

OCTOBER 23, 1972

A regular meeting of the Municipal Council was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, October 23, 1972 at 7:00 p.m.

PRESENT: Acting Mayor T. W. Constable in the Chair;
Alderman W. A. Blair (7:03 p.m.);
Alderman W. R. Clark;
Alderman G. M. Dowding;
Alderman J. Dailly;
Alderman J. D. Drummond;
Alderman D. A. Lawson;

ABSENT: Mayor R. W. Prittle;
Alderman H. G. Ladner;

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;
Mr. J. Plesha - Administrative Assistant;

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That the Minutes of the Council Meetings held on October 10th and 16, 1972 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

* * *

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. A. F. C. Hean, Q.C., re application to rezone properties known as 4225, 4249, 4271 and 4291 Marine Drive to Comprehensive Development District (CD).
- (b) Mr. E. J. Bohn re Local Improvement charges for work on Burns Street.
- (c) Mr. L. Whaley re traffic problem in 6800 Block Arcola Street.

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN LAWSON:
"That Mr. Hean be heard."

CARRIED

AGAINST -- ALDERMAN DAILLY

Oct/23/1972

ALDERMAN BLAIR ARRIVED AT THE MEETING.

(a) Mr. Hean then spoke and read a submission in which the following points were made:

- (1) The Council was being asked to rescind the decision it rendered on October 16th to abandon the rezoning proposal in question.
- (2) This request was being made because of the circumstances of the application and those surrounding the decision of Council.
- (3) The Council should bear in mind both the merits of the proposal and its responsibilities as a legislative and quasi-judicial body.
- (4) The Council, in taking the action it did on October 16th, erred in its procedure.
- (5) In the early stages, the Council instructed the Planning Department to work with the Architects for the applicant toward the preparation of a suitable plan of development, on the understanding that if a scheme was accepted then a Public Hearing would be held on the matter. After the preparation of plans, at the cost of the applicant, the Planning Department recommended that the application for rezoning be forwarded to a Public Hearing. The Council concurred with the Planning Department and had the Public Hearing on August 15, 1972 at which full opportunity was afforded all concerned to express themselves on the matter.
- (6) On August 28, 1972, Council again heard those in support of, and opposed to, the rezoning proposal, following which the amendment to the Zoning By-law covering the matter was given two readings by Council.
- (7) The Municipal Clerk subsequently wrote to Mr. Hean to advise of those two readings and to indicate that the procedure is that the applicant will need to satisfy the prerequisites established in connection with the rezoning proposal before the Amendment to the Zoning By-law is returned for further readings. It was also mentioned that arrangements in that regard would need to be made with the Planning Department. The applicant, through his Architect, attended upon the Planning Department to determine exactly what still remained to be done. The very great majority of architectural work relating to the project had already been completed so there was little to be concluded by the applicant. The Architect was, however, asked to delay completion of the prerequisites until the Amendment to the Zoning By-law was given third reading.
- (8) At its meeting on September 5, 1972, the Council again heard opponents to the rezoning proposal without giving the applicant any further opportunity to be heard and without advising him of the fact the matter was to be further considered. The Council, at that meeting, instructed the Planning Department to meet with the spokesman for the faction opposing the proposal.

- (9) The Architect subsequently approached the Planning Department and was again asked to delay further work in connection with the prerequisites until the opponents have met with the Planning Department. The applicant was subsequently advised that he should request third reading of the Amendment to the Zoning By-law.
- (10) Apparently, after meeting the Planning Department, the opponents circulated a letter to certain residents of Burnaby wherein, among other things, they advised a spokesman for their faction would again be appearing before Council on October 10, 1972. Because of this circular letter, Mr. Hean requested permission to respond, at the October 10th meeting, to any matters presented to Council by the opponents to the rezoning proposal. At that meeting, Mr. Hean, over his objection, was instructed to speak first and was given a subsequent opportunity to respond only to new material presented by the opponents. They did not present any further or new evidence relating to the concept of the proposal or its impact upon the community but did attempt to vilify and discredit the applicant as a person and as a land owner - developer. While Mr. Hean was immensely concerned about this attempt at character assassination in support of a move to defeat the rezoning proposal, he was shocked that the Chair permitted the opponent to utter such vituperation. Mr. Hean submitted that for him to have responded in kind would tend to destroy the dignity of Council sessions.
- (11) The Council agreed to take no action with regard to further readings of the Amendment By-law and the Municipal Clerk subsequently advised Mr. Hean of this and indicated that the situation was as it was indicated earlier; namely, that the applicant will need to satisfy the prerequisites which have been established in regard to the rezoning proposal before the Amendment to the Zoning By-law covering the matter is returned for further readings.
- (12) Mr. Hean was absolutely amazed, when listening to a radio news report on the morning of October 17th, to learn that the Amendment By-law had been abandoned by Council on October 16th.
- (13) The owner of the property concerned has abided by every single requirement placed upon him by Council, at very considerable personal expense. He has complied with every law of the land and has met every obligation within those laws. He has been subjected to vilification in open Council Meetings, which was neither objected to nor suppressed by Council. He has been abused and unfairly treated, and all this while attempting to produce a project supported by the Planning Department and ostensibly by Council.
- (14) It is almost impossible to conceive of a situation where natural justice and common fair play have been more flagrantly abused than it was in the case at hand. Mr. Hean, in his more than twenty years experience both in appearances before Council and as a member of that body, cannot recall a situation such as this - a situation which seems to indicate almost a callous disregard for vast amounts of energy and money which have already been expended.

Oct/23/1972

- (15) The Municipal Act provides the Mayor with the opportunity to correct the situation and he was being urged to apply the pertinent Section (180) and return the By-law to Council for reconsideration.

Mr. Hean also read an excerpt from a local newspaper in which reference was made to the character of the applicant, Mr. Boxer. He also corrected a point that was made concerning the comprehensive development plan for the property.

Mr. Hean concluded by thanking Council for having heard him so many times in connection with the subject of his presentation.

Acting Mayor Constable stated that he would not return the Amendment to the Zoning By-law covering the rezoning proposal to Council for reconsideration, as requested by Mr. Hean.

Mr. A. Englund submitted a letter in which he offered his views on a proposal to rezone the properties which were the subject of Mr. Hean's presentation to Comprehensive Development District (CD) so that a townhouse development could be built on the land.

Mr. Englund expressed support for the proposal.

Mr. and Mrs. T. J. Hollinshead wrote to offer a number of comments on various aspects of submissions received, and the considerations given, by Council when dealing with the same rezoning proposal.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That the submission presented this evening by Mr. Hean, plus the letters from Messrs. Englund and Hollinshead, be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That Mr. Bohn be heard."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:
"That Item (13) of the Municipal Manager's Report No. 68, 1972, which deals with the subject of Mr. Bohn's letter, be brought forward and read before he speaks."

CARRIED UNANIMOUSLY

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

(13) Local Improvement proposal - Burns Street

The taxable foot frontage proposed to be levied against Mr. Bohn's property was arrived at in accordance with Section 415(5)(a) of the Municipal Act.

Oct/23/1972

The property owned by Mr. Bohn has an actual frontage on Burns Street of 10 feet and, in order to arrive at a taxable foot frontage of 46 feet, the following formula was used pursuant to Section 415(5)(a) of the Municipal Act:

$$\frac{\text{Rearage (117.99) plus (2 x frontage (10))}{3} = \text{Taxable foot frontage (46')}$$

The proposed work (pavement 28 feet wide with five foot wide curb sidewalks on both sides of Burns Street from Waltham Avenue to Lakeview Avenue) was only initiated on October 11, 1972 so it will be three weeks or more before it is known whether the project will proceed.

Before any frontage tax can be imposed, a Court of Revision must confirm the frontage tax assessment roll. The Court can, of course, hear appeals against the frontage taxes proposed to be levied. The proper place for Mr. Bohn's appeal would be to the Court of Revision.

It was recommended that Mr. Bohn be informed that, if after he is aware of the foregoing situation and he is still dissatisfied, his recourse is to submit an appeal to the Court of Revision after it is determined that the proposed Local Improvement Project will proceed.

Mr. Bohn then spoke and stated that the sidewalk proposed to be built would not abut his property at all. He also pointed out that there is no pavement on Burns Street in front of his lot even though he is paying for a ten foot width of pavement.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Manager be adopted and the Court of Revision be informed of Mr. Bohn's appearance before Council and the circumstances of the case, including the reasons for the action of Council."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN DAILLY:
"That Mr. Whaley be heard and Item (19) of the Municipal Manager's Report No. 68, 1972, which deals with the subject of the submission from Mr. Whaley, be brought forward and read first."

CARRIED UNANIMOUSLY

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

(19) 6800 Block Arcola Street

It was recommended that the request of Mr. Whaley and the others to close one end of Arcola Street so as to prevent through traffic from using the Street be referred to the Traffic Safety Committee for consideration and report.

Mr. Whaley then spoke and stated that he was satisfied with the recommendation of the Manager if he would be allowed to speak to the Traffic Safety Committee and, if necessary, to Council later.

Oct/23/1972

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That the recommendation of the Manager be adopted and Mr. Whaley be notified of the next meeting of the Traffic Safety Committee."

CARRIED UNANIMOUSLY

* * *

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That all of the below listed Original Communications be received."

CARRIED UNANIMOUSLY

Mr. Arthur M. Spenst, Pastor, Westminster Seventh-day Adventist Church, wrote to request permission to hold the Annual Ingathering Appeal commencing around the 1st of December and continuing until December 23, 1972, if necessary, to raise funds for the support of the missions and welfare services provided by the Church.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That permission be granted to the Westminster Seventh-day Adventist Church to conduct its campaign at the time indicated."

CARRIED UNANIMOUSLY

Mr. Richard Nelson, Honorary Secretary, Vancouver Symphony Society, wrote to express appreciation for the support Council gave the Society during the past year.

Mrs. Rosalie Greenwood submitted a letter in which she:

- (a) expressed appreciation to Council for lowering the speed limit on Canada Way between Sperling Avenue and Imperial Street to 30 m.p.h.;
- (b) requested information as to the noise level readings of traffic on Canada Way at Stanley Street;
- (c) again requested that improvements be made to the Stormont Interchange of the Freeway which would allow a greater volume of traffic, especially trucks, to use that facility rather than Canada Way.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That item 20 of the Municipal Manager's Report No. 68, 1972, which deals with the subject of the letter from Mrs. Greenwood, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

- (20) (a) Canada Way between Sperling Avenue and Imperial Street
- (b) Noise on Canada Way
- (c) Stormont Interchange

Oct/23/1972

The Council, at its meeting on October 16th, ordered a report on the proposed connection of the Stormont Interchange via Newcombe Street with McBride Boulevard and a planned Eastward Extension of Edmonds Street to connect with the Stormont-Newcombe-McBride Route. It was understood that Council might, following consideration of the report, approach the Provincial Government to determine the position of the Department of Highways in regard to the completion of the Interchange.

Noise level readings of traffic were taken on Canada Way at Stanley Street by the Health Department, and were to provide preliminary information on overall noise control only. The Health Department is presently collecting information on noise emission levels, which will be presented in a report on noise control during the latter part of February, 1973, as directed by Council. The Chief Public Health Inspector believes the release of partial information at this time could be misleading and recommends that such information not be released until February of next year.

It was recommended that a copy of the foregoing report be sent to Mrs. Greenwood and she be advised that further information on the status of the Stormont Interchange will be sent to her when it becomes available.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That the recommendation of the Manager be adopted and a copy of Mrs. Greenwood's letter be sent to the Traffic Safety Committee for its information."

CARRIED UNANIMOUSLY

The Honourable Robert M. Strachan, Minister of Highways, submitted a letter advising that he has asked his Department for a report on a request of Council that the Provincial Government provide screening and landscaping at the Provincial Public Works Yard on Canada Way at Willingdon Avenue.

Mr. R. B. Dunster submitted a letter in which he:

- (a) expressed opposition to a proposal to rezone properties known as 4225, 4249, 4271 and 4291 Marine Drive to permit the construction of a townhouse development thereon;
- (b) suggested that immediate action be taken to relocate Marine Drive to an alignment that is proposed in a report of the Planning Department dealing with the use of land in the Big Bend Area;
- (c) protested a proposal to connect Willingdon Avenue South from Kingsway to Patterson Avenue and designate that route as a main traffic artery;

The following wrote to express opposition to either or both a proposal to:

- (a) establish Patterson Avenue South of Kingsway as a truck route;
- (b) connect Willingdon Avenue South from Kingsway with Patterson Avenue and designate this route as a major traffic artery;

Oct/23/1972

Mrs. C. K. Nichols
Mr. and Mrs. G.F. Rustige
Mr. and Mrs. R. A. Bath
Mrs. Gertrude Alderman
Mr. W. C. Alderman
Mrs. C. Nichols (Second Letter)
Mr. W. B. Simmons
Mrs. Emily W. Simmons

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DAILLY:
"That Item (18) of the Municipal Manager's Report No. 68, 1972,
which deals with the subject of the foregoing letters, be brought
forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(18) Proposed Willingdon - Patterson Connection

Should Willingdon Avenue be extended South from Kingsway, it will
not be available to traffic as a through route until the end of
1975. Subsequently, should traffic demand indicate a need for
widening Patterson Avenue, such widening could be accommodated
within the existing right-of-way.

There is no intention of making Patterson Avenue a truck route
because the existing one on Boundary Road appears to be more
than adequate.

If residents of Patterson Avenue observe trucks exceeding 30,000
lbs. G.V.W. on Patterson Avenue, the best thing for them to do
is to report this to the R.C.M.P. for enforcement of the Truck
Route By-law. If the violations seem to be forming a pattern,
the R.C.M.P. can be asked to patrol the road at specified times.

A further report on the subject of the Southerly extension of
Willingdon Avenue will be submitted to Council on October 30, 1972.

It was recommended that a copy of the foregoing report be sent
to all those who have written to Council on the subject of the
report and that they also be advised that further information
concerning the Willingdon Avenue Extension will be sent to them
when it becomes available in the near future.

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

CARRIED UNANIMOUSLY

Mrs. S. Dudych, Secretary, Capitol Hill Community Hall Association,
submitted a letter asking that Council give the Association assurance
that adequate parking facilities will be provided for tenants of,
and visitors to, apartment buildings in the Capitol Hill Area
so that the streets there will not become congested with parked
vehicles belonging to those either occupying the apartments or
visiting them.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That Item (II) of the Municipal Manager's Report No. 68, 1972, which deals with the subject of the letter from the Capitol Hill Community Hall Association, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(II) Parking - Apartment Dwellers

The concern expressed by the Association was also mentioned at the Public Hearing that was held on an application to rezone property on Holdom Avenue on August 15, 1972.

The apartment in question will have full underground parking for all suites in accordance with the Zoning By-law. To ensure that this parking will be used and that the tenants will not park on the streets, the developer has provided an undertaking that the parking fee will be included in the rent. As the space is already paid for, it is likely the space will be used and that off-street parking should not present a problem.

A further improvement in the area is also under way and this should tend to minimize the problem adjacent to the school. This improvement is the provision of pavement 36 feet wide on Holdom Avenue with sidewalks on both sides. The street improvements and the existing parking ban on all streets adjacent to schools should make it safer for all concerned in the area.

If the municipality is successful in obtaining enabling legislation, the requirement that on-site parking be used by tenants could naturally then be applied to other apartment buildings in the area.

It was recommended that a copy of the foregoing report be sent to the Capitol Hill Community Hall Association.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DRUMMOND:
"That the Planning Department submit a report indicating the feasibility of implementing a two-hour parking limit on all streets where apartments are located and include in its considerations the following:

- (a) The possibility of land which is to be used for future apartment purposes being rezoned to Comprehensive Development District (CD), rather than to a multiple family category, so that Council can exercise complete control.
- (b) The costs of enforcing such parking restrictions and the same information as it would relate to total enforcement of the existing parking limitation, under the Street and Traffic By-law, covering all streets in the municipality."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Manager covering Item (II) of his report be adopted."

Oct/23/1972

Mr. A. Lavers submitted a letter in which he conveyed his desires as to the improvements which should be made to Government Street.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That Item (17) of the Municipal Manager's Report No. 68, 1972, which deals with the subject of the letter from Mr. Lavers, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

(17) Government Street between Phillips Avenue and Brighton Avenue
(Lavers)

The Engineering Department is reviewing the design for improvements to Government Street and will be submitting a report outlining the costs involved if Council is to do the type of work requested by the residents, including an indication as to how many trees would need to be removed.

If the municipality does not undertake the current improvements proposed for Government Street between Piper Avenue and Brighton Avenue and if pavement 28 feet wide between curbs, with a separate four foot wide sidewalk on the North side, is initiated, the taxable front foot rate will be greater. In elaboration, the rate for the current project planned (pavement 28 feet wide with five foot wide curb sidewalks) is 89¢ whereas the rate for the other type of work is \$1.12 for the owners on the North side of the street and 75¢ for those on the South side.

The first Initiative Programme for the improvements to Government Street indicated a very clear desire on the part of the property owners for a sidewalk between Piper and Brighton Avenues. It was, however, subsequently reported to Council that the only feasible means of building the sidewalk would be in conjunction with full street construction. The project was therefore re-initiated in 1972 because of that.

It is not economical to construct a sidewalk without improving the road first. The sidewalk has to be built approximately where the ditch presently exists on the road and, since there is no room for relocating the ditch, the sidewalk would need to be built at the same time as the road in order to save trees there.

A report from the Planning Department containing answers to some of the points raised by Mr. Lavers was being submitted herewith.

A full report on the entire matter will be submitted to Council on October 30, 1972.

It was recommended that a copy of the foregoing report be sent to Mr. Lavers.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted, with it being understood that the report of the Planning Department mentioned will also be forwarded to Mr. Lavers."

CARRIED UNANIMOUSLY

Oct/23/1972

The Honourable Ron Basford, Minister of State, Urban Affairs, submitted a circular with which he forwarded copies of an announcement he made on October 11th concerning the Federal Government's intention to introduce legislation and provide financing for the relocation of railway lines in urban areas.

Mr. C. S. J. McKelvey, Executive Director, Union of B. C. Municipalities, submitted a circular letter asking Council to submit its comments on a number of questions he posed in regard to the method resolutions should be handled by the U.B.C.M.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CLARK:

"That a Special Committee be appointed to examine the questions in the letter from the U.B.C.M. and include consideration of the general subject pertaining to the handling of resolutions by the U.B.C.M."

CARRIED UNANIMOUSLY

It was understood by Council that:

- (a) Each member would submit his views on the various questions in the circular from the U.B.C.M. to the Special Committee.*
- (b) Mayor Prittie would be asked to appoint the Committee.*
- (c) Alderman Blair would be considered for appointment as a member because of his position as a member of the Executive of the U.B.C.M.*

The North Fraser Harbour Commissioners submitted its 58th Annual Report.

Mr. John K. Sim, Secretary, Kiwanis Club of North Burnaby, submitted a letter requesting permission to sell pumpkins from in front of premises at 4049 and 4162 Hastings Street as a means of raising funds for the Club.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN DAILLY:

"That permission be granted to the Club to conduct its sale at the locations mentioned."

CARRIED UNANIMOUSLY

* * *

TABLED ITEM

The following matter was then lifted from the table:

Motion of Alderman Ladner re depreciation in land values resulting from rezoning, in general and as this relates to land in the Big Bend Area.

Oct/23/1972

Mr. F. M. Dunn submitted a letter objecting to a proposal to rezone his property at 4814 Marine Drive, which is in the Big Bend Area, to an Agricultural category.

The submission Council received on October 16th from Mr. R. T. DuMoulin, Q.C., concerning the effect rezoning of land in the Big Bend Area would have on properties owned by his clients, was also brought forward.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the subject of the Motion by Alderman Ladner, including the submission from Mr. DuMoulin, be retabled until the October 30th meeting."

CARRIED UNANIMOUSLY

* * *

ENQUIRIES

Alderman Dowding served the following Notice of Motion:

"WHEREAS there may be viable alternatives to the Primary Sewage Treatment Plant on Annacis Island;

AND WHEREAS highly-chlorinated raw sewage would cause further deterioration of the Fraser River;

THEREFORE BE IT RESOLVED that the Municipality of Burnaby request the Provincial Government to delay the construction of the aforesaid plant until the alternatives have been fully explored."

It was understood by Council that this Motion would be considered at the October 30th meeting.

As a result of an enquiry by Alderman Lawson, it was understood that the Planning Department would indicate when it could report on a proposal that a walkway be provided adjacent to the entire length of Still Creek.

Alderman Blair stated that a one-quarter mile racing track which was recently constructed by the swimming pool ^{near} Burnaby Lake does not appear to be in a finished condition.

It was understood the Parks and Recreation Commission would indicate the situation with respect to the construction of the race track.

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

CARRIED UNANIMOUSLY

* * *

REPORTS

MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the construction and paving of the lane East of an parallel to Pritchard Street North from Casewell Street to the N.P.L. of Lot 1, Block 5, D.L.'s 6/8/56, Plan 17068.

Oct/23/1972

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the Certificate be received and a By-law be prepared to authorize the construction of the work covered by the Certificate."

CARRIED UNANIMOUSLY

* * *

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (12) recommending the courses of action indicated for the reasons given:

(1) Imperial Street and Nelson Avenue

It was recommended that a traffic signal be installed at the above intersection because warrants for one have now been met.

- (2) (a) Noel Drive and Cameron Street
(b) Centaurus Drive and Eastlake Drive
(c) Centaurus Drive and Beaverbrook Drive

It was recommended that no action be taken on requests for a marked crosswalk at Noel Drive and Cameron Street and stop signs at the intersections under (b) and (c) above because:

- (a) Warrants for a crosswalk at Noel Drive and Cameron Street are not met.
(b) Stop signs at the other two locations will not be installed until raised medians are built, by the developer, at the intersection of Beaverbrook Drive and Eastlake Drive and these two streets have been designated as a major route.

(3) Kingsway and 14th Avenue

It was recommended that no action be taken to either provide a painted crosswalk or a pedestrian-operated signal at the above intersection because warrants for either device are not met.

(4) Cameron Street

It was recommended that no action be taken to prohibit parking on Cameron Street because the road has been built to a standard (pavement 36 feet wide) to accommodate both moving and parked traffic.

(5) Lane At Rear of 6500 Block Hastings Street

It was recommended that no action be taken on a request to close one end of the above lane to reduce the volume of traffic using it because the lane is required by the majority of single family homes on the south side as secondary access.

Oct/23/1972

(6) Halifax Street and Augusta Avenue

It was recommended that no action be taken to install stop signs at the above intersection because such a device is not intended to be used as a means of combating speeding violations.

(7) Willingdon Avenue

It was recommended that no action be taken on a complaint concerning the noise from truck traffic on Willingdon Avenue because the street is intended to be used by such traffic inasmuch as it is a main artery, as was indicated in a report Council received a short time ago concerning truck traffic on 10th Avenue and on Edmonds Street.

(8) Boundary Road and Freeway

It was recommended that the action of the Municipal Engineer to erect a sign on Boundary Road just North of Grandview Highway reading "Highway 401 Westbound - Use Curb Lane", as a further assistance to motorists, be ratified.

(9) Gilley Avenue Near Clinton Street

It was recommended that a request for a marked school crosswalk on Gilley Avenue in the vicinity of Clinton Street be denied because warrants for such device are not met.

(10) Kingsway and Royal Oak Avenue

It was recommended that Council ratify the action of the Municipal Engineer in instituting a stopping prohibition between 7:00 a.m. and 9:00 a.m. and also between 4:00 p.m. and 6:00 p.m. on the East side of Royal Oak Avenue Southward from Kingsway a distance of 150 feet.

It is intended to evaluate the effect of this prohibition within three to six months time to determine whether the same treatment could be applied to the East side of Royal Oak Avenue North of Kingsway.

(11) Capitol Drive and Empire Drive

It was recommended that four way stop controls be instituted at the above intersection.

(12) Willingdon Avenue and Grassmere Street

It was recommended that the action of the Municipal Engineer to not retain the crosswalk on Willingdon Avenue at Grassmere Street, because

Oct/23/1972

it is felt students should be encouraged to cross at Sardis Street, be ratified.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:
"That the Traffic Safety Committee submit a report on the method it feels should be employed to handle problems arising from noise being emitted by vehicular traffic so that consideration can be given the matter of Council establishing a policy on the matter."

CARRIED UNANIMOUSLY

* * *

MUNICIPAL MANAGER submitted Report No. 68, 1972 on the matters listed below as Items (1) to (22) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) 1972 Drainage By-law - List No. 4

It was recommended that Council authorize the execution of an agreement with Web Engineering Ltd. for engineering design work in connection with the captioned projects, with payment to be based on the scale of minimum fees of the Association of B. C. Professional Engineers but not to exceed \$3,740.00, except for specified out-of-pocket expenses, on the basis that the work will be completed by December 4, 1972.

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

CARRIED UNANIMOUSLY

(2) Local Initiatives and Job Opportunities Programmes

Canada Manpower, in December, 1971, approved an application by the Municipality to employ 20 men on a Parks Local Initiatives Programme. The Social Service Department works with the Local Manpower Office to supply the Job Opportunity personnel, which arrangement permitted the labour cost to be borne jointly by the Federal and Provincial Governments. The former paid a fixed amount of \$117.00 per man week and the Provincial Government contributed the difference between the actual cost of labour plus benefits and the amount paid by the Federal Government.

The following is a final accounting of the Parks Programme of General Clean-up involving B. C. Job Opportunity Personnel taken from Welfare Rolls:

Oct/23/1972

	<u>Original Estimate</u>	<u>Actual Cost</u>
Labour and benefits - Job Opportunities staff	\$ 76,964.07	\$ 78,369.84
Supervision and permanent staff	9,604.67	14,473.62
Other costs	20,962.97	16,233.43
	<u>\$107,531.71</u>	<u>\$109,076.89</u>
Financed by		
Federal Gov't - Local Initiatives Program	\$ 59,202.00	\$ 55,002.00
Provincial Gov't - Job Opportunities Program	21,273.71	26,146.65
Burnaby	27,056.00	27,928.24
	<u>\$107,531.70</u>	<u>\$109,076.89</u>

Altogether, 470 man weeks of employment were provided under the Programme.

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

CARRIED UNANIMOUSLY

(3) Lot "A", Block 25, D.L.'s 151/3, Plan 6387 (6557 Nelson Avenue - Barrett)

It was recommended that Council authorize the demolition of the dwelling at the above location when it becomes vacant.

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

CARRIED UNANIMOUSLY

(4) Federal Election Day - October 30, 1972

Inasmuch as the Canada Elections Act provides that employees who qualify as electors in a Federal Election are entitled to four consecutive hours in which to vote, it was recommended that the Municipal Hall and Court Offices be closed at 4:00 p.m. on October 30, 1972.

Municipal Manager stated that the time stipulated in the recommendation should be 3:00 p.m. rather than 4:00 p.m.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Manager, with the change mentioned by him this evening, be adopted."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND LEFT THE MEETING.

Oct/23/1972

- (5) Lot "C", Block 16, D.L. 83, Plan 19419
(Percival Avenue from Gilpin Street to Canada Way)

It was recommended that Council authorize the:

- (a) sale of the portion of the above described property mentioned in the report to the owner of the adjacent Lot 178 for approximately \$3,661.00, which portion will not be needed for a part of the road allowance for Percival Avenue;
- (b) preparation of a survey plan creating the portion to be sold.

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

CARRIED UNANIMOUSLY

- (6) Lane Between Sussex And Dow Avenues from Victory Street
South 132 feet to the S.P.L. of Lot 38, D.L. 99, Plan 28975
(Hussey - 4450 Victory Street)

Mr. Hussey has requested a refund of \$222.75, which he paid for the paving of the above lane.

The circumstances of the situation are as follows:

- (a) The paving of the lane was initiated, as a Local Improvement, in 1970 but the project was defeated.
- (b) Mr. Hussey subsequently asked how he might have the lane paved behind his property. He was offered a petition to cover the subject portion of the lane but he elected to pay cash on the basis of Local Improvement charges for both his share and his two neighbours, whose properties are on the opposite side of the lane.
- (c) The mathematics of the charge was $3 \times 66 \text{ feet} \times \$1.12\frac{1}{2}$ equals \$222.75.
- (d) A work order was issued but municipal crews paved the gravelled portion of the lane and not the part Mr. Hussey had paid for. The error was discovered and Mr. Hussey's portion was paved later.
- (e) The pavement that was installed in error could not be removed.
- (f) It is not equitable that Mr. Hussey be charged for work that did not benefit his property so it was being recommended that the sum he paid (\$222.75) be refunded to him.

It was recommended that Council concur with the above recommendation.

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

CARRIED UNANIMOUSLY

Oct/23/1972

(7) Easement - Lot 58, Block 4, D.L. 42, Plan 29659 (7798 Government Street - Hillman)

It was recommended that Council authorize the acquisition of an easement over the above described property, which is required for the construction of a sewer to serve properties on Government Street, for a consideration of \$75.00 plus the cost of restoring the area to its former condition.

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

CARRIED UNANIMOUSLY

(8) 7252 Kingsway

On August 4, 1972, fire destroyed the garage at the rear of the old Pound and damaged the Pound itself at 7252 Kingsway.

Under the terms of the Municipal Insurance Policy, we have a choice of replacing the buildings or accepting an actual cash value settlement. If the latter is accepted, the municipality would be responsible for removing debris, which is estimated would cost \$351.00 for both buildings.

The site will be used for further senior citizens housing construction in the foreseeable future.

The old Pound building contains R.C.M.P. exhibits so the building must be made secure. In order to be more presentable, the building itself should be painted. This is estimated to cost \$3,500.00. By accepting the actual cash value and doing the minimal repair work, the municipality would have \$3,186.00 on hand.

The garage at the rear of the prefabricated metal building currently used by Civil Defence could provide adequate interim exhibit storage for the R.C.M.P. The Police have agreed that this would be adequate for their purposes and the Civic Defence Co-Ordinator has agreed to permit the R.C.M.P. to use the garage.

It was recommended that:

- (a) The actual cash value be accepted for both structures involved in the fire.
- (b) The debris be cleaned immediately, with funds from the insurance proceeds.
- (c) Quotations be called by the Purchasing Agent for the demolition of the old Pound building, with the funds to be provided from the insurance proceeds.
- (d) The garage at the rear of the prefabricated building be used to house R.C.M.P. exhibits.

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

CARRIED UNANIMOUSLY

(9) Expenditures

It was recommended that the expenditures listed in the report of the Municipal Treasurer that was being submitted herewith be approved.

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

CARRIED UNANIMOUSLY

The Municipal Manager was asked by Council to provide Alderman Blair with an explanation of the account "Library General Reserve".

Acting Mayor Constable stated that Alderman Ladner had indicated he wished to reserve the right to comment on the Item "Grants in Lieu of Taxes" from the Federal and Provincial Governments, and their agencies, and that he would be expressing his views on the matter at the October 30th meeting.

(10) Heliport - Brentwood Mall

Public Relations Services Limited has written on behalf of the Japanese External Trade Organization to seek approval for a promotion involving the establishment of a temporary heliport at the Brentwood Mall for one half an hour on one day between November 10th and 17, 1972.

It was recommended that Council approve this proposal, subject to the approval of the Department of Transport and the Burnaby Detachment of the R.C.M.P.

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

CARRIED UNANIMOUSLY

(11) Parking - Apartment Dwellers

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

(12) Audit Fees

The Municipal Auditors, Touche Ross and Co., have advised that their fee for 1972 will be \$10,000.00 because of increased wage costs, volume and a growing number of certifications required by the various agencies dealing with the Corporation.

In addition, there is \$226.00 for a Special Audit.

Oct/23/1972

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

CARRIED UNANIMOUSLY

(13) Local Improvement proposal - Burns Street

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

(14) Civic Growth (Warren)

It was recommended that Mr. Royce W. Warren be informed that a more complete reply to his letter concerning civic growth will be made available by the Planning Department in three or four weeks time.

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

CARRIED UNANIMOUSLY

(15) Sand Fallout (Shell Canada Limited)

The Refinery Manager for Shell Canada Limited, Mr. J. C. Fisher, has written to the Medical Health Officer in regard to a fallout of a sandlike substance over a part of North Burnaby on October 13, 1972 to advise that:

- (a) The material in question is a catalyst used in the operations of the Company.
- (b) It was subsequently learned that some catalyst was discharged during the start up of the Company's catalytic cracking unit around 7:00 p.m. on October 13, 1972. The catalyst used in this process is an inert sandlike substance.
- (c) The Company deeply regrets the occurrence and apologizes for the nuisance and inconvenience caused the neighbours.

Mr. Fisher has written a further letter, which was being submitted herewith, explaining in greater detail the nature and cause of the emission.

When more is heard from Shell Canada Ltd., the Council will be advised accordingly.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN DOWDING:
"That the report of the Manager, including the attachment to it, be received."

CARRIED UNANIMOUSLY

(16) Estimates

It was recommended that the Special Estimates of Work of the Municipal

Engineer in the total amount of \$61,500.00 be approved.

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

CARRIED UNANIMOUSLY

(17) Government Street between Phillips Avenue and Brighton Avenue (Lavers)

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

(18) Proposed Willingdon - Patterson Connection

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

(19) 6800 Block Arcola Street

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

(20) (a) Canada Way between Sperling Avenue and Imperial Street
(b) Noise on Canada Way
(c) Stormont Interchange

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

ALDERMAN DRUMMOND RETURNED TO THE MEETING.

(21) 1972 Recast Budget

The above document was being submitted to Council this evening for consideration.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:
"That the 1972 Recast Budget be received."

CARRIED UNANIMOUSLY

Acting Mayor Constable drew to the attention of Council the fact that Alderman Ladner, as the Liaison with the Finance Department, had no comments to make on the 1972 Recast Budget, especially when the Manager has indicated in his letter of transmittal that he will be making a recommendation to Council before the end of the year with respect to the disposition of the anticipated surplus.

Oct/23/1972

(22) Big Bend Area

The Planning Department has submitted a report, which was being presented herewith, indicating that additional information is required before a further report can be submitted on the matter of the future use of land in the Big Bend Area.

In the meantime, it is felt that rezoning proposals currently being considered by Council for the area, excluding the "Conboy" and "Meadowland Peat" sites, should be advanced.

It was recommended that Council give the Amendment to the Zoning By-law covering the rezonings in the Stage I Area, which will exclude the Conboy and Meadowland Peat sites, Third Reading and that the same action be taken with respect to related Zoning By-law text amendments.

It was also recommended that the additional information mentioned by the Planning Department be brought forward.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That the report of the Manager be tabled until the October 30th Meeting."

CARRIED UNANIMOUSLY

ACTING MAYOR CONSTABLE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:25 P.M.

ALDERMAN LAWSON WAS ABSENT.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"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. 52, 1971" #5960
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1972" #6117
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 53, 1972" #6162
be tabled until the October 30th meeting."

CARRIED UNANIMOUSLY

* *

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 16, 1972"
#6161 be now reconsidered and finally adopted, signed by the Mayor
and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

* * *

ALDERMAN LAWSON RETURNED TO THE MEETING.

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

CARRIED UNANIMOUSLY