

11

APRIL 2, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, April 2, 1973 at 7:00 p.m.

PRESENT: Mayor R. W. Frittie, in the Chair;
Alderman W. A. Blair
Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson
Alderman G. H. F. McLean
Alderman J. L. Mercier (7:08 p.m.)

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager
Mr. J. Plesha, Administrative Assistant
Mr. E. E. Olson, Municipal Engineer
Mr. E. A. J. Ward, Deputy Municipal Clerk
Mr. B. D. Leche, Municipal Clerk's Assistant

P R E S E N T A T I O N

Mr. Don McIntyre, Chairman of the Burnaby Safety Council, then presented the Canada Safety Council 1973 Certificate of Merit to Alderman Constable, who is Chairman of the Council's Traffic Safety Committee.

Mr. McIntyre outlined the reason for the Certificate, particulars of which were provided in a letter Council received earlier in the year from the Canada Safety Council.

O R I G I N A L C O M M U N I C A T I O N S

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That all of the below listed original communications be received and those items of the Municipal Manager's report which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mrs. M. Brookes, Chairman, Advisory Committee of the Burnaby South Information Centre, wrote to express appreciation for the grant in the amount of \$2,500.00 that Council gave the Information Centre to cover its operating expenses.

Mr. Eric G. Green, President, Carleton Cycle, submitted a letter requesting permission to have the Annual Bicycle Race on April 15th commencing at 10:30 a.m. and concluding at approximately 2:00 p.m. along a route outlined on an accompanying plan.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That permission be granted to Carleton Cycle to have its Bicycle Race at the time and along the route indicated, subject to the approvals of the Burnaby Detachment of the R.C.M.P. and the Municipal Engineer."

CARRIED UNANIMOUSLY

April/2/1973

-2-

Premier David Barnett wrote to advise that all the points made by Council in a letter to the Minister of Agriculture pertaining to Bill 42 - Land Commission Act will be given consideration.

Mr. Alex B. Macdonald, Attorney General, submitted a letter with which he forwarded a copy of proposed amendments to the Health Act relating to pollution control measures.

It was noted by Council that the penalty clause in the proposed amendments to the Health Act (Section 114) will provide for a fine not exceeding \$500.00, or a term of imprisonment not exceeding six months, for a contravention of the Act.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:
"That the Municipal Solicitor advise of the effect the proposed penalty clause in the Health Act will have on prosecutions the municipality may initiate for alleged violations of pollution control regulations in Burnaby."

CARRIED UNANIMOUSLY

The Honourable Norman Levi, Minister of Rehabilitation and Social Improvement, wrote to advise that the resolution passed by Council on February 19, 1973 concerning Drug Clinics will be brought to the attention of the Drug Dependency Commission as soon as that Body is appointed.

ALDERMAN MERCIER ARRIVED AT THE MEETING.

Mr. Larry Eckersley submitted a letter requesting that a shop known as Norburn Model Aircraft Supply be allowed to remain open on Monday evenings until 9:00 p.m.

Item 3 of the Municipal Manager's Report No. 25, 1973, which deals with the request of Mr. Eckersley, was brought forward for consideration at this time. The following is the substance of that report:

(3) Store Closing Hours (Eckersley)

The Chief Licence Inspector advises that although the shop operated by Mr. Eckersley comes within the classification of "retail trader" and is not exempt from closing regulations in the Shops Closing By-Law, Mr. Eckersley's request might be favourably considered in that model airplane enthusiasts are usually those who are employed during normal day hours from Monday to Friday, fly their models on the weekend, and demand repairs and/or parts on the following Monday. The opportunity to shop on Thursday and Friday evenings apparently does not provide sufficient lead-time in which to effect repairs or replace parts. Allowing Mr. Eckersley's store to remain open until 9:00 p.m. on Mondays would permit the model airplane enthusiasts time to restore their models to operable condition for the following weekend.

The equipment sold by Mr. Eckersley is specialized and relatively expensive and is not available from others dealing in model airplane supplies. Mr. Eckersley apparently provides the only outlet in the local area, at the present time, for such equipment.

Section 861 of the Municipal Act empowers Council to exempt any class or classes of shops from closing regulations. It would therefore be possible to define Mr. Eckersley's class of shop and exempt it from the closing regulations. The Municipal Solicitor does not recommend that Council take this course of action because such an amendment would likely invite requests for similar treatment from shop operators providing similar, but not necessarily identical, repairs and/or parts as Mr. Eckersley does.

April/2/1973

-3-

On October 21, 1971, Comor Supplies Limited requested that it be allowed to remain open until 9:00 p.m. each evening in order that the Company could offer its services to the public for a greater length of time than then permitted. The Company was a sporting goods store and Council did not grant its request because it was felt other classes of business might wish to be accorded the same treatment.

It was recommended that the request of Mr. Eckersley be denied and that he be sent a copy of the report at hand.

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

CARRIED

AGAINST -- ALDERMAN CLARK

Alderman Clark served a Notice that he proposed to introduce at the April 9, 1973 Council meeting a motion that Council consider changing or repealing the Shops Closing By-Law in order to allow all businesses in the municipality to operate without any closing hour restrictions.

Mr. Edward Kirby, President, Joshua Recycling, submitted a Brief announcing the formation of his Company, which intends to implement reclamation facilities for solid wastes.

Mr. and Mrs. G. A. Moore wrote to enquire as to the status of development plans for the Union-Duthie area.

Mr. and Mrs. George Freelund also wrote to enquire as to the intentions of the municipality in regard to the future development of the Union-Duthie area.

Item 6 of the Municipal Manager's Report No. 25, 1973, which deals with the enquiry from Mr. and Mrs. Moore and Mr. and Mrs. Freelund, was brought forward for consideration at this time. The following is the substance of that report:

(6) Union-Duthie Area (Moore and Freelund)

The land bounded by Duthie Avenue, Union Street, Phillips Avenue and Curtis Street is presently zoned Residential District Four (R4) and presently has housing fronting Curtis Street, Duthie Avenue and the West end on Union Street but is undeveloped in the centre of the block at the East end.

Due to the lack of services and the unavailability of detailed community plans, the current municipal approach to this block and to other lands in the general area is to reject subdivisions as being premature and to work toward resolving the policy questions regarding the use of land on the West side of Burnaby Mountain.

It was hoped, following Council discussion during April and May, 1972, that action would have been taken on the "Urban Structure" report so that the municipality would now be in a position to reply to the enquiries from Mr. and Mrs. Moore and Mr. and Mrs. Freelund.

The current policy of rejecting all subdivision applications in the area could be maintained.

April/2/1973

-4-

As an alternative, the Council could deal with the specific block in isolation and allow some subdivision to take place adjacent to existing housing in the interior of the block, on the flatter land where services are available and where single family use would not seem inappropriate. Reasons supporting this point of view are that:

- (a) the Western end of the block can be serviced by existing trunk facilities;
- (b) the block is already occupied by approximately 35 homes and the single family use is virtually established;
- (c) the new Duthie-Union School-Park site, which was opened in 1970, is located in the next block to the North and has been acquired to provide school and park facilities for new residents in the subject block;
- (d) Council has recently removed from the Apartment Study the Hastings-Barnet area, which is located only two blocks away and ^{this} is an indication that Council wishes to confirm the single family dwelling use of the subject block.

In view of the foregoing and the uncertainty as to the time which will be involved in dealing with the policies in the report "Urban Structure", it was recommended that:

- (i) the Approving Officer be authorized to process subdivision applications for properties located generally in the Westerly half of the block bounded by Duthie Avenue, Union Street, Phillips Avenue and Curtis Street, provided the lots created can be serviced from existing trunk sanitary sewers and watermains;
- (ii) this course of action not be considered as a precedent for other areas on Burnaby Mountain and, if other applications are received for such areas, they be reported to Council and considered on their merits.

It was also recommended that Mr. and Mrs. Moore and Mr. and Mrs. Freelund be sent a copy of the report at hand.

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

CARRIED

AGAINST -- ALDERMEN MERCIER AND GORDON

T A B L E D I T E M

The following matter was then lifted from the table:

Application to rezone:

- (a) Pcl. "A", Expl. Pl. 15008, S.D. 1, Blks. 1/2/3/4/6, D.L. 125, Plan 3520
 - (b) Lot 1 Exc. E. 93' & Exc. Expl. Pl. 15008 & Exc. Ref. Pl. 15201, Blks. 1/2/3/4/6, D.L. 125, Plan 3520
 - (c) Lot "B", Ref. Pl. 15201, Blks. 1/2/3/4/6, D.L. 125, Plan 3520
 - (d) Lot 1 E. 93', Blks. 1/4/6, D.L. 125, Plan 3520
- REFERENCE REZONING NO. 5/73
FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:
 "That the recommendation in Item 9 of Item 27 of the
 Municipal Manager's Report No. 23, 1973, which Council
 received on March 26, 1973 and which deals with the
 subject rezoning application, be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER, MCLEAN
 AND LAWSON

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"WHEREAS Bill 132 (Public Officials Disclosure Act) appears to be designed
 to attempt to legislate honesty and integrity in public officials and
 implies the assumption of guilt and the Bill is designed to give the
 appearance to the general public that honesty will prevail, it does
 not plug the many legal loopholes available to any public official who
 may be determined to behave in a dishonest manner and;

WHEREAS the scope of the Bill requires public officials to disclose
 business connections or debts of a local, provincial, national or
 international nature, the fact is that local public officials have
 jurisdiction only over local matters and;

WHEREAS an additional burden is being placed on public officials who
 did not run for public office under the rules of Bill 132 and whose
 term will not have expired when the Bill comes into effect and an
 additional burden is also being placed on incumbent public officials
 who will be running against candidates who are not covered under the
 rules of Bill 132 and, as such, will not have to make a public disclosure
 of personal assets and liabilities until such time as they succeed to
 public office and;

WHEREAS the Bill has the effect of making spouses of public officials
 chattels to public officials, to be deprived of the right of privacy
 in business matters, and because of the fact that over 95% of public
 officials are men the rights of women are being further discriminated
 against;

NOW THEREFORE BE IT RESOLVED that the Provincial Government be asked
 that Bill 132 (Public Officials Disclosure Act) be reconsidered in
 the light of the following concerns:

- (1) The approach taken by the Act is an attempt to legislate honesty
 and integrity in public officials and implies assumption of guilt.
- (2) The scope of the Bill is unreasonable in that public officials with
 local jurisdictions are required to disclose business assets or
 liabilities of a provincial/national or international nature.
- (3) The public officials whose terms have not expired and who did not
 run for office under the terms of the Bill will have an additional
 burden placed on them as will the incumbent public officials who
 must run as candidates against other candidates who are not required
 to make a public disclosure of assets and liabilities until such
 time as they succeed to public office.
- (4) The approach taken by the Act has the effect of making spouses the
 chattels of public officials and, because of the fact that over
 95% of public officials are men, the trend to improve the rights
 of women to be considered individuals with rights of their own
 will receive further discrimination."

April/2/1973

-6-

MOVED BY ALDERMAN MERCIER; SECONDED BY ALDERMAN MCLEAN:

"That the above motion be amended by adding thereto the following as the fifth "Whereas" and Point (5) under the body of the resolution:

"WHEREAS the proposed Bill requires persons acting as advisors and consultants to disclose such interests and such disclosures are contrary to the ethics of many professional organizations the Bill would seem to prevent doctors, lawyers, chartered accountants and others from running for public office."

"(5) The effect on members of many professional bodies."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was carried with Aldermen Gordon, Clark and Blair against.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

R E P O R T S

MUNICIPAL HALL EXPANSION COMMITTEE submitted a report pertaining to the proposed Health/Social Service Building, advising as follows:

- (a) The budgeted amount for the project, which includes an allowance of \$15,000.00 for site restoration (landscaping), is \$1,146,039.00. The following should be added:

Consultant's fee @ 8.0%	\$ 91,683
Concept development fee	7,800
Furnishings allowance	24,000
Perimeter Road	10,000
Project contingency sum	25,000
GRAND TOTAL	\$ 1,304,522

- (b) The basic design criteria for the proposed building are:

- (i) to respond to the special needs of the Health and Social Services Departments;
- (ii) to provide multi-zoning of the heating and air conditioning, the grid flexibility of the electrical and communications systems and the 47-foot clear span of the structural system so that both departments can operate at an optimum level;
- (iii) to provide covered parking for 46 cars;
- (iv) to accommodate future expansion on the parking level and/or Northward four structural bays on all three levels as well as to facilitate the future rearrangement of partitions.

April/2/1973

-7-

- (v) to provide an element of the ultimate conceptual plan for the area by making it a very simple, practical building which can readily be integrated into a variety of alternative concepts for the complex;
- (vi) to provide a complete functional building that can exist as a separate building on the site but which can be integrated into a growing and developing complex.
- (c) Construction costs of the proposed building have been determined by quantity survey means and the unit construction cost of the building itself, including an allowance for the developable space provided in the covered parking area, amounts to \$32.21 per square foot. A comparative cost for a new City Hall for the City of North Vancouver is \$31.00 per square foot. Both are in the median range of costs for City Halls in urban areas.
- (d) The Operating Engineers' Building at 4333 Ledger Avenue, which was estimated to cost \$33.40 per square foot, does not provide covered parking although an allowance for expansion has been integrated into the structure.
- (e) The Government Employees' Building at 4550 Iris Street, which is estimated to cost \$23.82 per square foot, does not allow for expansion, is not of a comparable size and has no covered parking.
- (f) The \$5.00 per square foot variation in costs between the Highfield Building at 4259/99 Canada Way and the proposed Health/Social Services Building was due to qualitative and functional differences of services between the two, specifically the mechanical, electrical, structural and other general conditions.
- (g) The qualitative standards for the Health/Social Services Building are considered to be the minimum required when one considers such factors as life expectancy of buildings, maintenance and operational costs, and flexibility and ability to adapt to change of office use or occupancy.
- (h) It has been concluded that:
 - (i) the design proposed by the Architect is functional and has extreme flexibility for future expansion in at least two directions;
 - (ii) the design can stand on its own and the plaza proposed is a necessity in the building to provide both an access and a "cover" for parking;
 - (iii) the design calls for a structure which is reasonable as far as unit cost is concerned, especially when one considers maintenance factors and the life of the structure.

It was recommended that:

April 2/1973

-8-

- (1) the preliminary sketch plans that have been presented for the Health/Social Services Building be accepted;
- (2) the Architect, Mr. B. Freschi, be authorized to proceed with the preparation of working drawings and specifications for the Building.

During consideration of the foregoing report, the following points were made in Council:

- (A) *Perhaps the Willingdon School for Girls, which is now vacated, could be used to accommodate Social Welfare Services.*
- (B) *The Canada Summer Games Society has expressed a wish for this facility this summer.*
- (C) *The Greater Vancouver Regional District has also asked for the Willingdon School for Girls Building to be used as a Remand Home.*
- (D) *The reason for the difference between the 50 pounds per square foot loading requirement in the Highfield Building and the 100 pounds per square foot loading in the proposed Health/Social Services Building is that the latter provides greater interior flexibility, requires less maintenance of the floors and minimizes the deflection between the ceiling and the floors.*
- (E) *The 47-foot span proposed is really not more costly than the construction of columns in its place. Besides, columns would disturb the parking layout.*
- (F) *Burnaby is located in Earthquake Zone No. 3, and this is taken into account in the construction of the Building.*
- (G) *No changes have been made in the plans since the March 19th Council meeting.*
- (H) *Perhaps Council should engage a consultant to manage the construction of the Building.*
- (I) *Plans for the Building should be amended so as to produce a price that is equal to the cost of constructing the Highfield Building.*
- (J) *The differences between the Highfield Building and the proposed Health/Social Services Building are due to the relative deficiencies in the former that are mentioned in the report of the Committee. The proposed Health/Social Services Building will provide functional interior qualities and will be more efficient for the use that is intended to be made of it. There would be low maintenance costs and extensive changes would not be required in the future.*
- (K) *Accepting the proposal for the Health/Social Services Building would be tantamount to endorsing a low profile concept for the Municipal Hall Complex area.*

April/2/1973

-9-

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN DRUMMOND:

"That the report of the Committee be tabled until it can be ascertained whether the Provincial Government is prepared to allow the municipality to use the Willingdon School for Girls for the accommodation of either Social Welfare Services, Parks and Recreation Facilities, or a Library."

IN FAVOUR -- ALDERMEN MCLEAN AND DRUMMOND

AGAINST -- ALDERMEN BLAIR, CLARK,
CONSTABLE, GORDON, LAWSON
AND MERCIER

MOTION LOST

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Committee be adopted."

IN FAVOUR -- MAYOR PRITTIE, ALDERMEN
CONSTABLE, LAWSON AND MERCIER

AGAINST -- ALDERMEN GORDON, CLARK,
DRUMMOND, MCLEAN AND BLAIR

MOTION LOST

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

"That the Minister of Rehabilitation and Social Improvement be requested to consider allowing the municipality to use the now vacated Willingdon School for Girls for the accommodation of Municipal Social Services."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE stated that he would be returning the matter of constructing a Health/Social Service Building to Council for reconsideration at its April 9, 1973 meeting.

THE DEPUTY MUNICIPAL CLERK was directed to bring forward the matter of Council preparing a resolution for the consideration of the 1973 U.B.C.M. Convention aimed at the Provincial Government assuming a greater share of welfare costs.

MAYOR PRITTIE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:25 P.M.

MUNICIPAL MANAGER submitted Report No. 25, 1973, on the matters listed below as Items (1) to (21), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Section 411 of the Municipal Act

It was recommended that the following allowance of a percentage addition charge be approved pursuant to Section 411 of the Municipal Act:

M.A. Kedward	Lot 6, Block 3	1972 Penalties	<u>\$16.93</u>
521 Holdom Avenue	D.L. 127E½		
Burnaby 2, B. C.			

April/2/1973

-10-

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

CARRIED UNANIMOUSLY

(2) Burnaby Security Issuing By-Law No. 1, 1973

It was recommended that the above By-Law, which provides for the borrowing of \$1,730,000.00 from the Greater Vancouver Regional District repayable over 20 years, be prepared.

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

CARRIED UNANIMOUSLY

It was understood by Council that Mayor Prittie would enquire as to the possibility of Council being provided, in the future, with an indication of the anticipated interest rate which will be payable on debentures issued by the Municipal Finance Authority through the Greater Vancouver Regional District for loans made on behalf of member municipalities.

(3) Store Closing Hours (Eckersley)

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

(4) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department between February 26th and March 23, 1973 was being submitted herewith.

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

CARRIED UNANIMOUSLY

(5) Street Lighting - Sprott Street between Douglas Road and Norland Avenue

It was recommended that Council authorize a request being made to the B. C. Hydro and Power Authority for the installation of 10 additional 450 mercury vapour street lights on the above portion of Sprott Street.

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

CARRIED UNANIMOUSLY

(6) Union-Duthie Area (Moore and Freelund)

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

(7) Fire Department Operations

The Fire Chief has reported as follows on questions which were raised by Council on March 19th concerning the above matter:

-11-

(a) Five Man Pumper Crews:

In most cities where there are high life and high value areas fire departments employ five or six man pumper crews.

All fire departments purchase equipment to fight fires but seldom man this equipment so that it is utilized to its maximum capacity.

To operate one 2 1/2" hose line requires (a) 3 men on the line (b) 1 pump operator, and (c) 1 officer in charge of the crew. Each pumper in this Department can handle a minimum of four lines.

With the development of high rise apartments the lack of, and need for manpower has shown up very significantly.

In the event of fire in a high rise apartment or office building, the first crew in must walk up to the fire floor. With a four man crew it is required that one man be at the hydrant, 1 man/pump operator, leaving the officer in charge and one man to proceed to the fire floor. If on arrival a rescue operation must be immediately effected there then would be no personnel to fight the fire until arrival of the 2nd pumper crew." With a five man crew we could provide for three men to the fire floor with one man to fight the fire while the other two carry out rescue operations.

The same situation as above could apply in large complex buildings where hose lines have to be hand laid inside the building for a distance in some instances of up to 500 ft.

With low rise (frame apartments), and the high life hazards involved, even one extra man would be a tremendous help in search and rescue operations. Considering the apathy of apartment dwellers, it has been our experience in such cases every room must be searched for occupants to ensure they have evacuated the building.

At present we employ the RCMP to do search and rescue when and if they are available.

(b) Firehall Location Changes:

The Planning Department is presently studying this situation and I am sure specific recommendations will be forthcoming.

At present I do not agree with some of the CUA recommendations for firehall relocations particularly as it will leave one area which is now serviced by No. 2 Firehall with possibly a 3 minute longer response time to some area in that hall's coverage zone. "

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

CARRIED UNANIMOUSLY

(8) Keith Street West of Royal Oak Avenue
SUBDIVISION REFERENCE NO. 20/69

It was recommended that Council authorize the dedication of the portion of the parkland referred to in the report to complete the cul-de-sac of Keith Street West of Royal Oak Avenue.

April/2/1973

-12-

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

CARRIED UNANIMOUSLY

(9) Convention of the Canadian Institute of Surveying

It was recommended that Council authorize Mr. B. Berting of the Engineering Department to attend the above Convention in Ottawa, Ontario from April 24th to 27, 1973.

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

CARRIED UNANIMOUSLY

(10) Lot 230, D.L. 58, Plan 34353
(8044 Westlake Street)

It was recommended that Council grant a request of the owners of the above described property to encroach on the portion of the easement over the land, subject to the conditions listed in the report.

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

CARRIED UNANIMOUSLY

(11) Lot "B" Except Explanatory Plan 12387 and Except Parcel "A"
Reference Plan 30241, S.D. 4, Block 3, D.L. 120, Plan 9309
REFERENCE REZONING NO. 1/73

In consulting with the Assessment Department, it was determined that the value of the above described property, although zoned Service Commercial District (C4), is on the basis of adjacent zoning (Manufacturing District - M1 and M2). To rezone the site to P2, which was the subject of a report to Council on March 26, 1973, would not alter the value and/or the assessment because any zoning in the Public and Institutional District zones would not be of a lesser value than the surrounding properties. The Assessment Department has already considered this site because of its use and has indicated that, had this site been used commercially, the assessment would probably have been increased. There would be no reduction in taxes on the property if it was rezoned, as requested, because the value of the site is based on adjacent land use.

It was recommended that the application to rezone the subject property to P2 not be favourably considered for the reasons which were provided in the report Council received on March 26th in connection with the application.

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

CARRIED UNANIMOUSLY

(12) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer in the total amount of \$16,082.46 be approved.

April/2/1973

-13-

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

CARRIED UNANIMOUSLY

(13) Sewer Financing

The rates proposed in Item 16 of the Municipal Manager Report No. 21, 1973, which Council received on March 19th, are distinct^{entities} in that they are parcel taxes and use taxes. The former applies to parcels, the owners of which have constructed or have constructed at their own expense sewer service and the other properties served by sewers. The first comprises maintenance and operation costs and the second includes debt costs.

Experience for 1973 shows that the first parcel tax, which is currently \$3.00 per property, should now be \$5.00. If the second one, which is currently \$21.00, is raised by \$2.00 per year it will take at least 6 years to elevate it to actual cost. A more reasonable increase might be \$3.00 per year over 4 or so years. A 14% per annum increase in meter use taxes would roughly parallel the increase in parcel taxes.

In the first year of operation, the transfer from the mill rate to the sewer system would entail \$19,574.00, representing .1243 mills.

The amending by-law relating to increases in parcel taxes can be passed by Council without any other approvals whereas the one pertaining to use taxes requires the approval of the Lieutenant Governor-in-Council.

The projections which were made in Item 13 of the Municipal Manager's Report No. 17, 1973, which was submitted to Council on March 5th, were based on information supplied by the Greater Vancouver Regional District and assessments supplied by the Municipal Assessor. The projected increase in Regional District sewer costs was one of the main reasons for the City of New Westminster imposing higher sewer taxes a year ago. Even if assistance is received from the Province as a consequence of any change to the Municipal Treatment Plant Assistance Act, the increases in cost to Burnaby will be considerable.

There is much to be said for depressing the mill rate by imposing use taxes for services that are actually used.

It was recommended that:

- (a) the present \$3.00 sewer charge be increased to \$5.00 and be further increased annually as circumstances warrant;
- (b) the \$21.00 sewer charge be increased to \$25.00 in 1973 and by \$3.00 annually thereafter until the amount collected equals the actual debt, maintenance and operation costs of the municipal sewer system, excluding G.V.R.D. costs;
- (c) meter rates be increased by 14% annually until they produce sufficient revenue to equal the actual debt, maintenance and operation costs of the municipal sewer system, excluding G.V.R.D. costs.
- (d) appropriate amending by-laws be prepared to reflect the foregoing changes.

April/2/1973

-14-

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That the report of the Manager be tabled until the April 9th meeting in order to permit Alderman Drummond an opportunity to discuss, with the Municipal Manager, the proposal advanced by Alderman Drummond at the March 19th meeting concerning the subject of sewer financing."

CARRIED UNANIMOUSLY

(14) Format for Local Improvement Contracts

When it was reported to Council on March 26th that the municipality had just been advised by the Province that certain projects had been approved under the Winter Job Expansion Plan, the question was raised as to when the municipality would proceed with the work. The Council was advised then that the consultants who had been engaged to review the design of specific street works so as to ready them for tender calls on a "lump sum" or "unit price" basis had reported that it would not be possible or be in the best interests of the municipality to invite tenders on the works on a "lump sum" basis.

It was decided by Council on March 26th that, notwithstanding the review of the general subject by the Contracts Committee of Council, the Manager would be responsible for inviting tenders in whatever form he desired until directed otherwise. It was decided to invite tenders on a "unit price" basis.

A report of the Municipal Engineer pertaining to the subject matter was being provided to Council this evening.

The Engineer refers, in his report, to the 1972 Local Improvement Street Works Contract (No. 15, 1972). The total estimated cost of the work approved by Council, which was included in the contract, was \$1,282,725.00. The actual cost of the work was \$1,035,262.00. The Engineer is now in the process of analysing the final contract costs by:

- (a) comparing the estimated quantities and actual quantities for each unit of work;
- (b) comparing the estimated and actual costs of each project.

The Contracts Committee may wish to meet with the two engineering consultants (Robert F. Binnie and McElhaney Surveying and Engineering Limited) to obtain further details about their proposals.

Tenders are in the process of being called on a "unit price" basis for the Local Improvement Street Works that have been approved under the Winter Job Expansion Plan.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GORDON:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(15) Burnaby Centre Branch Library

At its meeting on January 17, 1972, the Council authorized the leasing of approximately 10,000 square feet in Burnaby Centre at Kingsway and Barker Avenue for a Branch Library. Under the terms of the lease, it is the duty of the tenant to provide interior partition and other special layout together with painting and decorating.

April 2/1973

-15-

Mr. W. Ralph Brownlee was appointed as the Architect in charge of the project for the owner of the property, North American Life, and on May 29, 1972 the Council appointed Mr. Brownlee on the recommendation of the Library Board to prepare plans and specifications for the interior layout of the portion of the Burnaby Centre to be leased for library purposes.

Mr. Brownlee, in a letter that was being submitted this evening, advises that the estimated cost of the work is \$136,369.00.

On some of the work involved, it will not be possible to obtain competitive bidding so Council was being asked for authority to issue a purchase order to North American Life for the rough-in and electrical conduit in the floor slab for future audio-visual equipment and for any other inserts or anchors required to be installed now for the future stair or railway supports to be fastened later as tenant finishing work. Charges against the purchase order would be by way of quotation from the contractor to North American Life and then to the municipality. The cost of the work, which would be carried out by the building contractor for North American Life, will be a charge against the Library Board's Capital Improvement Programme Budget.

The finishing work itself would be put to public tender when the time arrives but there is a need for an immediate decision in order to proceed with the basic work which will be the responsibility of the general contractor.

The Chief Building Inspector for the municipality, Mr. M. J. Jones, has been charged with the responsibility of supervising all of the work to be undertaken.

It was recommended that:

- (a) Council authorize the issuance of the purchase order mentioned above;
- (b) the cost of the work be charged against the Library Board's Capital Improvement Programme Budget;
- (c) a copy of the report at hand be sent to the Library Board.

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

CARRIED

AGAINST -- ALDERMEN MCLEAN AND MERCIER

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

CARRIED

AGAINST -- MAYOR PRITTIE, ALDERMEN
DRUMMOND AND CLARK

(16) Sperling Avenue South from Hastings Street

A report relating to the condition of the pavement on the above portion of Sperling Avenue will be submitted to Council on April 9, 1973.

April 2/1973

-16-

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

CARRIED UNANIMOUSLY

- (17) Lot 76, D.L. 43, Plan 24681 (7411 Winston Street)
SUBDIVISION REFERENCE NO. 21/72

An application has been received to subdivide Parcel "B" Explanatory Plan 10305, S.D. 17, Block 2, D.L. 43, Plan 3227. The Approving Officer is prepared to approve the application on the condition that the land involved be consolidated with the captioned municipally-owned property.

The Land Agent estimates the market value of the Corporation property at \$12,000.00. He has added that the subdivider is prepared to purchase the parcel for that price.

The land will be advertised for sale by posting a notice.

It was recommended that Council authorize the sale of the subject municipal parcel for \$12,000.00, subject to it being consolidated with the adjacent properties covered by the captioned subdivision reference number.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Land Agent review the price he has established on the subject Lot 76 and indicate the reason for the value."

CARRIED UNANIMOUSLY

- (18) (a) Lots 1 and 2, Block 9, D.L. 59, Plan 9444
(b) Block 9 Explanatory Plan 9840, D.L.'s 59/136/137, Plan 3795
(c) Ptn. of Lot "D", S.D. 18½, Block 8, D.L.'s 59/136/137, Plan 15742
REZONING REFERENCE NO. 14/73

It was recommended that Council approve in principle the rezoning of the above described properties to Residential District Eight (R8) for development under the Residential District Two (R2) standards and that the Planning Department be authorized to work with the applicant toward the preparation of a suitable plan of development.

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

CARRIED

AGAINST -- ALDERMEN MERCIER, DRUMMOND
AND MCLEAN

ALDERMAN DRUMMOND LEFT THE MEETING.

- (19) (a) Beresford Street, Antrim Avenue, McPherson Park Junior High School, Royal Oak Area
(b) Lot 1, S.D. "A", Block 15, D.L. 98, Plan 4577

The Planning Department has reported further on the zoning situation involving the above area and Lot 1:

- (1) The cost of acquiring land for park purposes between Beresford Street and Sidley Street on the East side of Royal Oak Avenue is estimated to be \$500,000.00. The area concerned is approximately 3.1 acres.

-17-

- (2) It is felt that the extent to which the developer should contribute toward the cost of acquiring land for park purposes is 50% because:

(i) without a park buffer, no industrial zoning can be supported;

(ii) a minimum 100-foot landscaped buffer should be provided by the developer to achieve an acceptable interface between the residential and industrial zones;

(iii) by increasing the width of the green space to 200 feet, the dimensions are such that the green space can be used for neighbourhood park purposes;

(iv) if the Corporation assumed the cost of the second 100-foot depth, a useable park can be achieved.

- (3) Because Beresford Street is only 16 feet wide at Royal Oak Avenue and continues that way for approximately 210 feet to the East, an additional 50 feet would be required from the first two lots. The second of the two lots is privately owned and, as the remainder of this parcel after road dedication will form a part of the park, the developers contribution for park could be used to acquire the lot.

Further East Beresford Street is 33 feet wide so an additional 33 feet would be required for road purposes. This dedication should be a prerequisite to rezoning.

- (4) Water service^{is} available and adequate; sanitary sewer service is also available and adequate; storm sewer service must be provided by the developer, with money for this work to be deposited as a prerequisite to rezoning; road construction on Beresford Street from Royal Oak Avenue to the East boundary of the subject Lot 1 must be provided by the developer, with monies to be deposited as a prerequisite to rezoning.

- (5) The subject Lot 1 is not of sufficient size to experience rezoning. Consolidation with Lot 2 to the East is therefore a prerequisite to rezoning.

- (6) A further prerequisite to rezoning should be the submission of a plan which reflects the adjacent use of the land to the West for park purposes.

- (7) Since the last report was submitted to Council on the subject matter, a petition has been received from a number of property owners in the area who are opposed to the area rezoning and request that the zoning remain R5.

- (8) If Council wishes to pursue the rezoning of the subject Lot 1, the following steps should be taken:

- (i) Confirm the adoption of the first two recommendations in the March 15th report on the matter;

April/2/1973

-18-

- (ii) Establish that the provision of the park is an integral part of the industrial zoning, and adopt a firm sharing arrangement for this and all other rezonings within the area.
- (iii) Refer the park proposal to the Parks and Recreation Commission since the portion of the park acquisition cost not borne by the developer must be assumed by the Corporation.
- (iv) Adopt the prerequisites set out above.
- (v) Advance the rezoning of the two-lot site referred to above to a Public Hearing.

Considering the cost of acquiring land for park and buffer purposes, it would appear that it would be feasible to expect industry to pay 50% of the cost of acquisition but this would mean that the proposed industrially-zoned land would be contributing \$69,000.00 per acre. By the same token, if the contribution from the proposed industrially-zoned land is much more reasonable, then the cost to the municipality becomes more unreasonable for the land that would be converted to park.

The municipality certainly does not have the estimated \$500,000.00 which would be required to purchase the entire property.

If the area is rezoned, it is certainly felt that there should be a park buffer between the area and Royal Oak Avenue. Considering the objections to the proposed rezoning, the cost of acquiring land for park purposes, the problems of assessing part of the cost of acquiring the park area against the area to be rezoned, and the lack of municipal funds for financing the acquisitions, it was recommended that Council reconsider its decision of March 19, 1973 which was to propose rezoning property in the area.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be referred to both the Parks and Recreation Commission and the Advisory Planning Commission for their views on the proposal advanced therein."

CARRIED UNANIMOUSLY

- (20) (a) Lot "B", Except Parcel 1, Explanatory Plan 11992, Block 1, D.L.'s 59/136, Plan 7048
 - (b) Parcel 1N $\frac{1}{2}$, Explanatory Plan 11992, R.S.D. 1, Block 1, D.L.'s 59/136, Plan 7048
 - (c) Parcel 1S $\frac{1}{2}$, Explanatory Plan 11992, R.S.D. 1, Block 1, D.L.'s 59/136, Plan 7048
- 7092 East Broadway, 2627 and 2647 Bainbridge Avenue
SUBDIVISION REFERENCE NO. 230/71

It was recommended that Council authorize the preparation of a document to establish a restrictive covenant that is to be annexed to the titles for the above described properties, pursuant to Section 24A of the Land Registry Act, guaranteeing that no development will take place on the consolidated lot, 7092 East Broadway, referred to in the report and that the two lots on Bainbridge Avenue also mentioned in the report will be connected to a sanitary sewer when available in the future, with the cost of preparing the document to be assumed by the applicant for the subdivision of the property.

April/2/1973

-19-

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

CARRIED UNANIMOUSLY

(21) 1973 Annual Budget

The above document was being submitted to Council this evening.

It was suggested that Council establish meeting dates for reviewing the Budget, which must be adopted on or before May 15, 1973.

Council should indicate the Boards, Commissions and Department Heads it feels should be interviewed so that appropriate arrangements can be made.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:
"That:

"BURNABY SECURITY-ISSUING BY-LAW NO. 1, 1973"
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1973"

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:
"That:

"BURNABY SECURITY-ISSUING BY-LAW NO. 1, 1973"
"BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1973"

be now read three times."

CARRIED UNANIMOUSLY

April/2/1973

-20-

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1972 came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #29/72

The Easterly 269.11 feet of Lot 85, D.L. 74, Plan 30139 measured Westward from the intersection of Canada Way and Laurel Street

5146 Laurel Street

From Residential District Three (R3) to Neighbourhood Institutional District (P1)

PLANNING DEPARTMENT has reported that all of the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1972 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 7, 1971, AMENDMENT BY-LAW 1973"

"BURNABY LOAN AUTHORIZATION BY-LAW NO. 8, 1971, AMENDMENT BY-LAW 1973"

"BURNABY ROAD CLOSING BY-LAW NO. 4, 1973"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 14, 1973"

"BURNABY ROAD CLOSING BY-LAW NO. 5, 1973"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That Council resolve itself into a Committee of the Whole to consider and report on:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1968"

RZ #62/68 re:

(a) Lot 1, Block "N", D.L. 90, Plan 16923

(b) Lot 4, Block "N", D.L. 90, Plan 17407
(6650 Canada Way)

FROM RESIDENTIAL DISTRICT TOW (R2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1972"

RZ #78/71 re:

Lots 5 to 7 inclusive, S.D. 6, Block 4, D.L. 206, Plan 1323
(515, 539 and 579 Clare Avenue)

FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO RESIDENTIAL DISTRICT SIX (R6)

April 2/1973

-21-

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1972"

RZ #52/71 re:

Area bounded by Freeway, Grandview Highway and Boundary Road
(2710, 2720, 2720, 2810, 2820, 2830, 2840 Boundary Road;
3722, 3726, 3721, 3732, 3738 Regent Street, and 3737,
3745, 3753, 3761 Grandview Highway)
FROM RESIDENTIAL DISTRICT (R5) TO SERVICE COMMERCIAL DISTRICT
(C4)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1972"

RZ #82/71 re:

Block "A" North part, S.D. 2-acre part, Sketch 5641,
D.L. 74N $\frac{1}{2}$, Plan 2603
(2636 Douglas Road)
FROM GENERAL INDUSTRIAL DISTRICT (M2) TO TRUCK TERMINAL
DISTRICT (M6)

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1968"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1972"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 2, 1972"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1972"

be abandoned."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY