling 230 units, have been proposed in Surrey, while two in Delta will provide 211 units.

A further project has been proposed in Coquitlam, although a breakdown is not yet available on the number of units involved.

As near as can be determined, the only other project which has reached an advanced planning stage is a proposed expansion of the existing 124-unit Kiwanis development in West Vancouver by a further 80 units.

- (b) There are a number of problems inherent in attempting to develop a reasonably accurate assessment of the likely demand for senior citizens housing. One factor to be considered is that some elderly people who desire this type of accommodation may not qualify because their monthly income is greater than the limits set by the group involved in a particular project. Conversely, there is also the possibility that the rental rates established may exceed the financial capability of the persons involved.
- (c) In general, the difficulty of properly assessing the anticipated need for senior citizens housing was reflected in the replies received to enquiries from other Lower Mainland municipalities.
- (d) Perhaps the only way to properly assess the demand is by a comprehensive survey of the housing presently occupied by the senior citizens age group.
- (e) The B. C. Housing Management Commission, which maintains a waiting list for senior citizens accommodation, provided the latest figures for Burnaby, which indicated there are 194 applications on hand.
- (f) While a comparison of figures would appear to indicate that sufficient, or even more than necessary, accommodation is being provided for senior citizens in Burnaby, the list of applicants from the B. C. Housing Management Commission (which covers only public projects) would not include all senior citizens in need of housing as the Commission has not started actively encouraging applications. In any case, there are senior citizens who prefer to locate in projects sponsored by their own church groups or other organizations with which they are associated.
- (g) Taking the situation just relayed into account and assuming an increased future demand due to population growth, the considerable number of senior citizens housing projects which are presently underway or proposed would seem to suggest the advisability of adopting the policy recently proposed by the Housing Committee that would limit further direct municipal involvement in senior citizens housing for a period of twelve months, at the end of which time more detailed information on demand would be available.

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CLARK:

"That the report of the Planning Department be referred to the Housing Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

(9) Lane Between Claude and Donovan Streets East of Rayside Avenue

It was being recommended that Council authorize the construction and paving of that part of the above lane abutting the Easterly 125 feet of Lot 1, Blocks 5 and 8, D.L. 85, at a cost of \$1,250.00, to be taken from the contingency account, on the basis that this honours a commitment which was made when the rear 10 feet of the property described was acquired for lane purposes last year.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MAYOR PRITTIE DECLARED A RECESS AT 10:20 P.M.

THE COMMITTEE RECONVENED AT 10:30 P.M.

(1) Anti-Noise By-law

A draft of the above By-law is in the Legal Department but pressure of other work has prevented the Department from producing the By-law in final form.

The By-law should be available for the Noise Pollution Committee some time this week.

It should also be reviewed by the Planning, Building, Treasury, Engineering and Health Departments.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(2) Carlton Private Hospital

The Supreme Court of Canada has overruled the judgment of the B. C. Court of Appeal and ordered the Municipality of Surrey to pay a substantial judgment to the King George Highway Hospital in Surrey.

The Municipal Solicitor has been informed that the Supreme Court did not give extensive reasons for judgment, the Court simply held that there was an obligation on the part of the municipality to pay.

It may be that, on the basis of the judgment, some Court will impose an obligation on Burnaby to pay the Carlton Private Hospital. The account outstanding with the Hospital as of May 31st is \$127,848.00 and, if expenditures continue as they are at present to the end of the year, the allowance will probably be in the vicinity of \$147,000.00.

In previous years arrangements have been made in the Budget for the necessary amount as Accounts Payable at the end of the year. For 1971, the expenditure anticipated which may be incurred has been budgeted.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the Municipal Manager submit a further report in connection with the general subject of private hospitals indicating the action he feels should be taken in regard to financial responsibility for welfare patients in them."

CARRIED UNANIMOUSLY

As a result of a brief discussion, Alderman Emmott indicated he would prepare a resolution for submission to the 1971 Convention of the U.B.C.M. aimed at having the B. C. Hospital Insurance Service assume financial responsibility for the operation of private hospitals.

(3) 1970 Financial Statement

The above statements were being submitted to Council this evening.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the 1970 Financial Statements be received."

CARRIED UNANIMOUSLY

(4) Personnel Assistant

A complaint from Mr. M. Burnett regarding the policy of the municipality in connection with employing university graduates was discussed with the Personnel Director and the following gleaned as a result:

- (a) The municipality does not restrict its hiring for senior positions to university graduates only.
- (b) University graduation or equivalent training is required, or preferred, for many senior positions because the occupations involved need specialized training and education.
- (c) The pay levels are designed to attract candidates who have the academic and technical training and confidence as well as experience and personal aptitudes. On the other hand, there are positions where the main requirement is experience which is usually obtained on the job, with additional training through night school or correspondence courses.
- (d) For the position of Personnel Assistant, candidates who have training at the university level in industrial relations, interviewing and counselling techniques, psychometrics, standard research methods and ability to analyze and organize data and prepare reports and specifications, are preferred. Those who have on-the-job experience without a university degree in personnel or a related field have not been ruled out of the competition.

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In fact, about one third of the applications received are from candidates with related training and experience but without a university degree.

- (a) No candidate has been discouraged from applying on account of age.

It was being recommended that Mr. Burnett be advised of the foregoing.

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

CARRIED UNANIMOUSLY

- (5) Easement - Portion of Lot 6, S.D. 12, Blocks 1/3, D.L. 43, Plan 11257
SUBDIVISION REFERENCE NO. 22/70

It was being recommended that Council authorize the:

- (a) Acceptance of easements over portions of the above described property, for sanitary and storm sewer purposes, at no cost to the Corporation.
- (b) Execution of the documents attending the transaction.

- (6) Easements - Lots 344 and 349, D.L. 131, Plan 39039
SUBDIVISION REFERENCE NO. 22/71

Last April Council authorized the acceptance of easements over the above described and other properties in the same area.

It has now been determined that the sewers serving the property need to be relocated, thus requiring easements in different locations.

In view of that, it was being recommended that Council authorize the:

- (a) Release of the easements that were acquired in April 1971.
- (b) Acquisition of easements over portions of Lots 344, and 349, D.L. 131, Plan 39039.
- (c) Execution of the new easement documents.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager covering Items (5) and (6) be adopted."

CARRIED UNANIMOUSLY

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(7) Senior Citizen's Housing (Columbus Charities Association)

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

(8) Mobile Home Park Standards

The Planning Department has reported further on the above matter.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That this report be referred to the adjourned meeting of Council to be held following the Public Hearing tomorrow evening."

CARRIED UNANIMOUSLY

(9) Lane between Claude and Donovan Streets East of Rayside Avenue

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

(10) Regional Labour Relations

The Administrator for the Greater Vancouver Regional District has advised that the Board of Directors for the District has agreed to assume labour relations as a function of the District.

The Administrator has also indicated the following:

- (a) Before applying for the necessary supplementary Letters Patent, it will be necessary to obtain the concurrence of the Councils of the member municipalities.
- (b) The Council was therefore being asked to indicate whether it was in agreement with the assumption of the responsibility by the Greater Vancouver Regional District.
- (c) The basic responsibilities will be to:
 - (i) negotiate collective agreements for individual Councils.
 - (ii) provide labour relations research for negotiations.
 - (iii) assist in developing and co-ordinating job evaluation plans.

It was being recommended that Council endorse the idea of the Greater Vancouver Regional District assuming responsibility for labour relations.

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DAILLY:

"That Council express the strongest objection to the proposed assumption by the Greater Vancouver Regional District of the responsibility for labour relations and indicate it is not willing to participate in the matter on a regional basis.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That the previous motion be tabled until answers to the following questions are provided by the Municipal Manager:

- (a) Will membership in the Greater Vancouver Regional District mean that negotiators will become more "distant" from the individual municipalities and thus not be as available for discussion on labour issues?
- (b) Can a municipality opt out of the Regional District proposal?
- (c) Can a municipality continue to remain a member of the Regional District but, at the same time, negotiate separately on labour issues if so desired?
- (d) Are the costs, to a municipality, of labour negotiations liable to increase?"

CARRIED UNANIMOUSLY

(11) Apartment Intercom Systems

The Municipal Solicitor advises that, in his opinion, the municipality has no authority to enact a by-law which would make it illegal for intercom systems in apartments to be turned off.

The Corporation has no provision in its By-laws to require the installation of intercom systems in apartment buildings. The present practice is discretionary and optional to the owner of the building.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

A suggestion was made that apartment owners should provide some means for the public to contact the caretaker or manager of the apartment in the event of emergencies.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That Mayor Prittie confer with the Pacific Apartment Management Association to determine precisely the problem concerning that group in connection with intercom systems in apartments and how the situation can best be corrected."

CARRIED UNANIMOUSLY

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(12) Lot 143A, D.L. 13, Plan 39258 (Wilberforce Subdivision)

It was being recommended that Council authorize the dedication of a twenty foot portion of the above described property, as more particularly shown on an attached plan, for lane purposes plus the construction of the lane.

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

CARRIED UNANIMOUSLY

(13) Block 2, Except Part of Plan 17642, Part South of Highway
on Plan 4800, D.L. 130, Plan 3071
PRELIMINARY PLAN APPROVAL APPLICATION NO. 1482

The above application, which is for the development of a drive-in motion picture theatre on the property described, was reported on last May 17th at which time Council authorized the withholding of the approval pending consideration of amendments to the text of the Zoning By-law pertaining to drive-in theatres.

Under Section 707 of the Municipal Act, the Council may cause permits to be withheld for a period of 30 days where changes in a by-law are contemplated, and may thereafter order that issuance be deferred for a further 60 days pending adoption of the amendment.

In view of the text amendments presently under consideration, it was being recommended that Council direct that the subject Preliminary Plan Approval be temporarily withheld.

A letter from the applicant, Loughheed Industrial Developments Ltd., was being submitted. The essence of this letter is that the Company has spent substantial funds preparing the property for the development planned.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That Preliminary Plan Approval Application No. 1482 be denied because of the consideration which is being given the matter of removing drive-in theatres from the M2 zoning category, which is what a part of the subject property experiences."

CARRIED UNANIMOUSLY

(14) 3201 Noel Drive

It was being recommended that the action taken by the Municipal Manager to invite tenders for the purchase and removal of the building on the above described property be ratified.

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

CARRIED UNANIMOUSLY

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(15) (Deleted)

(16) Miscellaneous Storm Drainage Projects

It was being recommended that Council accept the following tenders in the amounts indicated for the supply and installation of the storm drainage materials described in the report:

Contract #3 -- Don Mac Contractors Ltd.	\$123,185.65
Contract #4 -- Gosal Bros. Contracting Ltd.	81,933.60
Contract #5 -- H. B. Contracting Ltd.	123,164.62
Contract #6 -- Ed. Bernier Contracting Ltd.	84,385.95

with actual payments being based on the unit prices tendered.

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

CARRIED UNANIMOUSLY

(17) 5351 Union Street (Anglo Investments Ltd.)

(This item was dealt with previously in the meeting)

(18) Remainder of Lot 1, Block 10, D.L. 44, Plan 3049
SUBDIVISION REFERENCE NO. 157/70

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 from being required to provide the amount of land prescribed by the Section mentioned as a highway.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:
"That the owner of the Remainder of Lot 1, Block 10, D.L. 44, Plan 3049 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 Gordon E. McLaren and sworn the 5th day of February, 1971."

CARRIED UNANIMOUSLY

(19) 6907 Dunblane Avenue

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

(20) Block 3, Expl. Pl. 6177, Except Parcel "A", Ref. Plan 10610 and
Except Part on Plan with By-law 30078, D.L. 97, Plan 824,
REFERENCE RZ #25/71

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

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- (a) The reasons for supporting RM3 development of the site are:
- (i) Apartments on the property will provide a means for the redevelopment and revitalization of the area.
 - (ii) Apartments will not interfere with any good quality commercial development; instead, they will provide additional population to encourage the development of complementary commercial facilities on the adjoining Kingsway frontage.
 - (iii) The area is well located in relation to the road network and to roads that are developed to a standard adequate to handle efficiently the increased traffic volumes engendered by high density residential developments.
 - (iv) The accessibility of the area via Kingsway to places of employment by both private automobile and public transit.
 - (v) The close proximity of the area to park, school and public library facilities.
 - (vi) The availability of necessary services and utilities.
- (b) Alternative land uses which could be considered include the retention of the existing zoning (a C4 strip on Kingsway to a depth of 125 feet with R5 beyond that)
- (c) The present zoning has not encouraged a high standard of development in the area.
- (d) The C4 type of zoning on Kingsway has prevented the rehabilitation of certain portions of the area and is in opposition to the policy of concentrating commercial development in specified higher density clusters.
- (e) Another alternative would be a combination of apartment and commercial development.
- (f) Although the fronting of apartments on Kingsway is not desirable, the area can be planned in such a way as to properly relate the units to the residential district on the North side of Imperial Street. Also, the provision of access to the apartments from Waltham Avenue and Gilley Avenue, rather than Kingsway, would be encouraged. The planting of trees and shrubs on the South side of the apartment buildings will buffer them from the traffic on Kingsway.
- (g) In view of the foregoing, the earlier recommendation for RM3 development of the site was being reaffirmed.

MOVED BY ALDERMAN CLARK SECONDED BY ALDERMAN McLEAN:
"That Council not consider the rezoning of the property in question to the RM3 category."

CARRIED

AGAINST -- MAYOR PRITTIE AND ALDERMAN
EMMOTT

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MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That Council indicate it would give encouragement to an office or comprehensive development type of use for the subject property, although not an arrangement whereby commercial facilities were provided on the front part of the property and apartments at the rear."

CARRIED

AGAINST -- MAYOR PRITTIE

(21) Modernization Project of Chevron Canada Ltd.
PRELIMINARY PLAN APPROVAL NO. 1435

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

(22) Dredging of Burnaby Lake (Sceptre Dredging Limited)

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

(23) Dredge Material from Burnaby Lake

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

(24) Revenue and Expenditures

It was being recommended that the statements pertaining to revenue and expenditures for the period between January 1st and May 23, 1971 be approved.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(25) Estimates

It was being recommended that the Municipal Engineer's Estimates totalling \$159,500.00 be approved.

June/21/1971

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

CARRIED UNANIMOUSLY

(26) Estimates

It was being recommended that the Special Estimates of Work of the Municipal Engineer, which total \$453,500.00, be approved.

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

CARRIED UNANIMOUSLY

A suggestion was made that the fire signal on Canada Way at Sperling Avenue should be positioned further back from the intersection, or an advance warning of the signal provided, so that motorists on Canada Way will have ample time in which to decelerate when the fire signal is activated.

The contention was made that traffic on Canada Way, being permitted to travel at 40 m.p.h., often finds it difficult to stop when the fire signal is activated and therefore the fire truck is not able to enter Canada Way in the quickest manner possible.

It was understood by Council that the Municipal Engineer would provide a report on the foregoing proposal.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* *

B Y - L A W S

June/21/1971

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That leave be given to introduce "BURNABY LEASE AUTHORIZATION BY-LAW
NO. 3, 1971" #5910 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY LEASE AUTHORIZATION BY-LAW NO. 3, 1971" be now read
a Third Time."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That leave be given to introduce "BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 27, 1971" #5914 and that it now be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

June/21/1971

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

CARRIED UNANIMOUSLY

This By-law provides for the following proposed rezoning:
RZ #61/70 -- FROM R5 TO CD -- 4433 Buchanan Street

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

* * *

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1970 #5821
came forward for Reconsideration and Final Adoption. This By-law
provides for the following proposed rezoning:

Reference RZ #61/70

- (a) Lots 5 and 6, Blk. 32, D.L. 152, Plan 2455
- (b) Lot 7, Block 32E, Part, D.L. 152, Plan 2455

(5122, 5136 & 5150 Irving Street -- FROM R5 TO RM3)

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

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN BLAIR:

"That:

- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1971" #5912
- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 15, 1971" #5915
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 58, 1970" #5821

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

CARRIED UNANIMOUSLY

* * *

June/21/1971

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

CARRIED UNANIMOUSLY

* * *

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

CARRIED UNANIMOUSLY