

February 26, 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, February 26, 1973 at 7:00 p.m.

PRESENT: Alderman W. R. Clark, in the Chair;
Alderman W. A. Blair
Alderman T. W. Constable (7:05 p.m.)
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson
Alderman G. H. F. McLean
Alderman J. L. Mercier

ABSENT: Mayor R. W. Prittie

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

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:
"That the Minutes of the Council meeting held on February 19, 1973 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ACTING MAYOR CLARK proclaimed the week of February 26th to March 4, 1973 as Symphony Week.

DELEGATIONS

The following wrote to request an audience with Council:

- (a) Mr. John-Peter Linton, Artistic Director, Genesis Company - Theatre re Grant;
- (b) Reverend Frank H. Ward of the Burnaby Medical Aid to Vietnam Committee re Tag Day;
- (c) Mrs. C. Hummel re Proposed Rezoning of Property Known as 1381 Springer Avenue to Community Institutional District (P5);
- (d) Mr. Hugh Cooper of the Burnaby Burrard Inlet Park Commission re Proposed Rezoning of Land in D.L. 215 for Kask Bros. Ready Mix Concrete;
- (e) Mr. D. M. MacKay re Hastings-Duthie-Barnet Area;
- (f) Mr. R. McDonald re Walkway Between Paulus Crescent and Cliff Avenue.

ACTING MAYOR CLARK stated that the Genesis Company - Theatre had been requested by Mayor Prittie to appear before the Parks and Recreation Commission before coming to Council because of the policy that all Burnaby cultural and athletic groups make applications for grants to the Commission in the first instance.

Acting Mayor Clark also indicated that the Burnaby Burrard Inlet Park Commission and Mr. D. M. MacKay wished to withdraw their requests for audiences with Council.

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:
"That the remaining three delegations be heard."

CARRIED UNANIMOUSLY

(b) Reverend Ward appeared and indicated that the purpose of the Tag Day was to raise funds with which to send medical aid to Vietnam.

ALDERMAN CONSTABLE ARRIVED AT THE MEETING.

Reverend Ward added that the money collected would be sent to the International Red Cross. He added that it was understood U.S. funds, through the American Red Cross, were being sent to South Vietnam and there was none for North Vietnam.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Burnaby Medical Aid to Vietnam Committee to conduct its Tag Day on March 17, 1973, as requested."

CARRIED UNANIMOUSLY

(c) Mr. Lum appeared instead of Mrs. C. Hummel and made the following points in regard to the rezoning proposal involving 1381 Springer Avenue:

- (1) There is no need for additional Rest Homes in the municipality because there is no shortage of such facilities.
- (2) There are three high-rise senior citizens' homes being built in the municipality which should be able to accommodate the needs of such persons.
- (3) The "park" that has been referred to in reports Council has received from the Planning Department is, in reality, only a playground and therefore does not contain such things as benches for the use of people who will be residing in the Rest Home.
- (4) Though a transit route is two blocks away from the site, it is necessary for a patron to walk approximately one-half mile from the subject property to the bus stop because of the road patterns in the area.
- (5) Because it is likely there will be quite a number of service vehicles travelling to and from the proposed Rest Home, this will increase the hazard for children residing in the area.
- (6) The applicant is infringing on the rights of the 41 people opposed to the rezoning because a Rest Home facility is a commercial venture and not compatible with residential development.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN BLAIR:
"That the points made by Mr. Lum this evening be borne in mind by Council when the Amendment to the Zoning By-Law covering the subject rezoning proposal receives further consideration; and further, the applicant for the rezoning be so notified."

CARRIED UNANIMOUSLY

(f) Mrs. R. McDonald appeared and presented a Brief containing the following points in support of a request that the walkway be closed:

- (1) Though the walkway was developed years ago for the purpose of allowing those in the area access to Cliff Avenue, there is a constant nuisance due to such things as loitering, the use of the walkway by horses, and damage to private properties by people using the walkway.
- (2) Recently there has been access to the North, due to the continuation of Sherlock Avenue, which would allow people in the area to readily walk to Cliff Avenue. There is also a paved lane 400 feet South of the walkway that can be used as access.
- (3) There was a serious injury to a child recently who was playing in the walkway and ran onto Cliff Avenue where he was struck by a motor vehicle.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:

"That the submission from Mrs. McDonald be referred to the Municipal Engineer for report."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

Mrs. J. Simpson, Second Burnaby Heights Cubs & Scouts, wrote to request permission to hold a Church Parade on April 1, 1973 commencing at 1:30 p.m. along the route outlined in her submission.

Mr. M. Dyer, President, Burnaby Concert Band (1971) Society, submitted a letter requesting permission to hold a Walkathon on April 8, 1973 along the route detailed in his submission.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to both the Second Burnaby Heights Cubs & Scouts and the Burnaby Concert Band (1971) Society to conduct their activities along the routes and at the times indicated in their respective submissions, subject to the approvals of the Burnaby Detachment of the R.C.M.P., the Municipal Engineer and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

Mr. Howard Mar, Committee Chairman, Music Education Workshop, submitted a circular requesting that Council support in principle an application to Opportunities for Youth for a Music Education Workshop Project.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That the proposal outlined in the submission from the Committee Chairman of the Music Education Workshop be supported in principle."

CARRIED UNANIMOUSLY

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Mr. Douglas A. Hogarth, Q.C., Barrister and Solicitor, submitted a letter expressing appreciation to Council and various municipal officials for the co-operation which was accorded him when he presented a Brief on behalf of Mrs. E. Stebbe to Council on February 12th regarding the number of boarders that can be accommodated in the Rest Home proposed to be built at 5090 Victory Street.

The Honourable David D. Stupich, Minister of Agriculture, submitted a circular explaining two Orders-in-Council relating to the preservation of farmland in the Province.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GORDON:
"That the submission from the Minister of Agriculture be referred to the Planning Department for comment."

CARRIED UNANIMOUSLY

Mr. R. B. Knipe, Treasurer, Burnaby Family Life Institute, wrote to acknowledge the grant Council gave the Institute and to advise of the meeting times of the Institute.

Mr. P. J. Gairns, Municipal Clerk, The Corporation of Delta, submitted a letter requesting that Council support Delta in its attempt to have further Hearings held in regard to the construction of the Arnott-Kidd #2 Transmission Line.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CONSTABLE:
"That action on the request of Delta be deferred until Delta can provide more specific information concerning the proposed Transmission Line and the Municipal Manager can submit background information on the proposal."

CARRIED UNANIMOUSLY

Mr. H. Harnett, Secretary-Treasurer, Fraser Valley Mosquito Control Board, submitted a circular letter providing advance notice that the Annual Meeting of the Board will be held on March 8, 1973 at 8:00 p.m. in the Recreation Centre on Second Avenue in Mission.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"That Alderman Constable be authorized to attend the meeting of the Fraser Valley Mosquito Control Board on behalf of Council."

CARRIED UNANIMOUSLY

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular letter advising that the Executive of the U.B.C.M. is making immediate representations to the Provincial Government requesting amendments to the Municipal Act, or to other Acts as applicable, to provide interim and long-term protection to municipalities and Regional Districts from the implications contained in a Judgment that was rendered in a case of McCrea versus the City of White Rock et al.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN GORDON:
"That Council fully support the action being taken by the U.B.C.M. Executive, as detailed in the letter from the Executive Director."

CARRIED UNANIMOUSLY

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D. C. and C. Brown and a number of others submitted a petition requesting that Council deny a proposal that the parking restriction on the West side of Willingdon Avenue between Maywood and Imperial Streets be removed.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That action on the request be deferred until consideration of Item 5 of the Traffic Safety Committee Report later in the evening."

CARRIED UNANIMOUSLY

Mr. G. Stelp, Director, Burnaby S.P.E.C., wrote to question the desirability of continuing to allow the construction of high-rise apartments 30 stories in height and to suggest that a limit of 15 stories be established for all buildings in the municipality.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:

"That the submission from Burnaby S.P.E.C. be referred to the Planning Department for comment."

IN FAVOUR -- ALDERMEN CLARK, LAWSON,
CONSTABLE AND DRUMMOND

AGAINST -- ALDERMEN MERCIER, GORDON, MCLEAN
AND BLAIR

MOTION NEGATIVED

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MCLEAN:

"That the submission from Burnaby S.P.E.C. be returned to Council for further consideration when reviewing Urban Structure and related matters; and further, Mayor Prittie suggest a date when Council can deal with the matter."

CARRIED UNANIMOUSLY

T A B L E D I T E M

The following matter was then lifted from the table:

Leases - Burrard Inlet

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:

"That Item 16 of the Municipal Manager's Report No. 15, 1973, which deals with the subject at hand, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(16) Leases - Burrard Inlet

The Solicitor and Land Agent advise that there has been no Crown grant or conveyance to the Corporation of the land lying beneath the water of Burrard Inlet from the shore to the centre of the Inlet, and therefore the Corporation does not own the property.

The extension of the boundary of the municipality from the shore to the centre of Burrard Inlet simply meant that the municipality can collect taxes from the leased water lots and that it receives a grant in lieu of taxes on the water lots not leased.

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It was recommended that the National Harbours Board be advised that Council is prepared to accept the proposals set forth in a letter from the Board dated February 8, 1973, including the effective dates noted therein, and that a copy of the report at hand be sent to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"WHEREAS the Greater Vancouver Regional District is soliciting its members to participate in a common labour negotiating body, and;

WHEREAS they are undertaking the responsibility for job identification and evaluation, and;

WHEREAS there are many common employment classifications throughout the Lower Mainland, and;

WHEREAS there is duplication in services in each municipality in staff and evaluation procedures, and;

WHEREAS a common employment centre would allow a greater flexibility and mobility of employees throughout the Lower Mainland;

THEREFORE BE IT RESOLVED that the Municipality of Burnaby ask the Greater Vancouver Regional District to form a Committee to study the possibility of incorporating this function within the Labour Relations Organization being set up."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman McLean pointed out that the pavement in the 5400 Block Inman Avenue has sunk about 12 inches after it was rebuilt following damage to it by a developer constructing an apartment block there.

The Municipal Engineer was asked to ensure that the road is restored by the developer to the level and standard required by the municipality.

Alderman Mercier enquired as to why Council has not yet received a report from the Parks and Recreation Commission on a proposal that certain municipally-owned land be leased to the Boys' Clubs of Vancouver. He pointed out that the Boys' Clubs are about to commence a campaign for funds with which to construct a new club facility and they were anxious to know whether the municipal land in question might be made available.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:
"That the Municipal Manager provide Council with a report on March 5th indicating where the proposal enunciated above regarding the Boys' Clubs of Vancouver stands at the moment."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

R E P O R T S

MAYOR PRITTE submitted a report recommending that Alderman D. Lawson be appointed Acting Mayor for the months of March and April, 1973.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN BLAIR:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (9) recommending the courses of action indicated for the reasons given:

(1) Sullivan Heights Area

It was recommended that the following action be taken on requests from the Sullivan Heights Ratepayers' Association pertaining to traffic situations in the Sullivan Heights area:

- (a) That right turns off North Road onto Casewell, David, Sullivan and Cameron Streets be prohibited between the hours of 7:00 a.m. and 9:00 a.m.;
- (b) That left turns onto North Road from Casewell, David, Sullivan and Cameron Streets be prohibited between 4:00 p.m. and 6:00 p.m.,

with these restrictions to be in effect every day except Sundays and holidays and remain until such time as adequate alternative routes are established which will guarantee a return to normal traffic flows on the streets in question.

- (c) That pedestrian crosswalks not be installed at the locations requested by the Association because warrants for such a device are not met.

With the turning restrictions under (a) and (b) above, there would be even less justification for crosswalks there.

- (d) That parking not be prohibited on Cameron Street because the standard to which the street is developed allows full parking without undue delay to moving traffic.
- (e) That the problem regarding truck traffic on the streets mentioned by the Association be referred to the R.C.M.P. for enforcement of the Truck Route By-Law.
- (f) That, as no information is at hand with respect to future bus service in the area, no comment be offered on the points made about the matter by the Association.

(g) That the Municipality of Coquitlam be advised of the above turning restriction proposals.

(2) 17th Avenue and 16th Street

It was recommended that no action be taken on a request for stop signs at the above intersection because warrants for such a device are not met.

(3) Parking on Thunderbird Crescent

It was recommended that the existing parking prohibitions on Thunderbird Crescent be retained because of the justification for such measures, details of which were provided in a report the Committee submitted to Council a short time ago.

(4) Canada Way and Douglas Road

It was recommended that the existing advance signal sign for the Eastbound traffic movement on Canada Way ^{approaching Douglas Road} be mounted at a higher level and projected over the road.

(5) 6600 Block Willingdon Avenue

It was recommended that the existing parking prohibition on the West side of Willingdon Avenue between Maywood and Imperial Streets be retained until Willingdon Avenue is improved to a final standard or until the residents on that side of the street request the removal of the restriction.

(6) Winston Street

It was recommended that no action be taken on a request that steps be taken to ensure that Winston Street is used as a collector route for the industrial area to the South and that more adequate screening be provided for the residents adjacent to Winston Street other than the placing of two additional 30 m.p.h. signs on the Street.

(7) Stride Avenue and 19th Street

It was recommended that no action be taken to alter the traffic control devices at the above intersection, which consist of stop signs, other than to repaint the stop lines and replace the 24 inch signs with 30 inch types.

(8) Willingdon Avenue and Sardis Street

It was recommended that no action be taken to provide a special school patrol-operated traffic signal at the above intersection because warrants for such an arrangement are not met.

(9) Parker Street and Willingdon Avenue

It was recommended that Council ratify the action taken by the Municipal Engineer to institute a "No Parking Anytime" prohibition on the East and West approaches to Willingdon Avenue on Parker Street and paint appropriate lane lining there.

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

CARRIED UNANIMOUSLY

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GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that grants be made to the following organizations in the amounts and for the purposes indicated:

- (1) Burnaby North Senior Secondary School - \$250.00 - to assist with the cost of a Provincial Debating Championship to be held at Burnaby North on March 3rd.
- (2) Greater Vancouver Helpful Neighbour Society - \$525.00 - to assist with the payment of rent, heat and telephones at a workshop the Society operates at 3731 Hastings Street.
- (3) Burnaby North Senior Secondary School - \$35.00 - to pay for $\frac{1}{2}$ page advertisement in the School's annual Year Book.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

DEPUTY MUNICIPAL CLERK submitted a Certificate of Sufficiency covering the paving of the lane West of Cliff Avenue South from Karen Street to the S.P.L. of Lot 6, Block 3, D.L. 131, Plan 16109.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:
"That the Certificate be received and a Local Improvement Construction By-Law be prepared to authorize the work covered by the Certificate."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 15, 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) Annual Motor Vehicle Maintenance Conference

It was recommended that Council authorize the attendance of Mr. R. Britton of the Engineering Department and Mr. J. Etches of the Fire Department at the above Conference in Seattle, Washington, from March 19th to 22, 1973.

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

CARRIED UNANIMOUSLY

(2) Monthly Report of Health Department

A report of the Medical Health Officer covering the activities of his Department for the month of January, 1973 was being submitted herewith.

(3) Monthly Report of 1973 Canada Summer Games Society

A report of the Executive Director of the 1973 Canada Summer Games Society covering its activities as of February 20, 1973 was being submitted herewith.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:
"That the above two reports be received."

CARRIED UNANIMOUSLY

(4) Easement - Portion of Lot 105, D.L. 4
SUBDIVISION REFERENCE NO. 4/73

It was recommended that Council authorize the:

- (a) acquisition of an easement, for sewer purposes, over a portion of the above described property at no cost to the Corporation;
- (b) execution of the documents required in connection therewith.

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

CARRIED UNANIMOUSLY

(5) Street Light

It was recommended that Council approve the installation of a 300 watt mercury vapour street light on Willingdon Avenue opposite Kenny Court.

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

CARRIED UNANIMOUSLY

(6) Block 84 Except Explanatory Plan 33894, D.L. 40, Plan 29647
REZONING REFERENCE NO. 60/72

The Planning Department has reported as follows on suggestions Council made at its February 5th meeting when dealing with an application to rezone the above described property to Light Industrial District (I5):

- (a) The four property owners to the North of the subject property are not prepared to sell their lots to the developer.
- (b) Following discussion between the applicant, the abutting owners and members of the Planning Department, a basically acceptable revised development plan has now been prepared. This provides for an increase in the building setback from the North Property Line from 30 feet to 50 feet and introducing substantial screen planting consisting of evergreens and deciduous trees and shrubs to a 12-foot planting height within the Northerly 30 feet. The setback from the West Property Line has been reduced from 80 feet to 65 feet to pick up the area removed from the North of the structure. Although this decreases the buffer zone provided on the West side of the structure below the prerequisite 80-foot minimum, it does not detract from the overall quality of the development nor reduce the effectiveness of the buffer strip itself.
- (c) It has been determined that a storm sewer will need to be installed to serve the site.

It was recommended that:

- (a) the following additional prerequisite to the rezoning be approved:

"the deposit of sufficient monies to cover the cost of constructing a storm sewer to service the site";

- (b) Council consider Third Reading of the Amendment to the Zoning By-Law covering the rezoning proposal upon satisfactory completion of all the prerequisites which have been established.

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

CARRIED UNANIMOUSLY

(7) Local Court of Revision

It was recommended that Council sit as the Local Court of Revision at 10:00 a.m. on May 2, 1973 in the Council Chambers.

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

IN FAVOUR -- ALDERMEN BLAIR AND LAWSON

AGAINST -- ALDERMEN CLARK, CONSTABLE,
DRUMMOND, GORDON, MCLEAN
AND MERCIER

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"That Council sit as the Local Court of Revision at 7:00 p.m. on May 2, 1973 in the Council Chambers."

CARRIED

AGAINST -- ALDERMAN BLAIR

(8) Ready Mixed Portland Cement

It was recommended that Council accept the tender of Kask Bros. Ready Mix Limited in the amount of \$34,459.75 for the supply and delivery of ready mixed portland cement on the following bases:

- (a) Final payment be based on the actual quantities and unit prices tendered.
- (b) The material be supplied upon demand for the period between March 1, 1973 and February 28, 1974.

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

CARRIED UNANIMOUSLY

(9) Driveway - 4776 Buxton Street (Tufts)

Before a curb and sidewalk was installed in the 4700 Block Buxton Street, it was noted that a gravelled parking area existed in the front yard of 4776 Buxton Street which violated Section 800(6)(1) of the Zoning By-Law. As a result, a written notice was sent to the registered owners of the property notifying them that no vehicle crossing would be provided in the curb and sidewalk.

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The present home at 4776 Buxton Street was placed there in September, 1967 after having been moved from 5926 Kathleen Avenue.

If Mr. Tufts is permitted access to Buxton Street, both the crossing he wishes and one to the East would be combined and there would no longer be a bump between them.

The Tufts presently have three legal parking structures with access to the lane. To provide a legal parking spot from the street would require an extension of the front yard gravelled driveway. As this extension would involve a fair amount of excavation, it is not expected that this work would be done once the crossing was provided.

The abutting property at 4792 Buxton Street has not provided any vehicular access to the lane. As this access leads to a legal parking area, the registered owner of that property has been informed that front access will be provided.

The Municipal Engineer was recommending that no access be provided to the front of the subject property from Buxton Street.

It was recommended that the request to retain a front yard driveway at 4776 Buxton Street be approved on the condition that the driveway is extended a legal parking area by the owner prior to commencement of the local improvement work that is intended to be scheduled to begin in May, 1973.

Mr. Tufts was present and indicated there was additional information about the subject of the report at hand he wished to present.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LAWSON:

"That the report of the Manager be tabled until the March 5th meeting and it be understood Mr. Tufts will provide Council with the additional information mentioned by him at that time."

CARRIED UNANIMOUSLY

(10) Lot "C", D.L. 166A, Plan 7398

A request has been received to use a portion of the above described property to conduct tests on a newly developed barge unloading ramp.

As a result of the Planning Department considering the matter, it was recommended that applications for development of the subject Lot "C" which are at variance with the concept of providing continuous public access within the proposed foreshore park strip along the Fraser River be deferred until current discussions with the owners of the property are finalized.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be tabled until the March 5th meeting in order to allow members of Council an opportunity to view the facility which is the subject of the report."

CARRIED

AGAINST -- ALDERMEN CONSTABLE AND MCLEAN

- (11) (a) Burnaby Loan Authorization Referendum By-Law 1971,
Amendment By-Law 1973
(b) Burnaby Comprehensive Loan Authorization By-Law
No. 1, 1973
-

It was recommended that:

- (1) Burnaby Loan Authorization Referendum By-Law 1971, be amended to increase the provision for the Kensington Rink from \$505,500.00 to \$800,000.00 and decrease the provision for Miscellaneous Parkland Acquisition from \$3,605,000.00 to \$3,310,500.00;
- (2) a Comprehensive Loan Authorization By-Law, which would provide for the borrowing of \$942,000.00 to permit the financing of the \$800,000.00 for the Kensington Ice Rink mentioned under (1) and for a \$140,000.00 contribution to the Burnaby Lake Public Facility, be favourably considered by Council;
- (3) the \$294,500.00 loss to the Miscellaneous Park Land Acquisition provision be replenished by an allocation in the same amount from Swimming Pool Reserve No. 2.

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

CARRIED UNANIMOUSLY

(12) Living Accommodation on Business Premises

The Planning Department has reported as follows on the above matter:

- (a) The Zoning By-Law presently makes considerable provision for living accommodation in association with a variety of non-residential uses. In that regard, provision is made in M1, M2, M3, M5 and M6 Districts for the accommodation of a caretaker or watchman within a new principal building on sites of two acres or more. Living accommodation is also permitted with Animal Hospitals in M3a Districts. In Commercial zones, residential accommodation above a business premise is permitted in the C3 District, subject to certain conditions.
- (b) In addition, living units can be provided as part of a development under Comprehensive Development District zoning or in conjunction with a commercial premise in the C1 District. The By-Law also permits a dwelling or dwelling units to be provided for a Minister, caretaker, or watchman in conjunction with such uses as churches, kindergartens, schools, public recreational facilities, cemeteries, crematoria, etc. in many of the Institutional Districts.

In all of the above cases, the standards which have been established are designed to maintain the liveability of the residential portion of each particular development and to avoid as far as possible conflicts which often arise where a mixture of uses is located on one site.

In the case of the Industrial zones, the requirement that living accommodation be provided in a new building will ensure its development as an integral part of the building at the outset and prevent undesirable attachments being made to existing structures. The two acre minimum

site area requirement is designed to prevent the mixture of incompatible uses on small lots.

The living accommodation provided in the Institutional Districts is generally associated with residentially-oriented types of activities and development densities are typically low. Many uses of this type are located within or in close proximity to residential districts. The same situation applies in the C3 zones.

- (c) Any broadening the present regulations in the Zoning By-Law which would encourage a substantial increase in the mixing of residential and non-residential development could give rise to serious problems. In the case of Commercial areas, such a mixture would almost certainly have a detrimental effect on the residential use, including a general lack of privacy and feeling of overcrowding, a reduction in the amount of light and air usually associated with living accommodation, excessive air pollution from vehicle exhausts, the presence of dust and other commercial wastes, and high noise levels. Outdoor living space, which is required for normal residential development is often entirely lacking in Commercial Districts. Such areas of mixed use are more apt to fall prey to sht and slum conditions than would be the case in purely commercial or residential areas. Increased demands for water and sewer services would need to be met in those commercial areas which also provide for residential accommodation.

Most of the above undesirable features would also apply in mixed residential/industrial areas. In addition, the greater generation of traffic and the use of streets for parking by industrial vehicles increases the hazards to pedestrian movements.

It is also likely the permitting of living accommodation on a wider scale would increase the period of transition from residential to industrial use in industrially-zoned areas where non-conforming houses is located.

- (d) It would be far more desirable from the viewpoint of the future development of the municipality to encourage an increase in police surveillance as a means of curtailing the rising crime rate than to reduce the present zoning standards governing living accommodation in some residential area, and it was being so recommended.

It was recommended that existing zoning regulations governing standards of living accommodation in non-residential area not be changed.

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

CARRIED

AGAINST -- ALDERMEN CLARK AND DRUMMOND

- (13) Lot 5, Block 9, D.L. 173, Plan 1034 (6036 Thorne Avenue)
PRELIMINARY PLAN APPROVAL NO. 2042
Lot 17, Block 7, D.L. 173, Plan 1034 (5951 Thorne Avenue)
PRELIMINARY PLAN APPROVAL NO. 2055

It was recommended that Council authorize the issuance of the above Preliminary Plan Approvals, which are for the construction of the agricultural facilities referred to in the report, subject to the satisfaction of the bulk of the governing M3a regulations and, in the case of P.P.A. #2042, the owner of the property recognizing that his existing agricultural development, including the proposed structure, will be non-conforming when proposed rezonings of land in the Big Bend Area become effective.

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

CARRIED UNANIMOUSLY

(14) Information Pamphlets (Greater Vancouver Regional District)

The Public Relations and Communications Consultant for the Greater Vancouver Regional District has written to ask if the municipality will mail an information pamphlet on behalf of the Regional District to Burnaby property owners with the tax notices that are mailed in May.

Plans have already been made to include, with the 1973 tax notices, the following items:

- (a) The R.C.M.P. "Stop Thief" brochure.
- (b) An article explaining the Provincial Homeowner Grant Act.
- (c) A bulletin containing miscellaneous information of interest to municipal residents.

All of these three items can be mailed in an envelope which requires 8 cents postage.

If the Regional District pamphlet is included, postage costs will increase by approximately \$1,800.00.

The proposed distribution of the pamphlet will not be implemented if a sufficient number of municipalities reply in the negative.

It was recommended that:

- (1) the information pamphlet in question not be distributed with the tax notices in 1973;
- (2) the Regional District be advised the municipality will consider the inclusion of the pamphlets with the tax notices in 1974;
- (3) a copy of the report at hand be sent to the Public Relations and Communications Consultant for the Regional District.

ACTING MAYOR CLARK stated that Mayor Prittie wished to make Council aware of the following in regard to the above report of the Manager:

- (i) The pamphlet has been reduced in size.*
- (ii) Surrey has refused to mail the pamphlet unless the G.V.R.D. pays additional costs amounting to approximately \$2,000.00. Surrey may make available the pamphlet at community centres, etc.*
- (iii) Delta and White Rock will ^{mail} not the pamphlet but will arrange for distribution of it, probably through the schools.*
- (iv) He is in favour of Burnaby either mailing the pamphlet or delivering them.*

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

IN FAVOUR -- ALDERMEN CONSTABLE, MERCIER,
DRUMMOND AND CLARK

AGAINST -- ALDERMEN BLAIR, GORDON, LAWSON
AND MCLEAN

MOTION NEGATIVED

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN BLAIR:
"That the G.V.R.D. information pamphlet be distributed with the
1973 tax notices of the municipality providing there is no additional
cost to the Corporation."

CARRIED

AGAINST -- ALDERMAN MCLEAN

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

ALDERMAN BLAIR WAS ABSENT.

- (15) Soundproofing in Dwellings Planned to be Located on a 9.86
Acre Portion of Lot 1, D.L.'s 73/81, Plan 40648
REFERENCE REZONING NO. 1/72

The Chief Building Inspector has provided additional information
regarding the meaning of S.T.C. and comparative S.T.C. ratings
between the dwellings proposed to be located on the captioned
property and the De Cosmos development in Vancouver.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

(16) Leases - Burrard Inlet

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

(17) Chevron Canada Limited
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2073

It was recommended that Council authorize the issuance of the above
Preliminary Plan Approval, which is for the extension of asphalt tanks
on property owned by the Company.

ALDERMAN BLAIR RETURNED TO THE MEETING.

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

CARRIED

AGAINST -- ALDERMAN CONSTABLE

(18) Oil Spill - Still Creek

The Chief Public Health Inspector has provided a report containing the sequence of events which occurred when his Department was informed of an oil slick entering Still Creek and the action which was subsequently taken by the Assistant Superintendent for the Greater Vancouver Sewerage and Drainage District to combat the slick with a chemical dispersant from a helicopter.

It was recommended that the matter of using a helicopter to combat pollution in a way that affects bodies of water in Burnaby be deferred until a full study of the subject has been completed and the results of the study are forwarded to Council; and further, that a copy of the report at hand be forwarded to the Greater Vancouver Regional District.

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

CARRIED UNANIMOUSLY

(19) Proposed Amendments to the Assessment Equalization Act

The primary purpose of Bill 71, which amends the Assessment Equalization Act, is to limit assessment increase restrictions to farm and residential properties.

A report of the Municipal Assessor on this matter was being submitted herewith.

It was recommended that a copy of the report at hand and the attachment from the Assessor be sent to all Burnaby M.L.A.'s along with a request that they support the recommendation of the Assessor which^{is} offered as an alternative to Bill 71; namely, the introduction of one mill rate for residences and farms and another for industries and commerce, instead of one mill rate for all purposes.

MUNICIPAL MANAGER stated that a copy of the report and the attachment to it should also be sent to the Minister of Finance and the Assessment Commissioner.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted and copies of his report also be sent to the Minister of Finance and the Assessment Commissioner with the same request that is being made of the Burnaby M.L.A.'s."

CARRIED UNANIMOUSLY

(20) Regional Railway Authority

A submission from the Greater Vancouver Regional District pertaining to the above matter was being submitted herewith.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager, and the attachment to it, be received."

CARRIED UNANIMOUSLY

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- (21) A 20-foot Strip of Parcel "A", Sketch 3819, Block 2,
D.L. 215, Plan 3082 (Kask Bros. Ready Mix Concrete Ltd.)
REZONING REFERENCE NO. 54/72

The Parks and Recreation Commission, on February 21, 1973, directed its staff to investigate certain parts of the presentation Mr. Hugh Cooper made when speaking in opposition to the above rezoning proposal. The report that is submitted as a result of the investigation will be embodied in the report from the Planning Director concerning Burrard Inlet.

In the meantime, the Commission will take no action on the subject rezoning proposal until the comprehensive planning report on the types of recreational activities which should be considered for the Burrard Inlet area is received.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"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 LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3
TO 9 INCLUSIVE, 1973"

(#6237 & 6239
to 6244
inclusive)
(#6245)

"BURNABY LOAN AUTHORIZATION REFERENDUM BY-LAW 1971,
AMENDMENT BY-LAW 1973"

"BURNABY COMPREHENSIVE LOAN AUTHORIZATION BY-LAW
NO. 1, 1973"

(#6246)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3
TO 9 INCLUSIVE, 1973"

"BURNABY LOAN AUTHORIZATION REFERENDUM BY-LAW 1971,
AMENDMENT BY-LAW 1973"

"BURNABY COMPREHENSIVE LOAN AUTHORIZATION BY-LAW NO. 1,
1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN MERCIER:
"That "BURNABY BUDGET AUTHORIZATION BY-LAW 1972, AMENDMENT BY-LAW
1973" be now reconsidered and finally adopted, signed by the Mayor
and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY