

December 17, 1973

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday, December 17, 1973, at 7:00 P.M.

PRESENT: Mayor T.W. Constable, in the Chair
Alderman B.M. Gunn
Alderman W.A. Levarne
Alderman G.H.F. McLean
Alderman J.L. Mercier
Alderman V.V. Stusiak
Alderman D.A. Lawson

ABSENT Alderman E.L. Burnham
Alderman H.M. Gordon

STAFF PRESENT: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Planning Director
Mr. J. Plesha, Administrative Assistant
Mr. B. Leche, Municipal Clerk's Assistant
Mr. R.F. Norcliffe, Municipal Clerk's Assistant

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 94, 1973, which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. W. M. Vogel, President, Cloverdale Investments Limited submitted a letter requesting that he be allowed to address Council to personally appeal the November 19, 1973, decision of Council whereby Rezoning Reference #66/73 was not favourable considered and the Community Plan for the area was reaffirmed.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:
"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Vogel stated that the action by Council on November 19th had, in effect sterilized his property and had created a completely locked in situation under which no development could take place on this property. His company had owned the property for fourteen years and had considered it suitable for commercial development. This was not possible under the present RM5 Zoning. Attempts to develop the property as an apartment site had been unsuccessful. Mr. Vogel went on to say that his Company was willing to develop in any manner which Council may see fit to approve and was willing to incorporate into development plans proposals to integrate the pedestrian overpass on Kingsway which is envisaged at this point. He was of the opinion that development plans for this area were too vague and a clearly defined plan was required. He further stated that if his Company was precluded from developing the property by the Municipality it would perhaps be in order for the Corporation to consider the acquisition of the property.

The Director of Planning advised that it was considered that the property covered by Rezoning Reference #66/73 should be consolidated with the property to the south to create a parcel suitable in all respects for development under the RM5 Zoning.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That this matter be referred to the Planning Department for further study and that the Director of Planning be instructed to consult with the applicant with a view to arriving at a suitable solution to the problems raised by Mr. Vogel and that a further report on the matter be submitted for Council's consideration at an appropriate time."

CARRIED UNANIMOUSLY

Burnaby Chamber of Commerce submitted a letter outlining the Chamber's participation in the civic, cultural and economic welfare of the Municipality. It was reported that the Chamber had expended over \$26,000.00 during the year for the benefit of all the citizens of Burnaby. The Chamber of Commerce requested that Council consider assisting them in their efforts to the extent of 25% of these expenditures.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That the letter of the Burnaby Chamber of Commerce be referred to the Grants Committee for consideration and report."

CARRIED UNANIMOUSLY

Mrs. Mary C. Bird, Secretary, Entre Nous Club, St. Frances de Sales wrote to express the Club's appreciation for Council's donation towards their Christmas Dinner.

Oxfam-Canada submitted a circular letter inviting the Mayor and Council to participate in the "Food Fast" which will take place on December 20th with the proceeds being used for Ethiopian relief.

Mayor Constable stated that he would be participating in the "Food Fast" and invited other members of Council to join with him in this respect.

The Honourable James G. Lorimer, Minister of Municipal Affairs wrote to acknowledge receipt of the Deputy Municipal Clerks letter of November 22nd which advised that Council was opposed to any legislation which does not allow every ratepayer of the Municipality a vote in civic elections.

Mr. D. C. McIntyre, President, Western Canada Traffic Association submitted a letter advising that the 16th Annual Conference of the Association held at the Sheraton-Villa on October 16, 17, 18 and 19, 1973, was the most successful and largest attended conference in the Association's history. Mr. McIntyre extended the Association's appreciation to the Mayor and Council for the part they had played in making the conference such an overwhelming success.

Canoe British Columbia submitted a letter concerning the possibility of establishing a training centre at Burnaby Lake for their paddlers and the National Team.

Item 21 of the Municipal Manager's Report No. 94, 1973, which relates to the subject letter from Canoe British Columbia was brought forward for consideration at this time. The following is the substance of that report:

(21) Letter from Canoe British Columbia dated December 3, 1973

The Parks and Recreation Administrator advises that the request from Canoe British Columbia will be the subject of a staff report anticipated for presentation to the Parks and Recreation Commission at its meeting of December 19, 1973. The Parks and Recreation Administrator also advises that there appears to be no problems in accommodating the request of Canoe British Columbia on the same basis that we are accommodating the Canadian Association of Amateur Oarsmen.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

T A B L E D I T E M S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That Item 11 and Item 27 of the Municipal Manager's Report No. 92, 1973 concerning the Subdivision Servicing Agreement for Subdivision Reference No. 40/73 and a Restrictive Covenant for the same Subdivision Reference, be now lifted from the table, and that Items 7 and 8 of the Municipal Manager's Report No. 94/73 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of these reports:

(7) Natural Watercourse In Subdivision Reference #40/73

On June 11, 1973, the developer was given tentative approval of subdivision with one of the requirements being the preparation of design drawings as required, which must be prepared by a qualified Design Engineer and submitted to and approved by the Engineering Department. The developer complied with this requirement and the design drawings were approved by the Municipal Engineer. These drawings make provision for the enclosure of the watercourse through the subdivision in a 30 inch diameter storm sewer. It was on October 9, 1973, that Council directed that any proposed subdivision or development on property involving watercourses within the Municipality be presented to Council for consideration, prior to approval. Tentative Approval of Subdivision had been issued sometime prior to that resolution and, consequently, the developer was proceeding with an engineering design which reflected the creation of building lots in the area of the watercourse. The watercourse has been enclosed in a storm sewer through the residential area to the south and west of the subject property. The enclosure of approximately another 350 feet will permit the creation of four building lots which will back onto the Forest Glen Park. Once the watercourse is in the parkland and accessible to the public, it will be left in an open natural condition.

The topography of the land in the area of the watercourse in the proposed subdivision is such that in order to create useable backyards in the proposed building lots, it is necessary to enclose the watercourse in a storm sewer and place fill on top of the sewer. As these lots back onto the Forest Glen Park and will be accessible to park and that portion of the watercourse which will be left in a natural condition, the Planning Department concurs with the Engineer's requirement to enclose the watercourse through the subdivision.

It was recommended that:

- (a) Council approve the requirement that the watercourse be enclosed in a storm sewer through Subdivision Reference #40/73.
- (b) That Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #40/73.
- (c) That Council authorized the preparation and execution of a restrictive Covenant for Subdivision Reference #40/73 in accordance with the information contained in Item 27, Manager's Report No. 92/73, received by Council December 10, 1973.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Municipal Manager be adopted."
(See Minutes of December 27th meeting for correction) ** CARRIED UNANIMOUSLY

(8) Road Closure of Grassmere Street East of Sussex Avenue Subdivision Reference #40/73

Council on December 10, 1973, tabled a report from the Approving Officer on a proposed road closure and land exchange on Grassmere Street east of Sussex Avenue pending further information from the Land Agent on the recommendation that compensation to the Municipality be in the amount of \$1.00 per square foot for the property involved.

The Land Agent advises that the "Engineering Department provided servicing costs in the amount of \$6,000.00 per lot. It is our opinion that a lot would sell for \$25,000.00. In addition to the servicing costs are the expenses of commission, legal, surveying, engineering design, interest and developers profit. The total costs were estimated at \$14,800.00, leaving a residual attributable to the land of \$10,200.00 for a lot with an area of 9,200 square feet. This produces a cost to the raw land of \$1.0869 per square foot.

The servicing figure of \$6,000.00 does not include underground wiring or street lighting and it was our opinion that \$1.00 per square foot was a fair and reasonable charge.

It should be noted that the subdivider could have proceeded without the road closure.

It was recommended that:

Council authorize the introduction of a Highway Exchange By-law in accordance with information contained in Item 2, Report 92, which was received by Council on December 10, 1973.

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

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Stusiak extended the compliments of the Festive Season to members of the News Media who regularly cover Council activities and thanked them for the excellent coverage provided during the past year.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:
"That the Mayor prepare a letter on Council's behalf extending to all members of the Municipal Staff, Council's best wishes for the Festive Season."

CARRIED UNANIMOUSLY

Alderman Lawson inquired as to whether information had been received from the Reiffel Wildlife Association in connection with Burnaby Lake. The Planning Director advised there had been no response to date.

Alderman Gunn inquired if letters had been written to the National Energy Board and the appropriate Departments of the Provincial Government requesting their involvement with the proposed Chevron Refinery Expansion Program.

The Municipal Manager advised that he expected the letters would be dispatched in the very near future.

Alderman Gunn inquired as to when the Report of the Municipal Manager regarding Council Minutes could be expected.

The Municipal Manager advised that this was the subject of a supplementary report item which was on the Agenda for consideration later this evening.

Alderman Lewarne reported that he had received a complaint concerning the blockage of the lane at the rear of 6050 Halifax Street by the B. C. Telephone Company in the course of their operations. He inquired as to the length of time the lane would be barricaded and if it would be possible for affected residents to use the parking facilities at the adjacent school during evening hours as they were deprived of access to their garages.

The Municipal Engineer stated that he would investigate this matter immediately and, if required, submit a report to Council.

Alderman Mercier inquired about a problem which apparently exists in the lane at the rear of 650 S. Boundary Road.

The Mayor advised that he was aware of the problem referred to and would pursue the matter in conjunction with the Municipal Engineer.

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

CARRIED UNANIMOUSLY

R E P O R T S

The Information Burnaby Committee submitted the following report:

~~_____~~

Information Burnaby Committee has been given the job of investigating problems of and solutions for communicative functions referred to the Committee by Council and the Parks and Recreation Commission. The report of the 1972 Joint Council-Commission Committee on Burnaby publicity and promotion is attached (a). Information Burnaby Committee held meetings from January to December in order to study as many of the communicative functions as possible. The terms of reference of the Committee are also attached (b).

The sum of \$1,000.00 for consultant's fees remains unspent. The members of the Committee were chosen for their expertise and vocational and community experiences as well as a broad as possible representation from various Burnaby neighbourhoods. The Committee found that, with the experience within our ranks and with the capable advice and assistance of persons consulted with or interviewed, we were able to best identify Burnaby's problems ourselves and investigate and recommend solutions. The use of professional people in the communications field will logically result from some of the recommendations.

The Committee found the members of individual Municipal departments, committees, boards, etc. and Council and Commission affiliated organizations have been actively pursuing better communications. The recommendations are aimed towards a more efficient and better coordinated approach, which would go a long way towards the goal of Burnaby municipal communications keeping pace with increasing citizen involvement, community concerns and Burnaby's identity needs.

In order to better understand the problems of two-way communication and to be better informed on the efforts of Council departments, committees, boards, etc., Council and Commission affiliated organizations, community organizations, and educational institutions or boards, the Committee or members of the Committee met with and/or obtained information from the following:

- (1) Assessment Department, Engineering Department, Parks and Recreation Department, Planning Department, Treasury Department, Fire Department, Burnaby Detachment R.C.M.P.;
- (2) Burnaby School Board, Burnaby Parks and Recreation Commission, Burnaby Public Library;
- (3) Canada Summer Games Society, Heritage Village, Burnaby Arts Council;
- (4) Simon Fraser University, B. C. Institute of Technology;
- (5) Burnaby Chamber of Commerce, Welcome Wagon, United Community Service and Information Canada.

The Municipal Manager attended many of the meetings in an advisory capacity.

A survey was conducted by the Committee members in September and October. Approximately 350 copies of a questionnaire were sent to representatives of community organizations and delivered to Burnaby citizens on a random basis but with some coverage in the north, south, east, west and Centre of Burnaby. One hundred sixteen Questionnaires were completed and returned. Results of the Questionnaire, which are attached (c) indicate that the responding citizens have lived in Burnaby from 3 months to 40 years, with an average of 16 years. One hundred seven citizens have dealt with a department in the Municipal Hall but 31 had not. Seventy-nine citizens were satisfied with the

present system of communication with departments but 31 were not satisfied. Seventy-five citizens knew how to communicate a suggestion or criticism to Council or a board, but 41 did not know how. Ninety-six citizens indicated an effort should be made to inform them of the means of communications available to them but 17 did not think an effort should be made. Ninety-three indicated interest in Council deliberations and that increases in expenditures should be made on a regular information programme but 18 indicated no interest and no increases in expenditures should be made.

Comments and suggestions indicated:

- lack of communication
- residents need more information regarding developments
- newsletter or calender of events needed
- residents should be made aware of new regulations
- weekly newspaper "This Week in Burnaby" needed
- distribute information through local merchants
- can't vote intelligently on money By-Laws or elections
- no increase in costs for improvements of communication
- Burnaby needs a Civic Auditorium
- invite student groups to attend Council meetings
- Aldermen should address local organizations
- citizens get run-around at Municipal Hall
- need better co-ordination with Tourist Bureau
- need resume of Council Agenda on radio - Mondays
- require information centre open after hours

Activities and recommendations in the various areas of communicative functions referred to us by Council are outlined as follows:

A. Communication of the Burnaby Municipal Council, Departments, Committees and Boards, Etc. with the Public

- (I) Information and some very approximate costs were determined by the Committee regarding information centres, newsletters, calendars, etc., and advertising in newspapers, television and radio.

A member of the Committee spent a day observing the Information Centre in Vancouver and held meetings with a variety of staff personnel. The Centre serves as a reception for the public visiting City Hall and dispenses information, answers telephone enquiries, distributes pamphlets and information concerning agendas, meeting dates of Council, Committees, Public Hearings, etc., and issues maps, reports, etc. on a sale basis.

Concerns have been expressed by most of the departments, boards, commissions and Council affiliated organizations with regard to the difficulty in distribution of their literature. The School Board is concerned with publicity of Board meetings. The Questionnaire indicated that 61 citizens have attended meetings of the Municipal Council but 55 have not, 36 citizens have attended meetings of the Parks and Recreation Commission but 80 have not and 12 citizens have attended School Board meetings but 104 have not.

Documents produced by the Municipality should be distributed to and available for perusal at the libraries. The Committee feels the departments and organizations have been very keen in pursuing communication and have some excellent programmes to deal with the problem of communication. The Parks and Recreation Commission programme brochure which is delivered to every Burnaby home twice a year was considered to be the most effective. However, it was the concensus of opinion that a central body to acquire and disseminate information, similar to the Vancouver Centre, at a central location is necessary.

This has been discussed with the Manager and we are aware of the problems in setting up an Information Centre in the foyer, prior to renovations of the Municipal Hall.

We have also discussed the possibility of an Information Centre originating in the Burnaby Public Library system. The Burnaby Public Library has been actively pursuing collection and dissemination of Burnaby-oriented information and recommends that documents produced by the Municipality be distributed to and available for perusal at the libraries. Installation of Information Burnaby bulletin boards in major community gathering places such as shopping centres, etc., was considered in conjunction with the Information Centre.

Early discussions with the Burnaby Public Library representative resulted in the Library Board's recognition of a communication gap in the area of "where to find" the information service you need in Burnaby. Their publication of 2,500 copies of "The Burnaby Book" has resulted in considerable favourable publicity and has proven so popular it is now updated and into its second edition. These will be delivered to homes and organizations.

Other organizations disseminating information of a more specific nature are the Burnaby Chamber of Commerce, the United Community Services and the Welcome Wagon.

The Burnaby Chamber of Commerce are active in the informational areas of tourist promotion, industrial development, promotion of Burnaby conventions, products and services, and general information services related to business and commerce.

The United Community Services has two Information Centres, one in North Burnaby and one in South Burnaby. They disseminate information on health and welfare, recreational services, and any general information they have on hand.

The Welcome Wagon calls on approximately 100 new Burnaby families each month and disseminates information in the form of letters from the Mayor of Burnaby, the Burnaby Public Library and the Burnaby Art Gallery, as well as certain information concerning Burnaby Municipal elections.

The results of the Questionnaire indicated that the Information Centre at the Municipal Hall ranked 3rd (416 points), the information booth at the libraries ranked 4th (333 points) and the information booth at the shopping centres ranked 5th (306 points). It should be noted that the function of an Information Centre was not explained.

The point system used was: 1st choice received 8 points; 2nd choice 7 points and reducing down to 8th choice receiving 1 point.

The General Problems listed were mostly related to frustrations in receiving information at the Municipal Hall and were:

- takes too long to get correct person at Municipal Hall
- often passed from one person to another
- breakdown between departments in the Hall
- staff sometimes give incorrect answers
- should have knowledgeable persons on switchboards
- active Public Relations department needed
- no follow up on complaints
- need information on functions of each department
- too hard to get hold of Aldermen
- need a central complaint department
- departments too slow to enforce By-Laws
- don't know what is happening in Burnaby
- get lost at Municipal Hall
- staff too slow and disinterested.

RECOMMENDATION (1)

That an Information Centre be established in the Municipal Hall under the administration of the Manager to co-ordinate and disseminate information and materials and to answer or redirect inquiries or complaints.

RECOMMENDATION (2)

That this system be co-ordinated with the Library Board and Satellite Information Centres in local libraries be considered.

RECOMMENDATION (3)

That the Information Centre co-operate with the Burnaby Chamber of Commerce, Burnaby United Community Services and Burnaby Welcome Wagon and wherever possible, assist and complement rather than duplicate their services.

RECOMMENDATION (4)

That documents produced by the Municipality be distributed to and available for perusal at the libraries.

RECOMMENDATION (5)

That installation of information Burnaby bulletin boards in shopping centres and major community gathering places be considered in conjunction with the Information Centre.

- A. (II) The subject of a newsletter has been suggested by many organizations and individuals and the results of the Questionnaire indicate that the newsletter received the highest number of points (520).

The newsletter is a common method of communication from Municipal Councils to citizens in the Lower Mainland Municipalities and has proven effective in coverage of current and/or on-going happenings and services. The delivery could be co-ordinated with other municipal information deliveries such as the Parks and Recreation Programme Brochure.

RECOMMENDATION (6)

That a newsletter be published by the Municipality for distribution at a minimum of four times a year.

The Burnaby Chamber of Commerce has expressed a need of all Burnaby businesses to be notified of any changes in regulations with respect to pollution control, zoning, taxation, etc., and recommends a bulletin outlining these changes be enclosed with the two mailings per year to the business community and a special mailing when needed.

RECOMMENDATION (7)

That any changes in regulations with respect to pollution control, zoning, taxation, etc., be outlined in a bulletin and mailed twice a year to the business community and a special mailing when needed.

We reviewed the calendar format for disseminating information which was found to be informative, useful and picturesque. It would contain up-to-date information on various departments and routine services available at the municipal level and the dates of regular civic meetings.

The results of the Questionnaire indicated that the calendar received the 2nd highest number of points (440).

A good example of this is the calendar from Anchorage, Alaska, which will be available at the meeting.

RECOMMENDATION (8)

That an annual calendar be produced and distributed by the Corporation of Burnaby giving information regarding the departments and services offered on the municipal level and specifying the dates of regular civic meetings and special events.

The use of newspaper, television and radio advertisements was considered by the Committee but it was felt that, except for specific notices of concerns, the services were too expensive and only partially effective for the present time. There is no local Burnaby newspaper, television or radio station serving our needs. The results of the Questionnaire indicated that newspaper coverage ranked 6th (257 points), radio coverage ranked 7th (188 points) and television coverage ranked 8th (112 points).

RECOMMENDATION (9)

That the use of newspaper, television and radio advertisements as an on-going informational process not be considered at this time.

B. Burnaby Citizen and Tourist Information

The Committee considered the most effective method of displaying Burnaby in a brochure or pamphlet for visitors, tourists, conventions, etc., and held meetings with the Greater Vancouver Visitors' and Convention Bureau and the Mainland South West Tourist Association.

The Greater Vancouver Visitors' and Convention Bureau subsequently offered the services of their department and the co-operation of the Mainland South West Tourist Association for the compilation and production of a brochure, the cost of which was to be covered by Burnaby's Municipal grant to the Bureau.

This was concurrent with the Canada Summer Games Committee's request for 5,000 Burnaby brochures to be made available to the participants and visitors to the Canada Summer Games. A member of the Committee worked with the Bureau writer and staff and the Burnaby and surrounding area brochure was produced and presented to Council in July and is attached (d). Twenty thousand brochures were printed and now, 5 months later, there are only 4,500 copies still available for distribution. These are being distributed by the Tourist Bureau Office, the Burnaby Municipal Hall, Library, Chamber of Commerce and Welcome Wagon. They have been used by Burnaby organizations hosting conferences or conventions and by Burnaby citizens visiting other areas. The brochure contains several maps, pictures, etc., which can be "lifted" and used for other publications, placemats, stylized maps, etc.

The Committee feels that the subject of placemats, stylized maps, pamphlets, fact sheets, postcards, should be more fully considered.

RECOMMENDATION (10)

- (1) That the Greater Vancouver Visitors' and Convention Bureau be asked to revise and produce the Burnaby and surrounding area brochure on a continuing basis.

- (2) That the subject of the use of placemats, stylized maps, fact sheets, postcards, etc., and their composition, co-ordination and distribution be referred to the 1974 Committee.

C. Recognition of Visiting Dignitaries and Burnaby Individuals or Groups and Mementoes for Exchange between Travelling Individuals, Groups or Teams

Examples of lapel pins, brooches, crests, buttons, spoons, stickers, postcards, booklets, brochures and mounted photographs were given consideration by the Committee. It is our opinion that the growing number of postcards now available in Burnaby provide adequate coverage of this item.

It was agreed by the Committee that stylized designs of Burnaby symbols, e.g. the Rhododendrom, which is our Official Flower, and the Canada Goose (a steadily increasing flock of Canada Geese reside in the Burnaby Lake-Deer Lake area) are needed. Such designs are necessary before lapel pins, etc., can be made up.

RECOMMENDATION (11)

That designs of Burnaby symbols such as the Rhododendrom, our Official Flower, or the Canada Goose, be made available for use on lapel pins, brooches, crests, buttons, spoons, stickers, etc.

RECOMMENDATION (12)

That a competent designer or designers be hired to produce examples of Burnaby symbols such as the Rhododendrom, our Official Flower, or the Canada Goose and a selection be made in 1974;

or

a competition be held for the design of Burnaby symbols such as the Rhododendrom, our Official Flower, or the Canada Goose and a selection be made in 1974.

RECOMMENDATION (13)

That the consideration of lapel pins, brooches, crests, buttons, spoons, stickers, postcards, booklets and mounted photographs, be referred to the 1974 Committee.

Council and Commission recognition of special achievements by Burnaby individuals or groups was not fully considered because of the inavailability of gift items.

RECOMMENDATION (14)

That recognition of special achievements by Council and the Commission be referred to the 1974 Committee.

D. Re-design of the Municipal Crest, Letterhead, Business Cards, Signs, Etc.

The Municipal Crest is of historical significance and should remain unchanged. However, the need is evident for a municipal logo for use on letterhead, signs, equipment, etc., because of the variety of logos and designs now used by individual departments, commissions and boards. An extremely well designed logo is essential continuity of municipal government identification. The use of a logo was also recommended by the Burnaby Chamber of Commerce.

RECOMMENDATION (15)

That the Municipal Crest remain unchanged.

RECOMMENDATION (16)

That a competent designer or designers be hired to produce examples of a Burnaby-oriented logo and a selection be made in 1974;

or

a competition be held for the design of a Burnaby logo and a selection be made in 1974.

RECOMMENDATION (17)

That the re-design of the municipal letterhead, business cards, signs, etc., be considered by the 1974 Committee.

Beautification of municipal buildings including use of Burnaby's Official Flower, with early consideration being given the Municipal Hall Complex, and the Hall entrance and Mayor's Office was briefly discussed.

RECOMMENDATION (18)

That beautification of municipal buildings including use of Burnaby's Official Flower, with early consideration being given the Municipal Hall Complex, the Hall entrance and Mayor's Office be referred to the 1974 Committee.

The Committee further recommends that:

- (1) the report be approved in principle;
- (2) the report be referred to the Municipal Manager for recommendations and estimates of costs;
- (3) the projects initiated be reviewed annually;
- (4) in view of the fact there are items requiring further consideration, Council appoint an Information Burnaby Committee for 1974.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:
"That the four recommendations listed in the final paragraph of the Report of the Information Burnaby Committee be adopted."

CARRIED UNANIMOUSLY

Municipal Manager submitted Report No. 94, 1973, on the matters listed below as Items (1) to (34), either providing the information shown or recommending the courses of action indicated for the reasons given:

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

It was recommended that the R.C.M.P. Monthly Report for the month of November 1973 be received.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Council Meeting Dates Between December 17, 1973 and January 7, 1973

It was recommended that:

- (a) Regular Council meetings scheduled for December 24 and December 31, 1973, be cancelled.
- (b) A special meeting of Council be tentatively scheduled for December 27th at 4:00 P.M. and January 2nd at 4:00 P.M. with authority being vested in the Mayor to call such special meetings by serving notice of same on December 24th and December 31st respectively.
- (c) A special meeting of Council be called for 7:00 P.M. on January 8, 1974, with the Municipal Clerk to serve notice of such meeting on January 2nd.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Application for Abatement of Percentage Additions Section 411 of the Municipal Act

It was recommended that the abatement of percentage additions as described below be approved.

A.J. Code	Lot 4, Block 2	1972 Penalties	\$ 39.28
7342 Willingdon Avenue	N½ of S.W. ¼ of	1972 Interest	15.77
Burnaby, B.C.	D.L. 149, Plan 1373	1973 Interest	<u>6.75</u>
		TOTAL	\$ <u>61.80</u>

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Fences Around Tennis Courts

It was recommended that no changes be made in the existing fence height regulations as contained in the Burnaby Zoning By-Law for the reasons indicated below:

RE: FENCES AROUND TENNIS COURTS.

A. BACKGROUND

It was suggested at the Council meeting on November 13, 1973, that fences around tennis courts should be permitted to extend to a greater height than 6 feet. A report on this matter was requested from the Planning Department.

B. EXISTING REGULATIONS

Under the existing Zoning By-law fences are limited to a maximum height of 6 feet to the rear of a required front yard in Residential Districts, with the exception of the new R8 (Group Housing) category where 6 foot fences may be located anywhere on a lot. In all other Residential Districts, a 3½ foot fence height limitation is specified for front yard locations. However, special provisions are included in the By-law to ensure vision clearance at street and lane intersections.

It should be noted that these fence height limitations are applicable only along property lines or within required yard areas. On the other hand, within the building envelope provided by these setbacks, the maximum permitted height of fence would be governed by the building height regulations of the zone in which it is located. Thus, within this portion of a property, higher fences may be erected for greater privacy to enclose a patio, court, formal garden or to provide an "outdoor room". Such a regulation could, in addition, be employed in the enclosure of a tennis court, although the standard dimensions for such a facility (78 ft. x 27 ft.) would only make this possible on larger lots.

The By-law regulations also include an exception to the standard fence height requirements which allows for the erection of open mesh or chain link type fences to a maximum height of 12 feet on cemetery, playground, park, playfield or school areas, and in Industrial Zones. This exception would also apply to tennis courts, but not if they are located in a residentially zoned area.

C. GENERAL OBSERVATIONS

The usual pattern of low density residential development is the single family dwelling situated near the centre of a lot and surrounded by yards, most of which are open to public view. However, there are many situations in which fences are appropriate and necessary. They can be used to keep children or animals within a yard, to protect a lawn or garden, to safeguard against the dangers that could be presented by a private swimming pool, or they may be employed merely to more clearly define the boundaries of a particular property. In addition, fences can serve as sun shades, wind breaks or noise barriers, shield against unsightly neighbouring yards, and ensure a greater degree of privacy.

The main reasons for establishing a maximum fence height are to ensure the provision of sufficient light and air to a property and to prevent the obstruction of a particular view from neighbouring lots. In addition, unduly high fences, including those of the chain link or wire mesh type, are seldom aesthetically appealing and are often unpopular with abutting owners.

A recent appeal was made to the Board of Variance for relaxation of the present 6 foot fence height limitation in order to permit the construction of a 10 foot chain link fence to enclose a tennis court in a Residential District. However, the appeal was denied by the Board because of objections from an immediate neighbour, and because of concern over the impact that such a fence would have on the general appearance of the neighbourhood.

While it is agreed that a 6 foot fence is not a sufficient height for the effective enclosure of a tennis court, the raising of this limitation in such cases would, it is felt, create considerable problems in Residential Districts. As indicated in the above mentioned example, these problems would involve both aesthetic considerations and the opposition that would likely result from neighbouring property owners. Because of the large area required for a tennis court it seems questionable that this is an appropriate use on a small residential lot, where most of the rear yard would be occupied by such a facility.

As noted earlier in this report, the existing 6 foot fence height requirement applies only along property lines or in required side and rear yard areas, but not within the building envelope provided by the yard setbacks. This would allow a fence of an appropriate height to be erected around a tennis court that was located within that portion of a lot. While a larger than standard lot size would be required to make this possible, it would greatly reduce the likelihood of problems arising from the point of view of neighbourhood appearance or from the opposition of adjacent or nearby property owners.

D. RECOMMENDATION

In view of the foregoing considerations, it is recommended that no changes be made in the existing fence height regulations of the Burnaby Zoning By-law.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Municipal Clerk Position

The Municipal Manager reported that he had been advised by the Superannuation Commissioner that Mr. John H. Shaw's application to received an allowance under the provisions of the Municipal Superannuation Act on disability grounds has been approved effective January 1, 1974, and that recruitment procedures to fill the vacancy had already been initiated.

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

CARRIED UNANIMOUSLY

(6) Bids for Breathing Air Compressor and Filters
Fire Department

Included with the 1973 Capital Improvement Budget is the sum of \$5,000 for purchase of one 3,500 p.s.i. breathing air compressor and filters to replace the 14 year old compressor now used by the Fire Department.

With further research conducted this year, the Fire Chief is of the opinion that a compressor with 4,500-5,000 p.s.i. potential is required rather than one rated at 3,500 p.s.i. As referenced with the copy of the Fire Chief's report, with new higher pressure breathing apparatus introduced in the near future, acquisition of the 4,500-5,000 p.s.i. compressor at this time will allow us to utilize new breathing apparatus and avoid the need to function with a less-than-satisfactory compressor for at least the next 20 years. The Manager concurs with these conclusions of the Fire Chief.

The Purchasing Agent has invited 14 potential suppliers in the area to bid on the somewhat sophisticated piece of equipment. Two bids only were received:

- 1. Fleck Bros. Ltd. Model 20SABC \$11,518.08
- 2. Atlas Copco Canada Ltd. Model BP3 - Atlas 8,257.46

The Fire Chief and the Purchasing Agent recommend acceptance of the bid offered by Atlas Copco Canada Ltd. for the sum of \$8,257.46, including all applicable taxes and cost of installation.

For information of Council the Fire Department 1973 Capital Improvement Budget includes the sum of \$5,000 for purchase of a compressor, as noted above, and also includes \$1,800 for two Dynamate Model 7000 Transformer Converters.

The Fire Chief reports that the Dynamate Converters, ordered on approval December 15, 1972, at \$1,296.75 each, proved unsatisfactory and, subsequently, one Converter for which \$600 had already been paid will be returned to the supplier, and a \$696.75 credit will exist. Two Retalco Converters were supplied in place of the Dynamate Converters at \$497 each, or a total of \$1,043.70, against which the credit note of \$600 will be applied leaving a final amount of \$443.70 to be paid. The net effect of all this is that \$1,200 originally budgeted for Converters will not be spent. The Treasurer advises that to the \$1,200 can be added \$2,057.46 of unexpended 1973 Capital Improvement funds to cover the difference in cost between the budgeted amount of \$5,000 for the compressor and the \$8,257.46 cost quoted by Atlas Copco Canada Ltd.

It was recommended that the lowest bid meeting the specifications for one Breathing Air Compressor, being that of Atlas Copco Canada Ltd., in the amount of \$8,257.46 to include all applicable taxes and installation charges, be accepted.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:
"That the recommendations of the Manager be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:
"That further consideration of this report be tabled for one week to allow for the receipt of additional information as follows:

- (a) the capacity of the compressor presently in use;
- (b) the practicability and the cost of maintaining the present compressor in service;
- (c) the planned disposition of the present compressor, i.e. will it be traded or sold, and if so what return could be expected.

CARRIED UNANIMOUSLY

(7) Natural Watercourse in Subdivision Reference #40/73

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

(8) Road Closure of Grassmere Street East of Sussex Avenue Subdivision Reference #40/73

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

- (9) Application for Rezoning of Lot "A", Ex S. 60 Foot Portion Ex PI 30067, Block "P", D.L. 42, Plan 19615.
From M3 Heavy Industrial District to C.D. Comprehensive Development, REZONING REFERENCE #70/73

1.0 GENERAL INFORMATION:

The following report is the result of an application made before the October 31, 1973 deadline for the last group of preliminary rezoning reports submitted to Council in mid-November 1973. This report was delayed so that preliminary discussions with the developer could be undertaken.

1.1 Subject: Application for the Rezoning of:
 D.L. 42, Block "P", Lot "A" (exc. S. 60' portion) Exc. Plan 30067, Plan 19615
 From: M3 Heavy Industrial District
 To: CD Comprehensive Development

1.2 Address: 7832 Enterprise Street

1.3 Location: The subject property is located on the northeast corner at Lougheed Highway and Lake City Way, extending from Lougheed Highway to Enterprise Street.

1.4 Size: The subject property has a 248.5 foot frontage on Enterprise Street, an approximate 321.1 foot frontage on the Lougheed Highway, and an approximate 208.8 foot flankage on Lake City Way. The approximate area of the site is 2.88 acres.

1.5 Municipal Services: All Municipal services are available and adequate for the proposed use. The storm sewer is available off Lake City Way only. All streets are presently provided with street lighting.

2.0 SITE OBSERVATIONS:

The pre-existing building on the site, a Food Catering facility of a lower standard than the proposed development, has now been demolished. The majority of the site is asphalt paved with grassed areas fronting on Lake City Way and the Lougheed Highway. Existing landscaping is minimum. To the north and west of the subject property are industrial facilities in excellent condition. To the east is a television studio in excellent condition. These facilities are all part of the Lake City Industrial Park. To the south, beyond the Lougheed Highway is Charles Rummel Park (with a parks workyard adjacent to Lougheed Highway) and residential development.

3.0 GENERAL OBSERVATIONS:

The subject property is part of the Lake City Industrial Park, being located on the southern perimeter of that area. Lake City Industrial Park has evolved through time as a planned clustering of industrial facilities comprised of primary and secondary manufacturing and associated industrial uses. The developments within the park have been of a relatively high quality and the public areas (street, etc.) have been developed to a maximum standard with extensive landscaping, street lighting, etc. Because the advantages of the area in terms of location and amenity have attracted intensive development, the Industrial Park is, in effect, mature - such that the provision of second-generation industrially-linked uses is now both valid and necessary. This second generation requirement is particularly important for the continued evolution of Lake City Industrial Park, because that area has evolved in relative isolation. It is bounded essentially by either park or residential uses and is situated between, rather than adjacent to, major commercial cores in the Municipality. As such, support functions that are necessary to the mature industrial process are not readily available.

Because Lake City Industrial Park is conceived as a segregated enclave of industrial activities, it is important that the integration of additional uses be considered only in the sense that those additional uses are dependent upon and of service to the existing industrial undertakings. Consequently, general commercial uses would not be desirable and could only hinder the smooth functioning of the industrial complex. Because of this, it is crucial that any development that encompasses other than industrial uses should be required to clearly specify and outline, as a part of the development plan, what particular uses are envisioned. In this way the Municipality can assure the integrity of the concept of integration by assuring that only industrially-linked activities will be a part of the mature industrial park. Accommodation for technical support functions, administrative support functions, financial support functions and activities specifically oriented toward the satisfaction of the needs of the area's work-force should be the only uses considered.

The proposed development, a mixed-use scheme comprised of banking and dining facilities on the main floor with office accommodation on three floors above, would initiate the ancillary-use component discussed above. As such, it is appropriate that the development be undertaken at this time.

In terms of location, the subject site is well suited for the proposed use because:

- a) it is adjacent to but not within the industrial park (the interactions of the various industrial components should not be hindered by the ancillary use, but all uses should be immediately available, one to the other);
- b) the subject property is adjacent to the entrance to the Industrial Park (this allows the ancillary uses to be easily identified upon entering the Industrial Park and to act as a buffer between the heavy industrial uses and general highway traffic);
- c) the subject location can take advantage of southern views etc., that are not important to industrial facilities.

It is important that the ancillary uses be housed in a building of high quality design and distinguishable form, as shown in the preliminary sketches submitted by the applicant. It is necessary however, that a generous setback from the Lougheed Highway be maintained. Because of this requirement, the existing 60' deep Residential District One (R1) strip on the site along the Lougheed Highway should be retained to provide a minimum buffer. Further, the main mass of the building should be sited to further expand this 60' minimum buffer. It is also important that an intense program of landscaping be undertaken, both to visually screen the structure from adjacent lower-quality uses and to screen the parking on the site from adjacent streets.

In summary, therefore, the Planning Department feels that second-generation industrially-linked uses are appropriate at this time for Lake City Industrial Park; that the location proposed by the applicant is acceptable; and that the design should be of a high quality encompassing those features outlined above.

The Municipal Manager recommended that Council agree, in principle, with the proposed use as a part of the Lake City Industrial Park and that the Planning Department be authorized to work with the developer toward the definition of exact uses acceptable in the area and towards a suitable plan of development which reflects those features outlined in the above report, with the understanding that a further and more detailed report will be submitted to Council at a later date.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(10) Burnaby Street Lighting Frontage Tax Repeal By-Law, 1973

The Municipal Manager submitted a report indicating the streets and areas in the Municipality which would be affected by the subject By-law.

MOVED BY ALDERMAN MCLEAN SECONDED BY ALDERMAN STUSIAK:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(11) Private Hospital (Nursing Home) - Rate Increase

It was recommended that Council approve the revised rate structure effective December 1, 1973, whereby private hospital (Nursing Home Care) rates had increased from \$358.00 to \$401.75 per month (an increase of \$43.75) or \$13.40 per day for any period less than 30 days in the calendar month in which private hospital care is provided.

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

CARRIED UNANIMOUSLY

(12) Canadian Association of Amateur Oarsmen

It was recommended that Council concur with the action already taken by the Parks and Recreation Commission concerning the multiple use of the Burnaby Lake Pavilion and Rowing Course as follows:

- 1) That the Commission endorse the principle of multiple use of the Burnaby Lake Pavilion and Rowing Course for all types of competitive and recreational activity appropriate to that site and facility; and that all use for such facilities be administered through the normal allotment procedures of the Parks and Recreation Commission.
- 2) That the Parks and Recreation Commission reaffirm its previous motion and give a firm commitment to the Canadian Association Amateur Oarsmen assuring continued use of the Burnaby Lake Pavilion facilities as detailed above and the rowing course to 1976.

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

CARRIED UNANIMOUSLY

(13) Conservation of Energy

The Municipal Manager reported on the measures that had been instituted at the Municipal Hall as a means of conserving energy.

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

CARRIED UNANIMOUSLY

- (14) Proposed Senior Citizens Housing
3846-56-76-86 Laurel Street
3855-65-75-85 Linwood Street
Rezoning Reference #63/73

2.0 BACKGROUND:

On December 28, 1972, a comprehensive report was presented to Council concerning the Provincial land assembly scheme of which the subject site at Laurel/Linwood is a part (called Site #3 - see sketch). Further, on 19 November 1973, Council received a report on the subject site that outlined the background to the proposed rezoning (including the details of the December 28, 1972 report), explained the position of the site within Community Plan #8 (Area "I"), and outlined the relevant fiscal arrangements. At that time it was recommended that Council give final approval for the sale of Site #3, authorize the expenditure of funds to service the site, and approve in principle the proposed use of the site for senior citizens housing. Council adopted the recommendations and authorized the Planning Department to continue working with the applicant toward the delineation of a suitable plan of development. It was stated that a further report would be presented when all relevant details had been resolved.

At the present time, the applicant has essentially achieved a plan of development suitable for Public Hearing and the following is a detailed outline of that plan.

3.0 GENERAL COMMENTS:

- 3.1 The applicant has proposed a three-storey frame, senior citizens apartment project, split level with a roof terrace. The exterior treatment consists of stucco with naturally stained wood balconies and trim.
- 3.2 Laurel Street is proposed to be cul-de-saced with one access to the underground parking off this cul-de-sac.
- 3.3 Intensive landscaping is proposed including the retention of many existing trees. The roof terrace is also landscaped.
- 3.4 The Municipal Engineer is currently pursuing the design and construction of the requisite services for the site. The legal transfer of land to the Province will be effected upon the construction and completion of all requisite services.

4.0 SUMMARY OF THE PROPOSAL:

4.1 Site Area: 48,351.0 sq. ft. = 1.11 acres

4.2 Allowable Floor Area Ratio (F.A.R.)	=	1.1
1.1 x 48,351.0 sq. ft.	=	53,186 sq. ft.
Provided Floor Area Ratio (F.A.R.)	=	.99
Total Floor Area Provided	=	47,998 sq. ft.

4.3 Three-storey Apartment

Unit Mix:

4 One Bedroom (Paraplegic) Units	@	540 sq. ft.
66 One Bedroom Units	@	502 sq. ft.
1 Two Bedroom Unit	@	364 sq. ft.

Total Units: 71

4.4 Usable Open Space Required: 14,300 sq. ft.
 Usable Open Space Provided: 15,332 sq. ft.

4.5 Parking:

Parking Spaces Per Unit Required: 0.33
 Parking Spaces Required: 24
 Parking Spaces Provided:
 22 Spaces Underground
 2 Spaced on Surface = 24

4.6 Communal Facilities Provided:

Activity Lounge
 Workshop
 Optional Use Area
 Storage Areas (each floor)
 Roof Terrace (landscaped)
 Roof Terrace Lounge (with kitchen, fireplace & library)

The Municipal Manager recommended that the Council approve, in principle the 71 unit senior-citizens housing project proposed and that the subject rezoning be forwarded to a Public Hearing to be held on Tuesday, January 15, 1974.

He further recommended that the following be established as prerequisite conditions to the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The completion and registration of all necessary legal surveys by the Municipality.
- (c) All electrical servicing, (including kiosks, wherever soil conditions permit) telephone, and cable installations be placed underground throughout the development.
- (d) The submission of a letter of undertaking that full Municipal taxes, including school taxes and local improvement levies, etc. would be paid in the normal fashion of the development proposed, commencing on January 1 of the year following the year in which the title is transferred.

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

CARRIED UNANIMOUSLY

(15) Parking Ratio - 15 Storey High Rise Condominium Apartments
 Patterson/Olive/Beresford - Rezoning Reference #26/73

It was recommended that the Condominium Guideline parking ratio of 1.5 parking spaces per unit (1.3 for residents and 0.2 for visitors be approved for the subject condominium development.

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

CARRIED UNANIMOUSLY

(16) Asphalt Pavement - Contract No. 16, 1973
 Brighton Avenue between Loughheed Highway and Government Street

It was recommended that the asphalt surface course for Brighton Avenue between Loughheed Highway and Government Street be deleted from Contract No. 16, and included in the current Asphalt Supply Contract No. 3, 1973, Part "A" for construction in the Spring of 1974.

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

(17) Rezoning Reference #29/72
St. Theresa's Parish Church
Lot 146, D.L. 74, Plan 43524

BACKGROUND

On 2 April 1973, Council gave final passage to an Amendment Bylaw rezoning the captioned property (see attached) from Residential District (R3) to Neighbourhood Institutional District (P1) to facilitate construction of a new church building on the subject site. As a prerequisite to the rezoning the applicant was required to submit a suitable plan of development that incorporated the new church building along with an existing house and garage. The plans submitted and subsequently accepted as being suitable proposed a high standard church building of modern design located in a well landscaped, pedestrian environment. The building itself was articulated with expressed roof beams, heavy wood fascias and architecturally expressed windows, and was finished entirely in pre-stained cedar siding. The structure was integrated with the existing buildings on the site and with the neighbourhood as a whole.

NEW PROPOSAL

The applicant has recently approached the Planning Department with a request to make major amendments to the church buildings design. These amendments, we are advised, have been necessitated because of the tremendous increase in building material costs that has occurred since the initial design presentation.

Because the Department's original recommendation in support of the rezoning was, in part, predicated on our acceptance of the initially submitted drawings as a "suitable plan of development" we feel it necessary that Council give its consideration to the presently proposed amended scheme.

The currently proposed structure is of more contemporary design with predominantly rectangular form. Architectural expression is achieved through the use of heavy wood fascias, inset windows skylighting and a balanced combination of stucco and stained cedar siding. The design is not of as high a standard as the initial presentation but does represent a good quality design and will integrate equally well with the existing structures and the surrounding neighbourhood.

Both the amended plans and the originally approved drawings are available for Council's review if necessary.

CONCLUSION AND RECOMMENDATION

The Department has endeavoured to review the proposed amended plans as if they were the original presentation for a "suitable plan of development" and is confident that the revised scheme is of a high enough standard to have received our initial approval. It is therefore recommended that Council give its endorsement to the amended scheme so that the Planning Department can issue an amendment to the Preliminary Plan Approval granted for this development.

The Municipal Manager recommended that Council approve the amended scheme so that the Planning Department can issue an amendment to the Preliminary Plan Approval granted for this development.

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

CARRIED UNANIMOUSLY

(18) Proposed High Rise Apartment
Carrigan Court/ Lougheed Highway

1.0 Background

On May 17, 1973, Council approved in principle the establishment of an apartment on the property under the Strata Titles Act and authorized the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site in accordance with the Community Plan for the area where the lot is located, with the understanding that a detailed report would be submitted to Council in the near future.

As noted in the previous report, this project falls within the Community Plan 'H' which has been approved by Council (July 13, 1970) for use as a development guideline for this area. This 1.39 acre site is designated in the Community Plan for high density apartment development with a proposed unit density of approximately 100 units per acre. A single slender apartment tower as delineated on this site, will be compatible with a previously completed rezoning, (RZ #46/68) approved by Council, which outlined the development of adjacent sites for residential development ranging from townhouses to three-storey apartments and high-rise apartments.

The applicant has now submitted a development proposal acceptable to the Planning Department and suitable for presentation to a Public Hearing.

The Municipal Manager recommended that the proposed development be approved in principle and that the subject application be forwarded to a Public Hearing on January 15, 1974.

It was further recommended that the following be established as pre-requisites to the rezoning:

- (a) The submission of a suitable plan of development
- (b) The deposit of monies to cover the cost of constructing all requisite services to the site.
- (c) The condominium guidelines adopted by Council are to be adhered to by the applicant.
- (d) All electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone and cable installation be placed underground through the development.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:
"That the Director of Planning submit a report to Council on the advisability of requiring, as a condition of development, the installation of double glazing in all High Rise developments but particularly in developments which abut arterial highways, as a means not only of reducing the noise factor in such developments but as a method of significantly reducing energy requirements. The report is also to

include information on the advisability of requiring the installation of sprinkler systems, as a condition of development, on all floors above the tenth floor of proposed High Rise buildings.

CARRIED UNANIMOUSLY

(19) Sale of Municipal Property

- (1) Lot 2, Block 10, D.L. 40, Plan 3048
8042 Winston Street (Formerly Rollico Pipe Supply Ltd.)
- (2) W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Plan 3048
7976 Winston Street (Formerly Inter-City Express)

It was recommended that:

- (1) W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Plan 3048,
7976 Winston Street.

The bid tendered by Vanant Development Company in the amount of \$282,000.00 be accepted subject to the following conditions:

- (a) That the applicant obtain the services of a qualified architect to elaborate upon the submitted development concept which has been approved in principle, with special architectural treatment to be given to the north and west faces of the building and any other portions of the structure open to view from the park or residential areas.
 - (b) That solid visual screening 6 feet in height comprised of masonry or cedar boards be constructed along the west boundary of the site over that portion which directly abuts the park site.
- (2) Lot 2, Block 10, D.L. 40, Plan 3048
8042 Winston Street
 - (a) That all bids tendered for this property be rejected and deposits returned to the bidders.
 - (b) That the property be reoffered for sale by public tender.

MOVED BY ALDERMAN STUSIAK SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(20) Boarding Home and Special Care Homes - Rate Increase

It was recommended that Council approve the revised rate structure, effective December 1, 1973, which provides for a rate increase for Boarding-Rest, and Special Care Homes of up to \$23.25 per month or 75¢ per day for any period less than 30 days in the calendar month in which care is provided.

Additionally, in Intermediate Care Homes, special rates are currently in pay up to \$250.00 per month, and in such institutions an additional increase of up to \$23.25 may be granted provided the Human Resources Administrator is satisfied with the standards of care.

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

CARRIED UNANIMOUSLY

(21) Canoe British Columbia

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

(22) Sale of Municipal Property
Lot 36, Block 19, D.L. 27, Plan 1077
8077 - 16th Avenue

It was recommended that the highest bid, being that of Nicolas Nilas, in the amount of \$20,200.00, for the purchase of the subject property be accepted.

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

CARRIED UNANIMOUSLY

(23) Monthly Reports

It was recommended that Activity Reports of various Municipal Departments be submitted for the consideration of Council on the following basis:

DEPARTMENT	FREQUENCY OF SUBMISSIONS	
	PRESENT	RECOMMENDED
Building	Monthly	Monthly
Fire	Monthly and Annually	Quarterly, Annually and on an "As required basis"
Medical Health	Monthly	Quarterly, Annually and on an "As required basis"
Human Resources	Quarterly	Quarterly
Personnel	As workloads permit and annually	As workloads permit and annually
R.C.M.P.	Monthly and Annually	Monthly and Annually
Treasury	Ten Times Per Year	** (See Minutes of December 27th Council meeting for correction)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:
"That Item A(2) of the Monthly Report of the Chief Building Inspector include information concerning the construction of major buildings in the Municipality."

IN FAVOUR -- ALDERMEN LAWSON, GUNN

AGAINST -- MAYOR CONSTABLE, ALDERMEN
STUSIAK, MERCIER, LEWARNE,
AND MCLEAN

MOTION LOST

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:
"That an Activity Report from the Personnel Department be submitted for consideration of Council on a Quarterly basis."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion and it was carried unanimously.

(24) Edmonds House

24. Re: Edmonds House
(Item 30, Report No. 92, December 10, 1973)

Council, at its meeting of December 10, 1973, received the above-noted report item regarding finishing work at Edmonds House and referred the matter to the Parks and Recreation Commission for study and comment.

At its meeting of December 12, 1973, the Parks and Recreation Commission took the following actions:

1. Approved the planned finishing work at Edmonds House;
2. Approved of the recommendation that the Municipal Treasurer be instructed to make application for a grant of \$35,669 under the Elderly Citizens Housing Act;
3. Approved of the recommendation that the firm of architects, Harrison and Kiss, be engaged.

Since the Commission meeting, it has been discovered that the allotment for furnishings is not sufficient. It should be raised from \$5,000 to \$6,500 to cover the addition of a desk and a 16 mm. projector and screen with sound. The revised total project budget becomes \$108,507. The revised Elderly Citizens Housing Aid grant becomes \$36,169, and the balance required becomes \$2,338. The balance required will come from our own Senior Citizens Housing Reserve which was established several years ago for senior citizens housing and which was basically used to partially pay further construction of Edmonds House.

It was recommended that this project be approved in principle and

- (a) That the Municipal Treasurer be instructed to make application for a grant of \$36,169.00 under the Elderly Citizens Housing Act.
- (b) That the balance required of \$2,338.00 be financed through the Senior Citizens Housing Reserve.
- (c) That the firm of Architects, Harrison and Kiss, who designed the Senior Citizens Housing Project at Edmonds be engaged to prepare plans and specifications for this project.
- (d) That a copy of this report be forwarded to the Parks and Recreation Commission.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(25) Rezoning Reference #54/72
20 Foot Strip of Parcel "A", Sketch 3819, Block 3, D.L. 215,
Plan 3082, (Kask Bros. Ready Mix Concrete)

On October 22, 1973, Council received a comprehensive report under the Title "A Development Concept for the Eastern Segment of the Municipal Burrard Inlet Foreshore. Council adopted the recommendations of the report and expressed agreement in principle with the proposed Development Concept. Soon after, the Parks and Recreation Commission endorsed the findings and recommendation of the same report.

Consequently, it is now appropriate to bring the subject application forward for Council's consideration.

In reference to the subject application, the comprehensive report made the following comments:

"As indicated in the analysis section [of the report] the Kask operation in its present state and location would not be a major detraction to the marine park system. This is largely the case because of the existence of treed and undeveloped Municipal land between the foreshore and the Kask facilities. IT IS THEREFORE RECOMMENDED THAT the permanent retention of this natural buffer area be considered a priority and that no industrial encroachment within its boundaries be permitted. Recognizing the relative position of the Kask Operation to the proposed foreshore park, IT IS FURTHER RECOMMENDED THAT any proposed change in the type or intensity of its land use be reviewed with reference to the objectives of the study."

Council adopted both of these recommendations (referred to as Recommendations 15 and 16 in Appendix I of the report). The proposed rezoning is distinctly in conflict with these recommendations. Therefore, in order to implement the recommendations it is necessary that the application to rezone the portion of parkland for the construction of a conveyor to transport aggregate across the parklands not be favourably considered and that the proposed rezoning be abandoned by Council.

It was recommended that the subject application be not considered further and that it be immediately abandoned by Council.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(26) Stride Dump

Council on December 3, 1973, during consideration of a report on the Stride Avenue Refuse Disposal Site directed that grade preparation and landscaping be deferred until a comprehensive plan for the site is prepared. Council on that date also asked for a staff report on a proposal whereby legal action would be initiated against operators of mini bikes if the operators continued to trespass on Municipal property following issuance of a warning.

The Solicitor advises that in his opinion, "There is no criminal or quasi-criminal charge which could be laid against these persons for trespassing on Municipal property. I know the signs that warn that "Trespassers Will be Prosecuted" are frequently seen, but I do not know in what court such prosecutions would take place. There is, of course, a civil remedy for damages caused by trespass. But I doubt if these bikers cause much damage to Stride Pit. No charges under the Motor Vehicle Act could be laid against them either, it seems to me, since practically every violation of the Motor Vehicle Act must take place on a highway, and Stride Pit is not a highway.

Some sections of the Municipal Act empower Council by bylaw to control the use of certain Municipal properties. I refer particularly to Section 621. I believe the Municipality should seek power from the Provincial Government to enact bylaws regulating the use of all Municipal property."

It was recommended that the Municipality seek to acquire power from the Provincial Government to enact By-laws regulating the use of all Municipal property.

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

CARRIED UNANIMOUSLY

(27) Dog Control - Spaying Service

On January 22, 1973, Council directed that as a method of controlling the increasing dog population, the feasibility of providing a free or low cost spaying service be studied. It was further directed that:

1. The opinions and participation of the Veterinarians practising in Burnaby be sought.
2. The areas comprising the Greater Vancouver Regional District be canvassed and invited to participate.
3. The low cost municipally operated clinic serving the Los Angeles area be studied.

Contact with the Veterinarians resulted in our request for participation being referred to the Vancouver Academy of Veterinary Medicine. The Academy's response was not in support of the proposed service unless the Municipality is prepared to subsidize the cost of spaying for the difference between the amount paid by the dog owner and the Veterinarian's regular spaying fee.

The survey of the Municipalities comprising the Greater Vancouver Regional District was undertaken and the results reported to Council on July 9, 1973 (Manager's Report 51, Item 6). In the meantime the City of Vancouver, via the Standing Committee on Environment, called an open meeting to discuss dog control and spaying clinics. Representation was supplied by the S.P.C.A., B.C. Veterinary Association and Municipalities of the Greater Vancouver Regional District, including Burnaby. Subsequent meetings heard submissions from participating representatives, several animal humane groups and individual citizens.

The need and feasibility of providing spay-neuter clinics was considered. The program developed by the City of Los Angeles and the subsidized program provided by the S.P.C.A., whereby a dog or cat cannot be adopted unless prepayment for spaying is made, was examined. It was agreed that a regional spaying service would be a costly undertaking and would necessitate extensive promotions to dispel false concepts of spaying any animal, and, to create an awareness of the service.

The question of providing a spay-neuter clinic has not been resolved but it was decided that successful implementation of any program should be introduced by material designed to stimulate interest and create awareness thereby gaining co-operation of the public.

No meetings to further consider the implementation of a low cost spay-neuter clinic will be held until we have had time to assess effect of the proposed brochure.

We are advised by Dr. Hoff, spokesman for the Vancouver Academy of Veterinary Medicine, that they will be in support of any program designed to provide for responsible pet ownership and stringent enforcement of animal control by-laws. On the question of low cost clinics, the Academy feels that such a program would be a stop-gap measure and that emphasis on responsibility and strict control will alleviate the problem.

The Academy has proceeded with a new program whereby a 15% refund is given for spaying, when the spaying is sponsored by any organization engaged in animal welfare and is a registered society in British Columbia. The refund goes to the organization only, for the purpose of furthering their own work.

In any event we anticipate the question of the operation of clinics will be reconsidered when evaluation of the brochure is undertaken.

The development of a brochure to fulfill those objectives and to provide meaningful information has been prepared under the title, "You, Your Pet and Your Community".

The format of this brochure will be a graphically illustrated five page coloured booklet. The information is presented under separate headings dealing with:

- | | |
|----------------------------|---|
| YOU - | Suggestions for the potential pet owners consideration. |
| PET PROBLEM - | Over population, abandoned animals - what happens to them. |
| YOUR PET - | Cost of care, feeding, medical attention and pertinent questions. |
| BREEDING & STERILIZATION - | Information from Veterinarians covering spaying and neutering. |
| YOUR COMMUNITY - | Summary of licence, control and responsibility of pet ownership. |

Unfortunately a finished copy of the brochure is not available. However, the message is attached in typewritten form.

In accordance with Council's approval to proceed with participation of a brochure, Manager's Report 45, Item 8, June 18, 1973, we now return this matter for final consideration.

Distribution of the brochure will be undertaken by:

- City of Vancouver
- West Vancouver
- North Vancouver
- City of Port Coquitlam
- Richmond

The development of this brochure has stimulated interest in other areas comprising the Greater Vancouver Regional District and indications are that participation will be expanded.

The extent of distribution will be at the option of each Municipality. Vancouver has indicated they intend to mail a copy to every licenced dog owner and will make copies available from Veterinarians, The S.P.C.A., Schools, Dog Organizations, The City Pound and City Hall.

Cost of printing the brochure is estimated at \$30.00 per thousand. The Post Office has available a special rate of 3 cents per item for Brochures delivered to every household in the Municipality. Household distribution would require 43,500 copies. To provide for a supply to the Animal Shelter, Veterinarians, and other related organizations would increase the total to 50,000 copies.

The scope of distribution could either include every household in Burnaby or limited to only those households that are known to have licenced dogs. Following is a comparison that shows the respective costs for these two types of distribution.

A. Every Household and Other Organizations

Approximate cost of printing and distribution to every household and other organizations, excluding schools, in Burnaby, would be as follows:

Printing - 50,000 copies	\$1,500.00
Distribution - 43,500 copies (\$.03 per mailing)	\$1,305.00
Preparations - sorting	<u>\$ 115.00</u>
TOTAL	\$2,920.00

B. Dog Owners, Schools and Other Organizations

Approximate cost of printing and distribution of an addressed envelope to every licenced dog owner and a supply to Veterinarians, Animal Shelter, School and other organizations as follows:

Printing - 39,000 copies	\$1,170.00
Envelopes	\$ 100.00
Postage (\$.08 per mailing)	\$ 640.00
Preparations - typing and sorting	<u>\$ 300.00</u>
TOTAL	\$2,210.00

The brochure is designed to provide useful information to pet owners and to assist prospective owners in their decision to acquire a pet and the eventual selection. Therefore we have concluded that the maximum benefit will be attained if the brochure is distributed to every household in the Municipality. The 1974 budget contains a provision for sufficient funds to undertake distribution to this extent.

It was recommended that the brochure, "You, Your Pet and Your Community" be distributed via mail to every household and directly related organization, excluding schools, at an approximate total cost of \$2,920.00.

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

CARRIED UNANIMOUSLY

It was suggested that the possibility of mailing this brochure with other Municipal material be investigated in order to reduce the cost of distribution.

(28) Extension of Completion Date
Contract No. 12, 1973, Central Valley Sanitary Sewers,
Areas 6 and 7
Foundation Company of Canada Ltd.

It was recommended that the Foundation Company of Canada Ltd. be granted an extension of time from December 31, 1973 to October 31, 1974 for completion of Contract No. 12, 1973, without implementation of the \$100.00 per day liquidated damages subject to the following conditions:

- (a) That work on any outstanding works carried over into 1974 be recommenced at the earliest possible time in 1974.
- (b) That there be clear understanding that all work to complete Contract No. 12, 1973, will be completed at the unit prices contained therein.
- (c) That the Performance Bond and insurance matter pertaining to the Contract be extended accordingly.
- (d) That no further extensions of time be approved for the work except for time lost because of impossible weather or other factors that, in the opinion of the Engineer, are beyond the contractors control.

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

CARRIED UNANIMOUSLY

(29) Central Park Branch Library - Burnaby Centre
Tenders for Interior Finishing

Council on November 19, 1973, authorized staff to call for tenders on the subject library facility on the basis of an accepted design by the architectural firm Keith-King and Freschi, and per the timetable and cost estimate that was outlined in Item 6, Report No. 86.

Sealed tenders for the work, which involves interior finishing of the Central Park Branch Library at 4221/55 Kingsway, were received up to 3:00 p.m. local time on December 12, 1973.

Two tenders were opened in the presence of Mr. M. Jones, Chief Building Inspector, Messrs. B. Freschi and J. Fensom, Architects, Messrs. R. Constable and J. Hagen of the Purchasing Department, and representatives of the bidding firms. A tabulation of the tenders received is attached.

Six firms initially expressed interest in the contract. However, only two bids were received because considerable work involving the finishing of interiors in major buildings is presently in progress in Vancouver (Project 200, 3 Bentall Centre, Royal Centre, and others).

An investigation discloses that the lowest bidder, Double V Construction Limited, is well qualified to undertake the subject project. The firm has complied with all bonding requirements.

Double V Construction Limited is agreeable to writing into the contract a completion date of March 30, 1974.

The Chief Building Inspector recommends acceptance of the following revised tender by Double V Construction Limited:

Base Bid:		\$ 169,964
Deduct:		
(a) Alternate #1	\$1,600	
(b) Plumbing Changes:		
Centre Sets, Pressed Steel Laundry		
Trays, Floor Mounted W/C's	1,160	
(c) From Contingency	1,750	
(d) From Signage	<u>500</u>	
Revised Tender:		\$ <u>164,954</u>
Estimate		\$ 163,664
Overage:		\$ 1,290

The deductions shown above may be explained:

- (a) Alternate #1 - This refers to a change in grade of acoustic tile from that priced in the basic bid.
- (b) Plumbing Changes - Basically covers the acceptance of alternates to lines called up in the Specifications.
- (c) Contingency - Originally was set at \$6,750; would now become \$5,000.
- (d) Signage - Originally a Prime Cost Sum of \$750 was set aside for internal signs; the Prime Cost Sum would now become \$250.

All of the foregoing changes are agreed to by Mr. Freschi and in his opinion presents no complication to the design of the Library.

The overage of \$1,290 can be met initially from funds available from the Community Recreation Facilities Grant obtained. Investigation is being made of the possibility of obtaining rebate of Federal Sales Tax on building materials going into this project, as Libraries, among other institutions, qualify for such rebate.

Further reporting on this matter will be made after a contract is let and actual material take-off costs become available.

The Burnaby Public Library Board on December 13, 1973, approved the following motion:

"That the Library Board request Municipal Council to authorize a contract with Double V Construction Limited in the amount of \$164,954 for finishing Central Park Branch Library to the Plans and Specifications of Mr. Bruno Freschi, Architect, as revised and outlined in the letter to the Board from the Chief Building Inspector dated December 13, 1973."

This report contains all of the information that is referenced in the Library Board's motion.

It was recommended that Council authorize a contract with Double V Construction Ltd. in the revised amount of \$164,954.00 for finishing Central Park Branch Library to the plans and specifications of Mr. Bruno Freschi, Architect.

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

CARRIED UNANIMOUSLY

(30) Central Park Branch Library - Burnaby Centre

Council on November 19, 1973 authorized the calling of tenders for interior finishing of the subject Library facility on the basis of an accepted design by the architectural firm of Keith-King and Freschi.

Terms of the proposed Architect's Agreement are as follows:

1. The Architects are John William Keith-King and Bruno Basilio Freschi.
2. The Cost of Work as of November 30, 1973 is \$163,663.82. If the Municipality does not approve the drawings and specifications and make them available to the Architects so that tenders can be received by the Municipality by November 30, 1973, then the Cost of Work is to be increased by 3/4 of 1% per month for each month or part thereof until tenders are received, providing however that the Cost of Work is not to be increased if the Municipality is not able to approve the drawings and specifications because of a delay in producing same by the Architects.
3. The fee for the Architect is 6%. The Architect also passes on one-half of the cost of special consultants. The Mechanical sub consultant's fee is 7% and the Electrical sub consultant's fee is 6.5%. We will pay 50% of these fees which are based on the appropriate portion of the work.
4. If the lowest tender received for the Work exceeds the cost of the Work by 5% or more, the Municipality may request the Architect to revise and redesign the drawings and specifications to bring the cost of constructing the Work within the Cost of the Work, and the Architect is to revise and redesign the drawings and specifications at his own cost and expense and to the entire satisfaction of the Municipality.
5. If the Municipality accepts a tender to construct the Work in excess of the sum of \$163,663.82 and awards a construction contract accordingly, the fees payable to the Architect are to be based upon the accepted tender Cost.
6. The Architect is to produce the usual 25 copies of working drawings and specifications and detailed drawings.
7. Payment of the Architect is 20% of his fee upon completion of the preliminary studies and upon completion of approximately 75% of the working drawings and specifications, a further sum to increase payments on the fee to 50% of the fee. Upon completion of working drawings and specifications to a point where they might be submitted for tender, the Architect is to be paid a sum sufficient to increase payment on the fee to 70% of the fee.

8. There is a termination clause in the Agreement and there is a clause covering strikes, walk-outs and acts of God.
9. There are the usual clauses in the standard Client-Architect Agreement form issued by the Royal Architectural Institute of Canada and which we customarily have been using.

The Library Board at its meeting of December 13, 1973 passed the following motion:
"THAT the Library Board approve the Agreement between the Corporation of Burnaby and Keith-King & Freschi, Architects, for work on Central Park Branch Library as presented by the Chief Building Inspector in his letter dated 12 December 1973."

The letter referred to in the Library Board's motion contains the terms of the Agreement which have been summarized for Council in this report.

It was recommended that authority be granted to execute the Client-Architect Agreement with Keith-King and Freschi, Architects.

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

CARRIED UNANIMOUSLY

(31) Central Park Branch Library - Burnaby Centre
Leasing Arrangement for Space

Council on January 17, 1972, authorized the leasing of approximately 10,000 square feet of space in Burnaby Centre for the Central Park Branch Library.

The Burnaby Public Library Board on December 13, 1973, approved the following motion:

"That the Library Board approve the leasing arrangements concerning Central Park Branch Library as outlined by the Municipal Treasurer."

It should be noted that the actual area to be leased now consists of 6,812 square feet on the main floor and 2,920 square feet on the mezzanine floor at an annual rental of \$35,764.00.

It was recommended that Council approve the leasing arrangements that have been negotiated for library space in Burnaby Centre and that authorization be given to execute the lease document on behalf of the Municipality.

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

CARRIED UNANIMOUSLY

(32) Council Minutes

An inquiry was raised at the Council meeting of December 10, 1973 as to when a report would be submitted indicating the reasons why there has been some delay in Council receiving minutes of its meetings.

This matter has been discussed by the Municipal Manager with the Deputy Municipal Clerk.

The Deputy Municipal Clerk advises that he has checked the minutes and has determined that since the middle of the year, there have been seven occasions when the minutes have been late. On four of these occasions, the minutes were submitted one week later than normal and on three of these occasions, the minutes were submitted two weeks later than normal.

The Deputy Municipal Clerk advises that the circumstances in each of these cases was as follows:

1. Minutes of July 23 Meeting

The minutes of this meeting were not presented to Council on July 30 but rather on August 6, and the reason was that Mr. Leche had been absent for three weeks in July and the Deputy Municipal Clerk was in the midst of preparing for the Enumeration that was to take place in August.

2. Minutes of August 20 Meeting

The minutes of this meeting were not presented to Council on August 27 but rather were presented on September 4, because the Deputy Municipal Clerk was on vacation during the week of August 20.

3. Minutes of October 9 and 15 Meetings

The minutes of these two meetings were not presented until October 29, because the Deputy Municipal Clerk was off work the week of October 8 and the rest of the weeks he was intensely involved in election work.

4. Minutes of November 5, 13 and 19 Meetings

The minutes of the November 5 meeting were presented to Council on November 26, which meant that they were submitted two weeks later than normal. The minutes of the November 13 and 19 meetings were presented to Council on December 3, 1973. The reason for the delay was that the Deputy Municipal Clerk's office was even more intensely involved in the election and did not really return to its normal workload until the week beginning November 26.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That further consideration of this report be tabled for one week to allow further study."

CARRIED UNANIMOUSLY

(33) Cost Sharing Underground Power Distribution - Developed Area

As a result of the Municipal Clerk's letter 15 October, 1973, we have again written to the B.C. Hydro and Power Authority to confirm information provided at a meeting held in November, 1972, with officials of the Power Authority regarding the application of Bill 21 "Power and Telephone Line Beautification Fund Act".

It has been confirmed that Bill 21 provided for the establishment of a fund of \$10,000,000 to be used to encourage underground installation of power, telephone and other overhead transmission lines in municipal areas. Payments are made from the fund where a Municipality, a Utility, and the Provincial Government agree to share equally in the cost of an underground installation which comes within the scope of the Act.

The Act applies to the placement of existing or proposed overhead transmission or distribution lines underground with the following exceptions:

- (a) Underground to new residential subdivisions,
- (b) Ornamental Street Lighting,
- (c) In situations where Hydro normally places lines underground; for example, distribution feeders from substations to the overhead distribution system, or certain transmission circuits in congested urban areas,
- (d) Relocation of overhead lines to locations which are aesthetically more desirable.

We were advised at our meeting with the Hydro officials that if an attempt were made to implement Bill 21 for placement of power and telephone lines underground in developed areas after the application of the 3-part, cost-sharing as provided in the Act, the resultant cost to the property owners would be between \$800 and \$1,000 per lot and, in addition to this, we were advised that the owner's cost of changing his own overhead line to underground inside his property ranged from \$200 to \$400. Such a scheme was presented in the City of Vancouver to property owners in the Point Grey Area and the property owners completely rejected the proposal as it was considered that the cost was exorbitant.

The Engineering Department has, just in the past few days, developed a long-range look at future demands which are likely to come from a local improvement type of financial base. We have found, on a very rough estimate, that total demands to upgrade our street "plant" could reach \$109 million to \$141 million for street curbing, sidewalks, power pole elimination, ornamental lighting, and trees and boulevards; the financial requirement for power pole elimination alone could reach \$30 million to \$35 million as the municipal share. Inherent in this massive requirement for funds is the necessity to assign relative priorities to the various items; it appears to us that upgrading our street inventory must come first and the cost of that portion alone would be some \$50 million, without provision of sidewalks.

It was recommended that:

- (a) The Municipality not embark at this time on the placement of underground wiring generally throughout the Municipality on existing streets, owing to the very heavy demands for improvements having priority over limited available financing;
- (b) That the Municipality recognize in its long term physical and financial planning the desirability of ultimately replacing poles and overhead distribution lines with underground works on existing streets.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:
"That further consideration of the above report be tabled for one week to allow further study."

(34) Selection of Consultant for 1974 C.I.P. Building Projects

The Parks and Recreation Commission advises that on November 28, 1973 it interviewed four architects prior to selection of one as consultant for the following 1974 C.I.P. Building Projects:

1. Fieldhouse in Vancouver Heights Park.
2. Bathhouse/Refreshment Booth in Deer Lake Park.
3. Fieldhouse at Burnaby Lake Sports Complex.

Council is advised that the Commission, at its meeting of December 12, 1973, decided that construction of the Fieldhouse at Burnaby Lake Sports Complex, at capital cost of \$60,000, be delayed until after 1974, but that it still wishes to proceed with design of the project during 1974, funds for which are available in the amount of \$5,000.

It was recommended that:

- (a) The firm of Ronald Howard, Architect, be engaged as consultant for the three 1974 C.I.P. Building projects referred to above.
- (b) That a copy of this report be provided to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - L A W S

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

- "BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW, 1951 AMENDMENT BY-LAW NO. 1, 1973" (#6383)
- "BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW NO. 1, 1973" (#6412)
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1973" (#6408)
- "BURNABY AUTOMATIC VENDING MACHINE BY-LAW 1946, AMENDMENT BY-LAW NO. 2, 1973" (#6413)

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 STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW, 1951
AMENDMENT BY-LAW NO. 1, 1973"

"BURNABY TRADES LICENCE BY-LAW 1950, AMENDMENT BY-LAW
NO. 1, 1973"

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1973"

"BURNABY AUTOMATIC VENDING MACHINE BY-LAW 1946, AMENDMENT
BY-LAW NO. 2, 1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That Council do now resolve into a Committee of the Whole to consider
and report on:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973".

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1973 provides for
the following rezoning proposal:

Reference RZ #66/72

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMMUNITY COMMERCIAL
DISTRICT (C2)

North 22.9 feet of Lot 14, Block 4, D.L. 99, Plan 1320

FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

Lot 14 Except the North 22.9 feet and South 10 feet, Block 4,
D.L. 99, Plan 1320

6849 Waverley Avenue

PLANNING DEPARTMENT reported that the prerequisites established by
Council in connection with this rezoning proposal are now nearing
completion.

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973 provides for
the following rezoning proposal:

Reference RZ #25/73

Lots 124 and 125, Block 48, D.L.'s 151/3, Plan 44869

6759 Willingdon Avenue and 6680 Patterson Avenue

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD)

PLANNING DEPARTMENT report that the prerequisites established by Council
in connection with this rezoning proposal are now nearing completion.

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MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Committee now rise and report the By-Laws complete."

THE COUNCIL RECONVENED.

CARRIED
AGAINST -- ALDERMEN GUNN AND MCLEAN

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

CARRIED
AGAINST -- ALDERMEN GUNN AND MCLEAN

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1973"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1973"

be now read three times."

CARRIED
AGAINST -- ALDERMEN GUNN AND MCLEAN

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