

JUNE 12, 1972

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 12, 1972 at 7:00 p.m.

PRESENT: Acting Mayor Ladner in the Chair;
 Alderman W. A. Blair;
 Alderman W. R. Clark;
 Alderman T. W. Constable;
 Alderman J. Dailly;
 Alderman G. M. Dowding;
 Alderman J. D. Drummond;
 Alderman D. A. Lawson;

ABSENT: Mayor R. W. Prittle

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;
 Mr. J. H. Shaw - Municipal Clerk;
 Mr. E. A. J. Ward - Deputy Municipal Clerk;
 Mr. A. L. Parr - Director of Planning;
 Mr. E. Olson - Municipal Engineer;

DELEGATION

Mr. D. M. Mercier wrote to request an audience with Council to present a submission on the question of subsidized housing developments.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That Mr. Mercier be heard."

CARRIED UNANIMOUSLY

Mr. Mercier then spoke and made the following points:

- (a) His comments were in no way intended to apply to senior citizens' housing.
- (b) How were the housing projects suggested in the report of the Planning Department that Council received on May 29th to be financed?

Mr. A. L. Parr, Planning Director, replied at this point that Section 35A of the National Housing Act would be used as the financing vehicle for the projects.

- (c) Has the Greater Vancouver Regional District had its own report prepared on the matter of subsidized housing since the preliminary report produced in January, 1970?

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Alderman Dailly, Chairman of the Burnaby Housing Committee, stated that the Regional District has not had a detailed report prepared.

- (d) It was understood that the Regional District report of 1970 was intended to cover all forms of housing.
- (e) The Canadian Task Force on Housing concluded, as a result of a study it made a short time ago, that there should be fewer subsidized public housing projects; rather, low-income persons should be integrated into the community.
- (f) The Social Assistance Department should be consulted on the question of housing for low-income families.
- (g) If subsidies were provided for rentals for low-income families, these people would be able to preserve their dignity and likely more readily adapt to the normal residential atmosphere if they were accommodated in housing throughout the municipality rather than concentrated in a number of specific locations.
- (h) The January 1970 report of the Regional District indicated the question of public housing was still under study in that there was certain information that was considered necessary to obtain before any positive conclusions could be reached.
- (i) The value of municipal land should be taken into account when calculating the costs of providing public housing developments.
- (j) The Council should examine the 1970 report of the Regional District before acting on the report of the Housing Committee now at hand. This latter report circumvents many of the recommendations in the Regional District report of 1970; in fact, the regional report indicates that the concept of public housing projects should be phased out.
- (k) There are many suites available for rent at this time, which indicates there is no real shortage of housing accommodation.
- (l) If Council subsidized rentals for people on welfare, these costs would be shared by all levels of government.
- (m) When public housing projects are developed, this creates the need for more civil servants, thus leading to greater bureaucratic control. Between 1947 and 1972, the number of persons employed by municipal governments increased from 4% to 12% of the total work force in the country.

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That all of the below listed Original Communications be received and action on the subjects of the letters from Mrs. L. Myrland and the West Burnaby United Church be deferred until consideration of items (7) and (5), respectively, of the Municipal Manager's Report No. 38, 1972 later in the evening."

CC CARRIED UNANIMOUSLY

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Mrs. Fay M. R. Carter, Secretary, Stride Amateur Athletic and Community Association, submitted a letter requesting permission to hold a Tag Day on June 24, 1972 in order to raise funds, for recreational purposes, for the children who are members of the Association.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That permission be granted to the Association to conduct its campaign on the date indicated."

CARRIED UNANIMOUSLY

Mr. B. Galick submitted a letter in which he criticized Council for not taking positive action to resolve the strike of the Civic Employees.

MVDD BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That Mr. Galick be informed that Council does not agree with his views because the Council has endeavored to resolve the strike problem for some time."

CARRIED UNANIMOUSLY

Mrs. L. Myrland wrote to ask that steps be taken by the municipality to improve the condition of Marine Drive and to prohibit truck traffic from travelling on it.

Mr. W. W. McAulay, Operations Manager, Metropolitan Transit Lines, B. C. Hydro and Power Authority, wrote to seek approval for a number of changes the Authority proposes to make in the No. 33 Government and No. 98 Marine - 99 Second Street bus routes.

Alderman Drummond drew attention to the fact that Mr. and Mrs. Chan of Casewell Street were present and desired to address Council on the subject of the letter from the B. C. Hydro and Power Authority.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That Mr. or Mrs. Chan be heard."

CARRIED UNANIMOUSLY

Mr. Chan then spoke and stated that he was opposed to the proposed establishment of a bus route on Casewell Street and a bus stop in front of his place at 9876 Casewell Street.

Mr. Chan suggested that the B. C. Hydro and Power Authority should use Sullivan Street in both directions for the bus route.

He pointed out that the bus stop would cause himself and his neighbour considerable inconvenience because of its location. Mr. Chan suggested that it would be more appropriate to locate the bus stop closer to North Road where there is an apartment block.

Mr. Chan concluded by advising that the bus stop had been placed at the location mentioned this morning.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:
"That action on the proposals of the B. C. Hydro and Power Authority be deferred until staff of the municipality can examine the plans; and further, the Authority be asked to delay implementation of the changes proposed in the meantime."

CARRIED
AGAINST -- ALDERMAN BLAIR

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Mr. J. R. McWilliam of the West Burnaby United Church submitted a letter in which he drew attention to a parking problem on the church property at 6050 Sussex Avenue and the adjacent street.

Mr. McWilliam also asked a number of questions relating to the entire matter.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN DAILLY:
"Whereas the Rent Control Act being Chapter 338 of the Revised Statutes of British Columbia 1960 empowers certain Municipalities to make regulations with respect to establishing a rental board;

And Whereas the Landlord and Tenant Act 1960 as amended provides for a rental grievance board but without binding authority to resolve important issues between parties to a dispute;

Be it Resolved that the Union of British Columbia Municipalities request the Provincial Government to extend the provisions of the first-named Act to every municipal government;

And Be it Further Resolved that the Landlord and Tenant Act be amended to permit wider discretionary powers to a grievance board in dealing equitably with disputes between landlords and tenants."

CARRIED

AGAINST -- ALDERMAN LADNER

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ENQUIRIES

Alderman Constable pointed out that, contrary to what was stated in a letter Council received last Monday evening from Shell Canada Ltd. regarding the direction the wind was blowing when there was an odiferous upset at the Company's plant, his home at 7239 Inlet Drive was engulfed by the odour even though it lies in the opposite direction to that which the wind was blowing.

It was understood by Council, as a result of a query by Alderman Clark, that the Municipal Engineer would write to the Great Northern Railway to ask for a reply to a question posed to Council on numerous occasions in the past concerning trains delaying vehicular traffic on streets which cross the railway tracks.

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

CARRIED UNANIMOUSLY

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TABLED ITEM

The following motion was then lifted from the table:

"That the recommendations of the Housing Committee in connection with subsidized housing be adopted."

When Alderman Dailly endeavored to introduce an amendment to the foregoing motion - "And be it further recommended that, in addition to the above mentioned sites, the Greater Vancouver Regional District be asked to embark on a programme of regional housing within the District of Burnaby", he was asked to submit this proposal as

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a Notice of Motion for debate at the Council meeting on June 19th.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DRUMMOND:

"That the entire matter which is the subject of the Housing Committee report be tabled and the report be referred back to the Committee for clarification and review."

IN FAVOUR - ALDERMEN LAWSON
DRUMMOND, BLAIR AND LADNER

AGAINST -- ALDERMEN CONSTABLE,
DOWDING, DAILLY AND CLARK
MOTION NEGATIVED

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:

"That the first recommendation of the Housing Committee on the subject of subsidized housing be adopted."

IN FAVOUR -- ALDERMEN DAILLY,
CONSTABLE AND DOWDING

AGAINST -- ALDERMEN CLARK, LAWSON,
DRUMMOND, BLAIR AND LADNER

MOTION LOST

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:

"That the second recommendation of the Committee be adopted."

IN FAVOUR -- ALDERMEN DAILLY,
CONSTABLE AND DOWDING

AGAINST -- ALDERMEN CLARK, LAWSON,
DRUMMOND, BLAIR AND LADNER

MOTION LOST

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:

"That the third recommendation of the Committee be adopted."

IN FAVOUR -- ALDERMEN DAILLY,
CONSTABLE AND DOWDING

AGAINST -- ALDERMEN CLARK, LAWSON,
DRUMMOND, BLAIR AND LADNER

MOTION LOST

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CONSTABLE:

"That the fourth recommendation of the Committee be adopted."

IN FAVOUR -- ALDERMEN DAILLY,
DOWDING, CONSTABLE AND LAWSON

AGAINST -- ALDERMEN DRUMMOND,
CLARK, BLAIR AND LADNER

MOTION NEGATIVED

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Alderman Lawson, as a member of the Grants and Publicity Committee, recommended that Council authorize a grant in the amount of \$1,000.00 to Burnaby Youth Employment Services so that the Organization can continue with its programme in the municipality.

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 38, 1972 on the matters listed below as Items (1) to (9), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Monthly Report of R.C.M.P.

A report of the R.C.M.P. covering policing activities in the municipality during the month of May, 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

(2) Easements - Portions of Lots 241 to 249 Inclusive and Lot 256,
D.L. 87
SUBDIVISION REFERENCE NO. 212/71

It was recommended that Council authorize the:

- (a) acquisition of easements over the above described properties, for sewer purposes, at no cost to the Corporation;
- (b) execution of the documents relating to the transaction.

(3) Easement - Portion of Lot 2, Block 4, D.L. 2, Plan 4286
REZONING REFERENCE NO. 75/71

It was recommended that Council authorize the:

- (a) acquisition of an easement, for sewer and drainage purposes, at no cost to the Corporation over a portion of the above described property;
- (b) execution of the documents associated with the transaction.

(4) Easements - Portions of Lots "D" S $\frac{1}{2}$, 17, 319 and 320, D.L. 90
SUBDIVISION REFERENCE NO. 6/72

It was recommended that Council authorize the:

- (a) acquisition of an easement over portions of the above described properties, for sewer purposes, at no cost to the Corporation;

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(b) execution of the documents relating to the matter.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager covering items (2), (3) and (4) above be adopted."

CARRIED UNANIMOUSLY

(5) McKercher Avenue from Hazel Street to Grange Street (West Burnaby United Church)

The following is being submitted as a result of Council receiving a letter earlier in the evening from the West Burnaby United Church regarding a parking problem on its property and the adjacent street.

Council has approved a number of street closures in the area, including the one involving McKercher Avenue from Hazel Street to Grange Street. In the case of that Avenue, a petition is being submitted to the Lieutenant-Governor-in-Council for title to the road allowance. While this petition is being processed and once staff are available, it is proposed to prepare a development plan for the area between the West Burnaby United Church and the apartment development, which will provide for pedestrian linkage, parking and landscaping designed in such a way as to relate the two developments and improve the urban landscape in the vicinity. This plan will be worked out in consultation with the two adjacent owners, as will ultimate ownership and responsibility for the development costs.

The matter will be pursued actively by Mr. Scott of the Planning Department and Mr. Bacon of the Engineering Department once they return to work following the strike of the Civic Employees.

It was recommended that:

- (a) The letter from the West Burnaby United Church be tabled until a further report on the subject matter is submitted following the return of staff to work.
- (b) A copy of the foregoing report be sent to the Church.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Proposed Text Amendments to the Zoning By-law

It was recommended that Council concur with the conclusions of the Planning Department as a result of reviewing the proposed text amendments to the Zoning By-law relating to industrial and agricultural uses in the municipality, which are as follows:

- (a) That the Council approve the following additions, changes and revisions resulting from the Public Hearing:

- (1) The revision of Sub-Clause (c), Clause (3) (exceptions to Side Yard Requirements) of Section 6.12 (Yard), as follows:

"(c) In M Districts, the required side yard on each side of the principal building may be reduced to a minimum of 10 percent of the lot width, except that where a principal building is constructed to the side lot line, the width of the other side yard may be

reduced to a minimum of 20 per cent of the lot width."

- (ii) The revision of the proposed amendment to Sub-Clause (b)(i), Clause (2), Section 6.15 (Storage Yards), as follows:

"(i) In A, C4 and M Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening in A, C4, M1, M4 or M5 Districts. In the case of M2, M3 or M6 Districts, material may be piled to a maximum height of 12 feet."

- (b) That the Council advance the proposed text amendments to two readings, with further consideration to follow the Public Hearing on the proposed rezoning of lands in the Big Bend Area.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

It was understood by Council that the Planning Department would indicate the number of undeveloped M3 sites in the municipality that will be affected if the new regulations proposed for land so zoned are implemented.

(7) Marine Drive (Myrland)

The following was being submitted as a result of Council receiving a letter earlier in the evening from Mrs. L. Myrland regarding the condition of Marine Drive and truck traffic on it:

- (a) Marine Drive is scheduled to be repaved this summer. The municipality will pay 60% of the cost, while the Province will pay 40%, and the work will extend from Stride Avenue to Fenwick Avenue.
- (b) Marine Drive is an established truck route under the Street and Traffic By-law of the municipality.

It was recommended that a copy of the foregoing report be sent to Mrs. Myrland.

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

CARRIED UNANIMOUSLY

(8) Tennis Courts - Burnaby Lake Sports Complex

On June 9, 1972, the Canada Summer Games Society approved the execution of a contract with Western Slurry Seal Limited to resurface the 11 Tennis Courts in the Burnaby Lake Sports Complex for \$20,845.00.

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The municipality will be preparing the contract documents for execution by the Society, and the municipality will administer the contract on behalf of the Society.

It was recommended that a copy of the foregoing report be sent to the Parks and Recreation Commission and to the Canada Summer Games Society.

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

CARRIED UNANIMOUSLY

(9) Summer Hours - Municipal Hall

It was recommended that the office hours for the Municipal Hall be changed from 9:00 a.m. - 5:00 p.m. to 8:30 a.m. - 4:30 p.m. for the period between June 19th and September 4, 1972.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

ACTING MAYOR LADNER DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:15 P.M.

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BY - LAWS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:

"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1972" #6117
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1972" #6118
be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

Burnaby Zoning By-law 1965, Amendment By-law No. 39, 1972 provides for certain changes to the text of the Zoning By-law relating mainly to Agricultural and Manufacturing Districts.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:
"That the Committee now rise and report progress on the By-laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That:
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1972"
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1972"
be now read two times."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN CLARK:

"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1972" #6034."

CARRIED UNANIMOUSLY

Burnaby Zoning By-law 1965, Amendment By-law No. 8, 1972 provides for the following proposed rezoning:

(7) Reference RZ #73/71

The Lot "A", Exp1. Pl. 11608, S.D. 1, Block 4, D.L. 2, Pl. 4286
at 167 (9914 Government Street - Located on the South side of
cond Government Street 160 feet West of North Road)

FROM SMALL HOLDINGS DISTRICT (A2) TO PARKING DISTRICT (P8)

Municipal Clerk stated that the Planning Department had indicated the prerequisites connected with this rezoning proposal have virtually been satisfied.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1972"
be now read three times."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DAILLY:
"That "BURNABY NOISE PREVENTION BY-LAW 1947, REPEAL BY-LAW 1972"
#6077 be now reconsidered and finally adopted, signed by the
Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY