

in camera

SEPTEMBER 18, 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, September 18, 1972 at 7:00 p.m.

PRESENT: Acting Mayor Constable in the Chair;
Alderman W. A. Blair (7:12 p.m.);
Alderman J. D. Drummond;
Alderman J. Dailly (7:17 p.m.);
Alderman G. M. Dowding;
Alderman H. G. Ladner;
Alderman D. A. Lawson;

ABSENT: Mayor R. W. Prittie
Alderman W. R. Clark;

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 - Planning Director
Mr. E. Olson - Municipal Engineer

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That the Minutes of the Council Meetings held on August 28, 1972 and September 5, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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PROCLAMATION

Acting Mayor Constable proclaimed the week commencing October 8, 1972 as Theatre Week in recognition of the Playhouse Theatre Company's 10th Anniversary Season.

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ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DRUMMOND:
That all of the below listed Original Communications be received and the reports of the Municipal Manager dealing with the submissions from Mr. and Mrs. J. A. Agostino, Mr. E. Calveley and Mr. and Mrs. A. Francis (Items (17), (21), and (20), respectively,) be dealt with at the time the letters from these people are considered."

CARRIED UNANIMOUSLY

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Mr. H. Ferguson, President, Burnaby Safety Council, wrote to express appreciation for the financial assistance and interest of Council in the programme promoted by the Burnaby Safety Council.

Mrs. R. Smith, Guardian, Bethel No. 15, International Order of Job's Daughters, submitted a letter requesting permission to hold a Candy Drive in the Northern part of the Municipality on September 26th to 28, 1972 inclusive between 6:00 p.m. and 8:00 p.m.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That permission be granted to the Order to conduct its campaign at the times indicated."

CARRIED UNANIMOUSLY

Major S. R. Armstrong, Public Relations Officer, The Salvation Army wrote to request permission to place Christmas Kettles at various locations in Burnaby on the dates indicated in his submission.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LADNER:
"That permission be granted to the Salvation Army to place its Kettles at the locations and on the days requested."

CARRIED UNANIMOUSLY

Mr. Ben Viersen submitted a petition signed by himself and a number of others asking that steps be taken by the municipality to curtail the use of certain streets by truck traffic in an effort to minimize the noise emitted by such vehicles.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That action on the suggestions of Mr. Viersen be deferred until the September 25th Council Meeting and the Municipal Manager submit a report then offering his opinion of the proposals advanced by the petitioners."

CARRIED UNANIMOUSLY

Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce, wrote to invite representatives of the Municipality to attend a Seminar on September 26th at the Villa Motor Inn to become involved in discussions on reports entitled "Urban Structure" and "The Livable Region".

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That any member of Council wishing to attend the Seminar be authorized to do so and they be entitled to be reimbursed for the fee being charged for the Seminar."

CARRIED UNANIMOUSLY

Mr. and Mrs. J. A. Agostino submitted a letter drawing attention to the noise emitted by the operations of the Dominion Glass Company Ltd.

They asked that steps be taken to abate this nuisance.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DWODING:
"That item (17) of the Municipal Manager's Report No. 58, 1972, which deals with the subject of the letter from Mr. and Mrs. Agostino, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(17) Noise - Dominion Glass Company Limited (Agostino)

The Health Department is in the process of measuring levels of noise emitted from various sources in the municipality.

A survey of the operations of Dominion Glass Company Ltd. will be undertaken in the near future and Council will be advised of the findings following that survey.

Mr. and Mrs. Agostino have been advised of the proposed action.

It was recommended that the submission from Mr. and Mrs. Agostino be tabled pending receipt of a further report from the Medical Health Officer on the subject of the complaint.

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

CARRIED UNANIMOUSLY

Mr. E. Calveley wrote to lodge a complaint concerning a commercial sign reading "Free Car Wash" that has recently been erected on Canada Way.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That item 21 of the Municipal Manager's Report No. 58, which deals with the subject of the letter from Mr. Calveley, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(21) Commercial Sign - Canada Way (Calveley)

The Planning Department has reported as follows on the complaint from Mr. Calveley:

- (a) The property in question (6755 Canada Way) was the subject of a rezoning application that was approved by Council on October 26, 1972. The change in the zoning category was from C6 to C4 to permit the development of a car washing establishment.

- (b) The plan of development indicated a suitable base location for a sign but the sign structure which was eventually constructed was not included in the plan of development nor in a subsequent preliminary plan approval application.
- (c) During the recent civic employees strike, construction of the sign was observed and, following the return to work of the employees, enquiries were made to determine whether the sign had been approved. It was learned that a permit for the sign had been issued by the Building Department shortly before the strike because the application complied with the Electrical Code, the National Building Code and the height restrictions in the Zoning By-law.
- (d) The freestanding structure which supports the sign extends to a height of 30 feet. The main two-sided sign has dimensions of 12 feet by 16 feet, which provides a total face area of 384 square feet. This is surmounted by a small identification sign measuring 6 feet by 12 feet. Below the main "Free Car Wash" sign is a 4 foot by 10 foot readograph. The total sign area therefore exceeds 500 square feet. The lot on which the sign stands has an area of approximately $\frac{1}{2}$ acre.
- (e) Under the proposed Sign By-law regulations, both sides of a multi-faced sign are included in computing sign areas. In the C4 District, a free-standing sign may extend to a maximum height of 25 feet and a sign area of up to 150 square feet (75 square feet on each face) is permitted on lots between 6,000 square feet and 1 acre in size.
- (f) A comparison of the sign and the proposed regulations emphasizes the scale and magnitude of the subject sign. The Planning Department concurs with the views expressed by Mr. Calvey.
- (g) A further consideration is that the location of the sign in an area surrounded by houses is a definite intrusion into the residential environment. This makes it even more undesirable and points up the need for the early establishment of sign regulations in the municipality.
- (e) The draft of the Sign By-law has recently been revised to reflect the comments of the Legal Department. An accompanying report, which will include the results of a billboard survey, is presently under preparation. It is expected this will be presented to Council within the next two or three weeks.
- (f) It was recommended that:
 - (i) Council authorize the Planning Department to meet with the owners of the subject property with a view to encouraging the removal of the "Free Car Wash" sign and its replacement by one that is more in keeping with surrounding development and the proposed regulations in the draft Sign By-law.
 - (ii) Steps be taken to expedite the passage of the aforementioned draft Sign By-law.

It was recommended that:

- (a) The recommendations of the Planning Department be approved.
- (b) A copy of the foregoing report be sent to Mr. Calveley.
- (c) A copy of the same report be sent to Merit Oil Company Ltd. and Galaxie Signs Limited.

ALDERMEN DAILLY AND BLAIR ARRIVED AT THE MEETING.

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

CARRIED UNANIMOUSLY

Albert and Florence Francis submitted a letter in which they lodged a complaint regarding noise being created by Smithrite Disposal Service when collecting refuse from apartments in the Telford Avenue area.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DAILLY:
"That Item 20 of the Municipal Manager's Report No. 58, 1972, which deals with the subject of the letter from Mr. and Mrs. Francis, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(20) Noise - Smithrite Disposal Service (Francis)

The Municipal Engineer has contacted the President of Smithrite Disposal Limited who has promised to do everything possible to minimize or eliminate the noise and vibration caused by trucks of the Company collecting refuse in the area mentioned by Mr. and Mrs. Francis.

A further report will be submitted to Council at its September 25th meeting.

It was recommended that a copy of the foregoing report be sent to Mr. and Mrs. Francis.

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

CARRIED UNANIMOUSLY

Mr. Henry B. A. Vogel, P. Eng., submitted a letter advising that the individual who used his name and his capacity as an Engineer for Vancouver in speaking in support of a proposed rezoning of properties on the North side of the 4200 Block Marine Drive to Comprehensive Development District (CD) did so without his authorization

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Mr. Arnold F. C. Hean, Barrister and Solicitor, also wrote and forwarded a copy of a letter he sent to Mr. Vogel explaining the circumstances relating to the use of Mr. Vogel's name and his capacity as an Engineer for Vancouver when presenting a case to Council in support of the proposed rezoning in question.

Mr. Hean indicated in his submission that he was the individual to whom Mr. Vogel referred.

Municipal Clerk stated that he had been informed the Architect for the Project proposed on the properties which are the subject of the letters from Mr. Vogel and Mr. Hean, Mr. B. Marr, wished to address Council.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That Mr. Marr be allowed to speak."

Mr. Marr was not present.

A vote was then taken on the Motion and no one voted in favour of it.

Mr. Tom Goode, M.P., Burnaby-Richmond-Delta, wrote to advise that the Head of the Fraser River Flood Control Programme, Mr. Rosenberg, had informed him that the Joint Programme Committee has agreed to review the application of Burnaby for assistance in the construction of dykes, floodgates and pumps along the Fraser River in order to see whether any change should be made in the priority which has been accorded the application.

Mr. N. J. Nikkel, B. C. Director, Western Canada Traffic and Parking Association, wrote to express appreciation to Council for agreeing in principle to sponsor and host the 1973 Western Canada Traffic Conference in Burnaby.

Mr. R. A. Born, Secretary, Lower Mainland Municipal Association, submitted a circular notice advising that the next meeting of the Association will be held on October 4, 1972 at the Newlands Golf and Country Club in Langley.

It was understood by Council that the Mayor's Office would endeavour to have some member of Council attend the meeting of the Association.

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TABLED ITEM

The following matter was then lifted from the table:

Contract #21 - 1972 Storm Drainage and Sanitary Sewer F.P.E.L. Programme (Part 14)

Mr. Avtar Gosal, President of Gosal Bros. Contracting Ltd., submitted a letter expressing concern about the action taken by Council on September 11th to not award the Contract in question to the Company, which was the lowest bidder.

Mr. Gosal requested that, if for any reason Council should not award the Contract as recommended by the Municipal Manager, he be given the opportunity to address Council on the matter.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN DAILLY:
"That the letter from Gosal Bros. Contracting Ltd. be read."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DRUMMOND:
"That Mr. Gosal be heard."

CARRIED

AGAINST - ALDERMEN BLAIR AND
CONSTABLE

Mr. Gosal then spoke and stated the he had no comment unless Council would be delaying a decision on the subject contract or awarding it to someone else.

Alderman Drummond then made the following comments about the subject at hand:

- (a) He was opposed to the method by which tenders were invited for projects such as the one covered by Contract #21 because the total amount of the Contract really means nothing inasmuch as final payment by the Corporation to the Contractor is based on the actual quantities and the unit prices tendered for each item in the Contract.
- (b) As an example, the final amount paid under a Contract awarded in 1971 for road and sidewalk work differs substantially from the amount that was indicated in the report Council received on the matter at the time the tender was accepted by Council.
- (c) There were items of work in that Contract where the Corporation indicated no service or material would be required but nonetheless asked bidders to enter an amount in the event it was determined later that something under that part of the Contract was required by the municipality. There were instances where such service or material was ordered.
- (d) In a memo to the Treasurer in March, 1971, the Engineer indicated there would be no more items of the sort mentioned in future tender calls.
- (e) If he was assured that ^{the} total contract price for the project at hand would be no higher than the amount being indicated now and if the items in the tender call where nil quantities are shown are not used, he would vote for the recommendation of the Manager that was in his report.

- (f) The letter from Gosal Bros. Contracting Ltd. contains a sentence indicating the Company by-passed the invitation to tender on Contract #24 with the assurance that the policy of the municipality to award Contracts to lowest bidders would be followed. How did the Company know before bids were opened that its tender would be the low one?
- (g) Invitations to tender were extended on August 28th and closed on September 5th. Some of those who bid complained that there was insufficient time to prepare a proper bid. Gosal Bros. Contracting Ltd. submitted its tender in five hours.

As a result of a question by Alderman Drummond, the Municipal Engineer stated that Gosal Bros. Contracting Ltd. has had nine or ten contracts during the past few years, and some difficulty has been experienced with some of the work done by the Company.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the recommendation in Item (6) of the Municipal Manager's Report No. 56, 1972, which pertains to Contract No. 21 of the 1972 Storm Drainage and Sanitary Sewer F.P.E.L. Programme (Part 14), be adopted."

CARRIED

AGAINST -- ALDERMAN DRUMMOND

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LADNER:

"Whereas the Burnaby Lake area is in one of the largest water fowl wintering areas in North America and is in itself unique in that it provides a large variety of habited types for all the major group of wildlife known to the Greater Vancouver Area as evidenced by the large number of species which are known in the area;

And Whereas the closeness of an easy access to the area could provide possibilities for public education and recreation, opportunities for school children to study all aspects of animal's lives in their natural environment and does provide opportunities for biological research for students from Simon Fraser University and the University of British Columbia;

And Whereas the dredging of a portion of the Lake and the development of a rowing course for the 1973 Canada Summer Games can be considered a compatible development bordering on or included within a wildlife refuge area;

And Whereas the opportunity to preserve and develop a wildlife refuge area in the centre of a highly populated urban area is extremely rare;

Therefore Be It Resolved: That action be taken to declare Burnaby Lake a wildlife sanctuary, to include a report to be prepared in consultation with both public and private agencies to determine the extent of interest in supporting, developing or co-operating in the development of a wildlife sanctuary."

Alderman Lawson read a submission containing details supporting her motion.

A vote was then taken on the Motion advanced by Alderman Lawson, and it was Carried Unanimously.

It was understood by Council, as a result of a brief discussion, that the Pollution Committee would endeavor to deal, as quickly as possible, with all outstanding matters that have been referred to it on which the Committee has not submitted reports.

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ENQUIRIES

As a result of Alderman Dailly enquiring, the Municipal Engineer was asked to contact the Department of Highways to determine when a traffic light is to be installed on Loughheed Highway at Holdom Avenue.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the decision rendered by Council on September 11th to proceed with the necessary property acquisitions for the Southerly extension of Willingdon Avenue be reconsidered in order that the matter can be reviewed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the subject of the previous resolution be tabled until the September 25th meeting."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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R E P O R T S

MUNICIPAL HALL CAPITAL IMPROVEMENT PROGRAMME COMMITTEE submitted a report indicating that it had, on September 11th, discussed the statement of concept and terms of reference for architects relating to the proposed Municipal Hall Extension Programme.

The Committee advised that the initial building programme, under the concept, will involve the following two general areas of design and construction:

- (a) The new office building for the Health and Social Services Departments, together with related site work.
- (b) Changes and renovation work in the present Municipal Hall.

The Committee added that, as actual construction work on the second part of the Project cannot commence until the Health and Social Services Departments have been relocated to the new building, its immediate attention would be given to preparing for the new building.

The Committee also mentioned that the Staff Committee assisting would prepare a short list of architectural firms that are considered suitable for the project in question.

The Committee requested that Council grant authority to interview architects for the purpose of receiving proposals that will advance the concept for the proposed Municipal Hall Extension Programme, including the preparation of a design for the initial building, on the basis that a recommendation as to the selection of an architect will be presented to Council at the earliest possible opportunity.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DRUMMOND:
"That the request of the Committee be granted."

CARRIED UNANIMOUSLY

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ADVISORY PLANNING COMMISSION submitted reports on the following items:

(1) Proposed Mobile Home Park By-law and Zoning Regulations

The Commission is opposed to the creation of a Mobile Home Park category but, if Council still wishes to provide for the development of such home parks, it was recommended that:

- (a) The proposed amendments to the Zoning By-law pertaining to the establishment of a Mobile Home Park District category be approved in principle and be advanced to a Public Hearing.
- (b) The proposed Mobile Home Park By-law be adopted and referred to the Legal Department for review before proceeding with readings of the By-law.

(2) Urban Structure

The Commission would offer its support and assistance in publicizing and presenting the report "Urban Structure" to the public.

(3) Proposed Expansion of Bonsor Park and Community Plan No. 4 (Kingsway-Nelson Area)

This subject was unanimously supported, as were the recommendations in the report of the Planning Department on the matter.

(4) Community Plan Area #6 (Kingsway-Edmonds)
APARTMENT STUDY AREA "O"

It was recommended that, in principle, the amendments outlined in the report of the Planning Department on the above matter be adopted; and further, that:

- (i) Council approach the B. C. Hydro and Power Authority to obtain improvements to the design and facilities of the bus loop at Kingsway and Edmonds Street, particularly with regard to landscaping and paving, etc.
- (ii) The Planning Department undertake a further review of traffic patterns in the area because of concern for pedestrian and vehicular movements.

(5) Group Housing Study

It was agreed to concur with the recommendations of the Planning Department on the above matter to approve the proposals in principle and advance them to a Public Hearing.

(6) Parking Requirements - Rest Homes

It was decided to concur with the Planning Department that no changes be made in the Zoning By-law requirements for off-street parking on property occupied by rest homes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the reports of the Advisory Planning Commission be received and the subjects thereof be given further consideration at the Council Meeting on September 25, 1972."

CARRIED UNANIMOUSLY

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GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that a grant in the amount of \$300.00 be made to Ensemble Hajdemo to assist the group in making a trip to Utah in late September to participate in folk dancing competitions.

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

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER submitted Report No. 58, 1972 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:

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

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

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the report be received."

CARRIED UNANIMOUSLY

(2) Proposed Warehouse Sales Facility Regulations

The Planning Department has reported as follows on a suggestion Council made on July 31st that the objectives advanced for controlling the above type of development might be achieved through the land use contract provisions of the Municipal Act:

- (a) Section 702A of the Municipal Act provides the authority for a Council to designate land within an existing zoning district as a development area. Under this legislation, the Council may, upon the application of an owner of land within the area, enter into a land use contract containing such terms and conditions as are mutually agreed upon. The Section also specifies that such a contract will have the force and effect of a Restrictive Covenant. A further provision makes mandatory the holding of a Public Hearing prior to entering into the land use contract.
- (b) The Planning Department is not opposed to the use of such legislative devices in special circumstances but would not recommend their widespread use as a means of developing land in the municipality because they could supersede the Zoning By-law regulations and could result in a lowering of development standards and the encouragement of spot zoning. In addition, the legislation in question is relatively untested and there is therefore uncertainty as to all of the possible ramifications.
- (c) The present Zoning By-law provides adequately for almost all types of development.
- (d) There is no provision under the By-law for the development of a dual use such as a warehouse sales facility in either commercial or industrial districts. There are such facilities in other municipalities, particularly Vancouver, where they are associated with major department store outlets.
- (e) There have been recent enquiries from developers concerning the possibility of locating major warehouse sales facilities in Burnaby. Most such facilities feature the internal display of the commodities offered for sale as opposed to the external advertising which characterizes retail stores and other similar commercial enterprises.

The amount of floor area devoted to warehousing is also generally considerably greater than that occupied by the retail function. In other respects, the appearance and general character of warehouse sales facilities has a close similarity to Industrial-type usage rather than commercial.

- (f) The proposal at hand to introduce regulations into the Zoning By-law to reflect the situation outlined above and in the earlier report Council received on the matter is considered desirable because it would remove the danger of the industrially-zoned sections of the municipality becoming commercialized.
- (g) It was recommended that Council approve in principle, and advance to a Public Hearing, the following proposed amendments to the text of the Zoning By-law:

- (i) The deletion of the existing "Accessory buildings and uses" clauses from the Uses Permitted sections of the M1 (Clause (15), Section 401.1), M2 (Clause (12), Section 402.1), M3 (Clause 16, Section 403.1) M4 (Clause (13), Section 404.1), and M5 Districts (Clause (14), Section 405.1).

The Accessory Buildings and Uses clause presently reads:

"Accessory buildings and uses, including display, storage and retail sales of goods produced on the premises."

- (ii) The replacement of these clauses in the above noted zoning districts by the following:

"Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises."

- (iii) The addition of the following to Clause (24) of Section 800.4 (Required off-street Parking Spaces):

"plus -

1 for each 500 square feet of floor area used for internal display or internal retail sales purposes."

It was recommended that Council adopt the recommendations of the Planning Department.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:

"That the report of the Manager be received and it, together with the earlier report that was submitted to Council on the subject matter (Item (18) of Report No. 48, 1972), be referred to the Advisory Planning Commission for comment."

CARRIED UNANIMOUSLY

(3) Dogs In Parks

A report of the Parks and Recreation Commission pertaining to the above matter was being submitted herewith.

It is to be noted that the Commission directed its staff to enforce existing By-laws and regulations regarding the control of dogs in parks, insofar as it is practical to do so, and that enforcement be concentrated on problem areas as they come to the attention of the staff.

It was recommended that a copy of the report from the Commission be sent to Mrs. Peggy Conway, who wrote to Council about the matter on March 20, 1972, together with pertinent extracts from a report the Manager submitted to Council on September 11, 1972 (Item 4 of Report No. 56, 1972), which concerns proposed solutions to the problem on a more comprehensive scale.

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

CARRIED UNANIMOUSLY

(4) Dump Trucks

It was recommended that Council accept the tender of H. Seifert Trucking Limited in the total amount of \$126,924.00 for the supply and operation of trucks for municipal purposes, on an hourly basis, until September 30, 1973.

The Manager stated that his recommendation should have included the following words "with final payment to be based on the actual units of work involved at the rates quoted in the tender call".

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That the report of the Manager be tabled until the September 25th meeting in order to allow for further study."

CARRIED UNANIMOUSLY

(5) Federal-Provincial Special Development Loan Programme 1970-72

It was recommended that Security Issuing By-laws be considered by Council for the projects mentioned in the report, which were parks and recreation facilities, Recreation Centre - Kingsway and Edmonds Street, and miscellaneous storm sewers, all of which totalled \$1,618,144.00.

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

CARRIED UNANIMOUSLY

(6) Bicycle Registration

The City of Vancouver has written to solicit participation by neighbouring municipalities in the joint administration of a bicycle registration system.

Recent informal discussions among officials in various municipalities in the Lower Mainland disclose a general increase in the incidence of lost and stolen bicycles. In the absence of identifying records

or serial numbers, many bicycles are not claimed due to the fact the owners cannot be located.

The City of New Westminster discontinued its bicycle registration programme in 1971. The programme was generally unsuccessful because it did not include compulsory registration. The City is, however, interested in the concept of metropolitan bicycle registration.

The system in Vancouver is administered by the Police Department. Although the Vancouver By-law makes licencing mandatory, enforcement as such is not practiced, although it is felt this will become necessary in the near future.

The Greater Vancouver Regional District is considering centralizing all bicycle licencing, but will need to obtain Letters Patent before being authorized to accept this function.

In the event Burnaby accepts Vancouver's offer, it appears it will be necessary to make licencing compulsory and hire additional staff for enforcement purposes. This will probably involve at least two additional employees and the estimated "first year" cost is \$20,500.00. The anticipated revenue at \$1.00 per licence is between \$2,500.00 and \$5,000.00.

It was recommended that:

- (a) Council accept in principle the offer from the City of Vancouver to participate in a jointly administered bicycle registration system.
- (b) The subject be referred to the Municipal Manager to ascertain the details of the administrative arrangement the City of Vancouver is proposing.

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

CARRIED UNANIMOUSLY

(7) Easements- Various lots in D.L. 80
SUBDIVISION REFERENCE NO. 246/71

It was recommended that Council authorize the:

- (a) acquisition of the various easements mentioned in the report, which are required for sewerage and drainage purposes and are to be provided at no cost to the Corporation;
- (b) execution of the documents associated with the matter.

(8) Easements - various lots in D.L. 135
SUBDIVISION REFERENCE NO. 45/72

It was recommended that Council authorize the:

(a) acquisition of the easements mentioned in the report, which are required for sewerage and drainage works and are to be provided at no cost to the Corporation;

(b) execution of the documents associated with the matter.

(9) Easement - Portion of Lot 491, Block 8, D.L. 126, Plan 3473
SUBDIVISION REFERENCE NO. 88/71

It was recommended that Council grant a request of the B. C. Hydro and Power Authority for consent to cross a municipal easement on the above described property and grant authority to execute the necessary document.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Manager covering items (7), (8) and (9) above be adopted."

CARRIED UNANIMOUSLY

(10) Government Street Between Phillips Avenue and Brighton Avenue

Arrangements have been made by the Planning Department for municipal staff to meet with residents in the above area at the Seaforth Elementary School on September 27, 1972 at 8:00 p.m. for the purpose of:

(a) explaining the improvements that are proposed to be done on the subject portion of Government Street.

(b) examining the possibility of an alternative geometric design for the street.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN BLAIR:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(11) Undeveloped M3 Sites

The Planning Department has reported as follows on a request of Council to review the question of undeveloped M3 sites in order to determine the number that would be affected if new regulations approved for further consideration at the June 13, 1972 Council Meeting were implemented:

(a) The proposed regulations, which are aimed at improving development standards in the M3 District, include:

- (i) a requirement for the screening of outside storage areas;
 - (ii) a clause permitting material to be piled to a maximum height of 12 feet;
 - (iii) the addition of a side yard setback (10 feet on each side of the building or nil on one side and 20 feet on the other);
 - (iv) a provision for a reduction in the setbacks to 10% of the lot width on existing lots where the widths are less than the required 100 foot minimum for a new subdivision.
- (b) The M3 zoned sections of the municipality have been divided into 4 areas for purposes of analysis. In the case of one of these areas (the Big Bend), only those properties proposed for M3 use in the Development Guide Plan have been covered in the report.
- (c) There is a total of 151 undeveloped M3 sites. Of this number, there are 45 with areas of 10,000 square feet or more. These properties should have no difficulty in meeting the proposed standards.
- (d) The majority of the lots of substandard size, which number 106, are located in the Douglas - Gilmore - Boundary Area. Many of these have 50 foot frontages and are occupied by non-conforming houses.
- (e) While the proposed 10 per cent side yard requirement for small lots will reduce the area available for building, this will not result in a substantial decrease and will still permit reasonably sized buildings to be constructed.
- (f) A further consideration is that the proposed setback provisions will introduce the same side yard standards into the M3 District which currently apply to other industrial zoning categories. The greater variety of uses that are permitted in this zone, many of a heavy industrial character, emphasizes the definite need which exists for a side yard setback in order to provide a reasonable separation from adjacent development.
- (g) It was recommended that no changes be made in the side yard setback or screening standards which have been proposed for the M3 District to which reference is made at the beginning of this report.

It was recommended that Council concur with the Planning Department.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager be received and be brought forward for further consideration when the Amendment to the Zoning By-law dealing with the subject of the report is being deliberated.

CARRIED UNANIMOUSLY

(12) Fire Truck

It was recommended that Council accept the tender of Silver Line Fire Equipment Limited for the supply of a Thibeault 15-392-1000

Fire Truck for the sum of \$42,186.55.

It was also recommended that Council authorize the purchase, at a later date from local suppliers, of the additional options mentioned in the report that are required for the truck.

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

CARRIED UNANIMOUSLY

(13) Agreement - Lot 22, Block 5, D.L. 153, Plan 8362 (Dakralda Properties Limited)

The above Company has constructed a building on the captioned property which encroaches on the adjacent municipally-owned Lot 21 by 0.04 feet.

The Company has asked that the municipality sign an agreement allowing this encroachment to continue. The agreement protects the municipality from damages and allows it to revoke the arrangement at any time.

The Lot 21 will eventually be used for road purposes. There are no municipal services in the lot and the encroachment does not affect the proposed road.

It was recommended that Council authorize the execution of the encroachment agreement in question.

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

CARRIED UNANIMOUSLY

(14) Lots 1 and 2, Block 4, D.L. 127 E½, Plan 1342 (Boys' Clubs of Vancouver)

The Planning Department has reported as follows on a proposal of the Boys' Clubs of Vancouver to establish a facility in the North Burnaby Area:

- (a) The Company has expressed interest in the captioned property, which is located at the South-East corner of Howard Avenue and Hastings Street.
- (b) These lots were acquired by the Corporation five years ago as part of a programme for the Hastings Street Widening Project.
- (c) The property is presently zoned C2 and the 1969 Apartment Study designated the land, together with adjacent sites, as part of a commercial centre. No specific purpose has previously been suggested for the remnant of the two lots now that the necessary widening has been accomplished but uses permitted in the C2 District would be considered appropriate.
- (d) The Municipal Land Study report indicates that a use conforming to the guidelines in the Apartment Study Area "B" would be appropriate.

- (e) The properties are bounded on the North by a new concrete retaining wall which supports a portion of Hastings Street and slopes downward to the South. The lots are 132 feet by 102 feet - a net area of 13,464 square feet.
- (f) The C2 zoning permits the use contemplated so no rezoning of the property would be necessary.
- (g) It is felt the proposed land use is suitable because:
 - (i) the site is served by public transit;
 - (ii) the ^{lots} ~~the~~s on the fringe of an existing commercial area and should therefore not present any disruptive effect on surrounding neighbourhood development;
 - (iii) the parcels are within easy walking or cycling distance of a number of elementary and secondary schools and playgrounds.
 - (iv) the site is fairly central to the area identified by the Clubs' survey as presenting a good field of opportunity for their youth activity and guidance programmes.
- (h) Although planning for the proposed facility is still in a very preliminary stage, it is understood a building of roughly 5,000 square feet is planned to accommodate group meeting rooms, crafts and games rooms, an office, and an activity room/gymnasium.
- (i) The land is worth approximately \$67,000.00.
- (j) The President of the Boys' Clubs has asked that Council donate the land or negotiate a long-term lease at a nominal annual rent.
- (k) If Council is favourably disposed toward making the property available to the Clubs, it could consider the following variety of ways of doing so:
 - (i) Sell the land at public tender. If this is done, there is every likelihood private interest would be able to out-bid the Boys' Clubs.
 - (ii) Donate the land to the Boys' Clubs.
 - (iii) Lease the property on a long-term basis at the going rate, which is 10% of the land value plus taxes.
 - (iv) Lease the land on a long-term basis at a nominal figure.
- (l) The principal source of operating funds for the Boys' Clubs is the United Community Services which derives its finances from corporate, municipal and individual donations. In addition, several corporations make contributions directly to the Boys' Clubs primarily for maintenance of their Camp Potlatch facility. The only Federal or Provincial grants that have been extended to the Boys' Clubs in the past have been for specific programmes.

- (m) As to the initial Capital Expenditure for the proposed facility, the Boys' Clubs intend to hold a Capital Fund Drive in April and May of next year when they expect to receive about one-third of the amount required.
- (n) As to the taxation position for such a facility, the Council can exempt the Boys' Clubs under the provisions of the Municipal Act in the same manner as other charitable, philanthropic, youth-directed organizations and the like.

For many reasons, it is felt the land should not be donated to the Clubs. If Council is sympathetic to the cause, it was recommended that the land be leased. The answer to the question as to what the terms of the lease should be is dependent upon the relationship between the services the Programme can provide and the needs of the community.

It was recommended that:

- (a) The land in question not be donated to the Boys' Clubs of Vancouver.
- (b) The entire subject of the report be referred to the Parks and Recreation Commission for comment as to whether or not the Commission feels the land should be leased and, if so, under what terms.

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

CARRIED UNANIMOUSLY

(15) Towing Services

At present, two towing companies are used by the municipality and the R.C.M.P. for towing wrecked, damaged, abandoned or disabled vehicles to a storage yard or to the Municipal Yard. One Company is used for the area North of the Freeway and another for the area South of the Freeway.

The greatest proportion of towing services is supplied to the R.C.M.P.

For the past two or three years, representations have been received from a towing company in South Burnaby which wishes to have an opportunity to do some of the work involved. The B. C. Automotive Retailers Association has also contacted the municipality and has questioned whether the municipality has a desirable competitive situation.

Other municipalities in the Lower Mainland have a formal and detailed contract with a towing company.

It is now felt tenders should be invited for all towing services required by both the municipality and the R.C.M.P. The following are considered to be the appropriate terms for the tender call, specifications and an agreement:

1. When instructed, the Contractor will pick up and tow vehicles under direction of the Purchasing Agent, Municipal Employee or Police Officer and maintain adequate records.
 2. Adequate storage yards will be maintained.
 3. Adequate radio-controlled equipment of sufficient number and capacity to handle all towing jobs within 30 minutes of call under normal road and weather conditions.
 4. The services of a certified automotive mechanic will be made available when requested to do so by the R.C.M.P.
 5. The Contractor shall remove and dispose of abandoned vehicles as provided in Section 8 of the Highways (Scenic Improvement) Act and remit to Burnaby the balance of proceeds after deducting the expenses from the proceeds of disposition.
 6. Charges for services shall be in accordance with the schedule of fees submitted by the Contractor in his bid for either the North or South Burnaby areas.
 7. Payment for services shall be on a monthly basis.
 8. The contract shall be for 3 years.
 9. The services provided shall be for 24 hours per day.
 10. A \$10,000 performance bond shall be provided.
 11. The Contract does not convey to the Contractor any right to engage in any way in the repair of the damaged vehicle.
-
12. The Contractor shall indemnify and save harmless the Municipality from all claims, etc.
 13. The Contractor shall carry insurance in not less than the following amounts:
Bodily Injury Liability \$500,000.00 Each occurrence.
\$500,000.00 Aggregate products
and/or completed operations.
Property Damage Liability \$500,000.00 Each occurrence.
\$500,000.00 Aggregate products
and/or completed operations.
Owned and Non-owned Automobile Insurance, Bodily Injury and Property Damage Liability \$500,000.00 Any one accident.
 14. The Municipality can cancel the contract with 30 days notice if the Contractor does not perform according to the terms of the Agreement.
 15. The Agreement is suspended during strikes or lockouts and can be terminated if such continues beyond 60 days.
 16. The contractor shall not solicit any business while at the scene of any motor vehicle accident.
 17. The Contractor shall not carry on a body shop or vehicle repair business nor have a financial or contractual obligation to any body shop or vehicle repair business either directly or indirectly.
 18. The Agreement shall not be assigned.

It was recommended that tenders be invited for the towing services referred to in the report.

Municipal Manager stated that his recommendation should be changed to indicate that the tender call should specify that the towing service can either be for all or part of the municipality.

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

CARRIED UNANIMOUSLY

Acting Mayor Constable declared a recess at 9:05 p.m.

The Committee reconvened at 9:20 p.m.

(16) Lot "B", Expl. Pl. 15372, S.D. 1/2, Blk. 19, D.L. 6, Plan 6105
Rem. 1, S.D. 1/2, Blk. 19, D.L. 6, Plan 6105
Lot 2, S.D. 1/2, Blk. 19, D.L. 6, Plan 6105
REFERENCE REZONING #47/72

The Planning Department has reported that plans have been received for a development, under the Comprehensive Development District (CD) category of the Zoning By-law, on the above described properties which are considered satisfactory. Particulars of the plans are that:

- (a) 42 - three bedroom townhouses, at a density of 12.9 units per acre and a F.A.R. of 0.4, will be provided.
- (b) Individual parking will be provided integrally under each unit.
- (c) A large central open space will be provided in which will be placed an outdoor pool with related facilities and children's adventure playground.
- (d) Many existing trees will be retained and extensive landscaping is contemplated.
- (e) Approximately 300 feet of sanitary sewer and 740 feet of storm sewers will be installed. A ten foot easement is required along the East property line to accommodate the storm sewer.
- (f) A lane will be constructed, to a paved standard, along the West property line for a distance of approximately 300 feet.
- (g) The Beaverbrook Drive Extension right-of-way will be dedicated and a small parcel of land North of this right-of-way will remain zoned R2.

It was recommended that the rezoning application in question be approved for further consideration and be advanced to a Public Hearing.

It was also recommended that the following prerequisites be established in connection with the rezoning proposal:

- (a) The submission of a suitable plan of development for the properties.
- (b) The submission of a suitable subdivision plan dedicating the rights-of-way deemed requisite.
- (c) The granting of the required servicing easements.
- (d) The deposit of monies to cover the costs of constructing lanes and all other municipal services deemed requisite.

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

CARRIED UNANIMOUSLY

(17) Noise - Dominion Glass Company Limited (Agostino)

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

(18) Oil Spill - Eagle Creek

It is not possible to forward a specific submission pertaining to the above matter because the charge against the person who allegedly was responsible for the recent oil spill in Eagle Creek will not be heard by the Court until October 27, 1972.

In the meantime, the clean-up of Eagle Creek has been completed.

Discussions have been held with Allied Governmental Services pertaining to the future protection of watercourses. The three main subjects which were discussed were:

- (a) Future sampling and investigation methods.
- (b) Permanent barriers on all watercourses which would collect floating liquids, solids and debris.
- (c) A short educational course on the municipal storm sewer system for officials of companies which have a processing operation that could produce a discharge to the storm sewers and into the watercourses.

It was recommended that:

- (a) The Health Department continue discussions with the agencies mentioned and submit a joint report to Council later indicating the best method of protecting municipal watercourses.
- (b) A further report be submitted by the Medical Health Officer after the case involving the oil spill in question has been disposed of by the Court.

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(c) Those who complained to Council about the matter be so advised.

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

CARRIED UNANIMOUSLY

Alderman Lawson suggested that a procedure should be established for handling ducks which are observed to be coated with oil in an attempt to save their lives.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:
"That the Municipal Manager determine whether ducks or any other birds which are coated with oil could be kept in captivity and the oil removed so that the birds can remain healthy."

CARRIED UNANIMOUSLY

(19) Contract - S.P.C.A.

The current hours of operation of the Pound and service provided by the S.P.C.A. are:

- (a) Pound - 8:00 a.m. to 6:00 p.m. on weekdays.
9:00 a.m. to 5:00 p.m. on Saturdays and Sundays
- (b) Patrol - 9:00 a.m. to 5:00 p.m. on Monday to Friday only

The S.P.C.A. currently employs 4 men and the annual Contract cost to the municipality is \$29,750.00 plus 25% of the Dog Licence fees collected by the S.P.C.A.

The number of animals impounded is somewhat governed by the space available. Currently, there are 16 kennels or less than that if quarantine becomes necessary in the case of a dog being apprehended for biting.

The S.P.C.A. wishes to employ two additional staff members and schedule its working hours as follows:

- Inspector No. 1 - 6:00 a.m. to 3:00 p.m., Monday to Friday inclusive.
To carry out pound duties and patrols throughout the year.
- Inspector No. 2 - 8:00 a.m. to 5:00 p.m., Monday to Friday inclusive.
To carry out pound duties and patrols throughout the year.
- Inspector No. 3 - 8:00 a.m. to 5:00 p.m., Monday to Friday inclusive.
To clean kennels, feed animals and carry out all other
inside duties as kennelman.
- Inspectors No. 4 & 5 - 9:00 a.m. to 6:00 p.m., Monday to Friday inclusive.
To carry out patrol duties and pound duties throughout the year.
- Inspector No. 6 - 1:00 p.m. to 10:00 p.m., alternating to 6:00 a.m. to 3:00 p.m.
Tuesday to Saturday inclusive.
To carry out patrols during these hours in the summer months
and between the hours of 10:00 a.m. and 7:00 p.m. during the
winter months.

The S.P.C.A. is not willing to provide a patrol service on Sundays.

In addition to two extra men, the S.P.C.A. wishes to provide an additional truck and to install a sub-base radio station with suitable antenna at the animal shelter. Currently, radio service is through the Vancouver Office of the S.P.C.A. The proposed radio station should accelerate communications in the case of complaints received by telephone. It is proposed to install an additional trunk telephone line.

If the requests of the S.P.C.A. are granted it would cost the municipality \$57,424.00. The S.P.C.A. only wishes to have a one-year contract because a longer one has proven to be much too costly.

The current agreement with the S.P.C.A. permits its employees to use the living quarters in the animal shelter. The S.P.C.A. is permitted to sell unclaimed animals and to retain the proceeds from such sales.

It is the responsibility of the Society to dispose of the dead bodies of all dogs and animals picked-up or impounded and destroyed. This is done by transporting the bodies to the Vancouver headquarters of the S.P.C.A.

for destruction by a pathological incinerator. This process takes one and one-half man days a week. The incinerator is badly overloaded and breaks down from time to time. The S.P.C.A. would like to provide an incinerator for use in Burnaby only. The approximate cost of such a facility is \$15,000 in capital terms and approximately \$2,000 annually to operate it. The incinerator can be electrically or gas operated at a rating of 1,400,000 B.T.U.s per hour, and it has a capacity of 175 pounds per hour which could be increased to 200 pounds. The machine only needs a concrete slab and fencing and does not need to be housed.

The S.P.C.A. finds it necessary to purchase an additional truck at an approximate cost of \$3,700 and have asked for assistance in the financing of this vehicle. This can be done by paying the Society the December 1973 installment of the contract price in advance. At the present time the S.P.C.A. uses one of its own vehicles in addition to the three that are provided under the contract.

The S.P.C.A. does provide an inquiry service on Sundays and will make emergency calls when warranted. If ^{the} Council wishes the complete service provided on Sunday, then this would need to be done by Municipal Employees.

A comparison between a municipally-operated pound and the S.P.C.A. operation shows it would cost the municipality approximately \$10,151 more than it does by having the S.P.C.A.

It was recommended that:

- (a) The S.P.C.A. contract be renewed for a 15 month period commencing October 1, 1972 and expiring December 31, 1973 at the rate of \$57,424 per annum (it would be \$71,780 for for the 15 month period mentioned), payable in monthly installments, with the option to renew on a month to month basis on the same terms and conditions.
- (b) The December 1973 installment be paid with the October 1972 installment to assist in the financing of a truck.
- (c) The contract provide for an increase in staffing, as outlined above.
- (d) The hours of work of the staff detailed above be approved.
- (e) The purchase and installation of the pathological incinerator mentioned at an approximate cost of \$15,000 be approved.
- (f) Funds for the purchase of the incinerator be allocated from the Corporation's contingency account.
- (g) A fee be established for the use of the incinerator by persons.
- (h) In addition to its contract price, the S.P.C.A. be reimbursed for the actual cost of providing gas to operate the incinerator and maintaining it

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:
"That the report of the Manager be tabled until later in the evening."

CARRIED UNANIMOUSLY

(20) Smithrite Disposal Service (Francis)

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

(21) Commercial Sign - Canada Way (Calveley)

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

(22) Estimates

It was recommended that the Special Estimates of the Municipal Engineer in the amount of \$655,300.00 be approved.

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

CARRIED

AGAINST - ALDERMAN DRUMMOND

(23) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department between August 14th and September 8th, 1972 was being submitted herewith.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:
"That the Municipal Manager approach the Minister of Municipal Affairs in an attempt to obtain legislation that would solve the problem for municipalities caused by tenants in apartments parking on the street rather than in the offstreet parking facilities that are provided, with it being pointed out in the submission that the reason many tenants park on the street is that they are required to pay an extra amount for the offstreet parking."

CARRIED UNANIMOUSLY

Alderman Ladner mentioned that he was considering a proposal whereby the Union of British Columbia Municipalities should be divided into two parts - one for rural areas and the other for urban areas.

It was understood by Council that Alderman Ladner would submit a report on the matter in due course.

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(24) Janitorial and Watchman Services - Municipal Hall and Justice Building

The requirements of the Contract with Modern Building Cleaning, Division of Dustbane Enterprises for the above services have not been fulfilled satisfactorily despite many attempts to improve the situation.

It is also felt that perhaps the security services should be separated from the janitorial services.

In view of the foregoing, it was recommended that:

- (a) Modern Building Cleaning, Division of Dustbane Enterprises Limited be forthwith given thirty days notice of termination of the Contract it has with the Corporation.
- (b) Tenders be invited for a twenty-four month Contract for janitorial services only and, alternatively, the same kind of service combined with security services.

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

CARRIED UNANIMOUSLY

(25) Lot 4, Block 13, D.L. 79, Plan 2814 (International Union of Operating Engineers)

A meeting has ^{been} tentatively scheduled between the Planning Department and the above Union for September 18, 1972 to discuss the request of the Union for permission to use the subject Lot 4 for parking purposes.

A report will be submitted to Council on September 25, 1972 indicating the results of the meeting with the Union.

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

CARRIED UNANIMOUSLY

(26) 1971 Storm Drainage Contract

Since the most recent storm drainage program financed under the F.P.E.L.P. is not a suitable one for analysis of completed costs and contract prices because many of the contracts have not yet been completed, the following comparison covering the 1971 program was being provided:

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Contract No.	Name	Contract Value as Tendered	Total Cost of Contract as per Units Actually Used	Percent Variation
1.	United Contractors Ltd.	\$370,829.76	\$362,646.47	2.21%
2.	Norburn Construction Ltd.	95,882.30	87,970.54	8.25%
3.	Domnac Contractors Ltd.	123,185.65	95,599.44	22.39%
4.	Gosal Bros. Contracting Ltd.	81,933.60	75,569.76	7.77%
5.	R.B. Contracting Ltd.	123,164.62	116,653.16	5.29%
6.	Ed. Bernier Contracting Ltd.	84,385.95	74,669.93	11.51%
7.	Gosal Bros. Contracting Ltd.	83,781.30	82,271.93	1.80%
TOTAL		\$963,163.18	TOTAL \$895,381.28	Average Percentage 7.04%

It is considered that this tabulation demonstrates clearly the closeness of the two prices concerned.

It also points out the advantage of a unit price contract because the Corporation is able to save on the actual use of some of the quantities estimated. If the contracts had been called on a lump sum basis, the Corporation would have had to estimate the quantities originally allowed for but would have ended up paying the actual lump sum which would have been much higher.

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

CARRIED UNANIMOUSLY

The Council then gave consideration to "Burnaby Dog Tax and Pound and Animal Regulation By-Law 1972" and proposed amendments to the Municipal Act relating to the control of animals, and the matter of extending the contract with the S.P.C.A. which was the subject of Item (19) of the Municipal Manager's Report earlier this evening.

Messrs. Brown, Hosegood, and Smith of the S.P.C.A. were present, along with Mr. H. Buckley and Mr. P. Kenzie, the Chief Licence Inspector and the Assistant Chief Licence Inspector for the Corporation, respectively.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN LAWSON:
"That Clause 3(1)(b) of the By-law be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That a By-law be introduced which would require that all dogs be kept on a leash when off the owner's property."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the Legal Department determine the ways and means whereby the Council may be able to pass a By-law which would force the confinement and control of bitches in season."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That Sections 5(2) and 6(1)(d) be deleted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That Section 11 be deleted and be replaced by appropriate words which would require that any dog in the possession of a person who cannot prove ownership thereof can be seized by the Poundkeeper."

CARRIED UNANIMOUSLY

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

- (a) Schedule "A" be changed to require that the impoundment fee be \$10.00 for each licenced dog instead of the \$15.00 proposed and \$25.00 for each unlicenced dog instead of the \$20.00 proposed.
- (b) Schedule "B" be changed to require that the maintenance fee for each dog that is impounded be \$2.00 per day or part of a day rather than the \$1.00 that was proposed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That Schedule "B" be further amended by requiring that the maintenance fee for a horse, stallion, mare, mule, ass, bull, steer, goat, ram, sheep, bear, swine, cow, helper or cattle of any kind be \$2.00 per day or part of a day instead of the \$1.00 which was proposed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DOWDING:
"That the maintenance fee for each wild animal or exotic animal be \$2.00 per day or part of a day rather than the \$1.00 charge that was proposed; and further, the impoundment fee for each wild animal or exotic animal be increased from \$15.00 to \$25.00."

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That all other sections in the By-law that have not been mentioned in the above resolutions be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the recommendation in a letter from the Chief Licence Inspector to the Municipal Manager dated July 28, 1972 pertaining to the definition of "at large" be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the recommendation in the same letter from the Chief Licence Inspector concerning the "right to enter upon any property" be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the meeting extend beyond the hour of 10:30 p.m."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the recommendation in the July 28th letter from the Chief Licence Inspector concerning "seizure or confinement of biting dogs" be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the recommendation in the July 28th letter from the Chief Licence Inspector concerning "destruction of diseased or injured animals" be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:
"That the proposals covered by the above four resolutions, which will involve amendments to Sections 870 and 871 of the Municipal Act, be advanced to the Department of Municipal Affairs for the preparation of the necessary legislation."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the recommendations in Item (19) of the Municipal Manager's Report No. 58, 1972, which Council received earlier in the evening, be adopted."

CARRIED UNANIMOUSLY

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ALDERMAN BLAIR LEFT THE MEETING.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DOWDING:

That:

"BURNABY SECURITY-ISSUING BY-LAWS NOS. 6 to 8, 1972 #6157 to 6159 be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-laws."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That the Committee now rise and report the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

That:

"BURNABY SECURITY-ISSUING BY-LAWS NOS. 6 to 8, 1972 be now read three times."

CARRIED UNANIMOUSLY

* * *

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN LAWSON:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1972" #6138 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

Burnaby Zoning By-law 1965, Amendment By-law No. 43, 1972 provides for the following proposed rezoning:

Reference RZ #44/72 and 46/72

From R4 to RM3

270, 290 and 330 S. Ellesmere Avenue; 271, 251, 221 S. Holdom Avenue; and 341, 331 and 291 S. Holdom Avenue

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

Sept/18/1972

Acting Mayor Constable mentioned that he had received a letter from the Burnaby Chamber of Commerce suggesting that a member of Council accompany a number of people who will be touring the Prairies to promote the 1973 Canada Summer Games.

It was decided that no member of Council would make the trip in question.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DRUMMOND:
"That Mayor Prittie and Alderman Clark be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY