

SEPTEMBER 4, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, September 4, 1973, at 7:00 p.m.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman E. L. Burnham
Alderman M. M. Gordon
Alderman B. M. Gunn
Alderman D. A. Lawson (7:03)
Alderman W. A. Lewarne
Alderman G.H.F. McLean
Alderman J. L. Mercier (7:03)
Alderman V. V. Stusiak

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:
"That the Minutes of the Council meetings held on August 20 and 27, 1973, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. Joe Corsi re lane allowance - Moscrop Street and Smith Avenue.
- (b) Capitol Hill Community Hall Association re proposed expansion.
- (c) Mr. H. Lum re proposed rezoning of property known as 1381 Springer Avenue to Community Institutional District (P5) - REZONING REFERENCE NO. 56/72.

Mayor Constable pointed out that Mr. Lum had indicated he did not wish to address Council on the subject of his submission.

ALDERMAN LAWSON AND ALDERMAN MERCIER ARRIVED AT THE MEETING.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN LEWARNE:
"That Mr. Corsi and Mr. G. Ast of the Capitol Hill Community Hall Association be heard."

CARRIED UNANIMOUSLY

- (a) Mr. Kind of 3845 Moscrop Street appeared and advised that he would be speaking instead of Mr. Corsi.

Mr. Kind's attention was drawn to the fact the the Municipal Manager had two report items for Council this evening (Items 22 and 24 of his Report No. 66, 1973) which related to the subject of the presentation by Mr. Kind.

It was decided by Council that Mr. Kind could make his presentation after he had had an opportunity to read the two report items of the Manager.

- (b) Mr. G. Ast then spoke and urged that Council set aside land for an expansion of the Capitol Hill Community Hall.

Mr. Ast made the following points in support of his request:

- (1) There is insufficient area for any extension of the Community Hall.
- (2) The Hall is centrally located for community activities.
- (3) The building is operating at capacity now and it is anticipated that, with the building of more apartments in the area, there will be a greater demand for the facility.

In response to a question from Council, Mr. Ast stated that the Community Hall is rented to Cubs and Scouts groups, the Boys' Clubs, Weight Watchers' Club, the Fish and Game Club, Square-Dancers, Girl Guides, the I.O.D.E., the Bencher Company and the Soccer Club.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the request of Mr. Ast be referred to the Parks and Recreation Commission for consideration and report."

CARRIED UNANIMOUSLY

- (a) Mr. Kind then spoke and advised that he had read the two report items of the Municipal Manager.

Mr. Kind indicated that he and the other property owners involved were willing to dedicate the necessary land for the lane that is proposed to be created but they would not pay for the cost of constructing the facility.

Mr. Kind stated that he and the other owners had always felt that a lane allowance existed at the rear of their properties because a sewer is located there.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That Items 22 and 24 of the Municipal Manager's Report No. 66, 1973, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of those two report items:

(22) Lane Allowance - Moscrop Street and Smith Avenue

The Planning Department is in the process of preparing a report on the subject matter and it will be presented to Council as a Supplementary Item on September 4, 1973.

(24) Lane Allowance - Moscrop Street and Smith Avenue

The properties involved front onto Smith Avenue and onto Moscrop Street and the homes on them have been built recently. Each lot has a private driveway access from either of the two streets.

On April 30, 1973, the Council approved the sale of an adjacent site (Site 4 - Inman/Lister) to the Provincial Government. The actual transferring of title to the land will be done when all servicing arrangements are completed, including survey plans, design and construction.

The Provincial Government, through its agent the G.V.R.D. Housing Department, has agreed to the subdivision layout for the site which has been approved by Council.

An attached Sketch 2 outlines what is considered to be an amenable arrangement for lanes in the area. This Sketch indicates that:

- (a) Dedications will be required from Lots A, 184, 185, 52, 53 and 54. The adjoining Lot 55 would have direct driveway access if desired from the new road to the north.
- (b) On the Provincial Government site, Lot 194 would gain added area and Lot 193 would be reduced in size by required dedications. The Provincial Government would have to give specific approval to the outlined dedication exchange as well as the proposed new lane layout.
- (c) Survey costs for lane dedication should be met by the applicant.
- (d) The cost of constructing the lane would be the responsibility of the affected owners. The usual practice is that funds for lane construction be obtained by undertaking the work as a Local Improvement.

It was recommended that the proposed new lane (the one shown on Sketch 2) be constructed, subject to the following conditions:

- (a) That the necessary dedications for lane purposes be obtained from Lots A, 184, 185, 52, 53 and 54.
- (b) That the Provincial Government agree to the lane exchange situation involving Lots 193 and 194.
- (c) That legal survey costs involving the aforescribed Lots A to 54 be paid by the applicant.
- (d) That funds for designing and constructing the lane be obtained through the Local Improvement provisions of the Municipal Act on initiation of a petition by the affected owners.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That action on the recommendation in the report of the Manager be deferred until the September 10th meeting of Council in order to allow the property owners concerned an opportunity to express their views on the question of whether they would be prepared to dedicate the necessary land for the lane and pay the cost of constructing the facility."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"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

Mr. L. T. Sanders, Secretary-Treasurer, Burnaby Model Rocket Club, wrote to express appreciation for the assistance Council gave the Club in defraying some of the expenses incurred by the Club in competing in the First Canadian Rocketry Championships in Edmonton.

Mayor Constable drew attention to the trophies the Rocket Club had won which were on display in the Chamber.

Mr. Brian M. Hanson, General Manager, Vancouver Opera Association, wrote to express appreciation for the continued support Council has given the Association.

Mrs. D. Hannah, Treasurer, South Burnaby PeeWee "A" Travelling Team, submitted a letter expressing appreciation for the donation Council gave the organization.

The Hon. E. Dailly, Minister of Education, submitted a letter advising that she has noted the requests of Council and the Burnaby Parks and Recreation Commission concerning the Municipal interest in the Willingdon School for Girls and that the matter has been referred to the Cabinet Committee responsible for the facility for consideration.

Mayor Constable stated that he proposed to discuss the subject matter of the letter from the Minister of Education at a meeting he will be having either at the end of this month or early next month with Ministers of the Crown Provincial on other subjects involving the Provincial Government and the Municipality.

He pointed out that in preliminary discussions with the various Ministers he had not been able to ascertain the use that is to be made of the Willingdon School for Girls.

The Hon. David Barrett, Premier of British Columbia, wrote to advise that consideration will be given the request of Council that the Municipalities' Aid Act be amended to conform with Federal Legislation which permits grants to municipalities based on a full mill rate taxation on assessed values established by a municipality and accepted by the Federal Government.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the subject matter of the letter from the Premier be brought forward to Council around January 1, 1974, in the event nothing occurs about the situation before that time."

CARRIED UNANIMOUSLY

Mr. H. A. Harder, Manager, E. H. Price Limited, submitted a letter requesting that the Municipality refund the Company \$323.50 which represents an overpayment of business taxes the Municipality collected.

Item #10 of the Municipal Manager's Report No. 66, 1973, which relates to the request of E. H. Price Limited, was brought forward at this time. The following is the substance of that report:

(9) Business Tax (E. H. Price Limited)

The decision of the Supreme Court of Canada referred to in the letter from the Company concerns a specific assessment in the City of Port Alberni. There is, at this time, no decision of any Court that any Burnaby business tax assessment is invalid.

Business tax assessments are confirmed at the Court of Revision and are not open to challenge. However, it is most apparent that the Port Alberni decision must be considered by the Assessor in preparing the 1974 and subsequent Assessment Rolls.

It was recommended that the request of E. H. Price Limited for a refund of the business tax in question be denied.

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

CARRIED UNANIMOUSLY

Mrs. Donna Neufeld, wrote to urge that the Burnaby Park Area not be allowed to be developed for low-income housing purposes because it and the surrounding area should be retained for recreational use.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the letter from Mrs. Neufeld be referred to His Worship Mayor Constable for an explanation of the situation relating to development in the area of concern to her and he also ensure that she is given an explanation as to which area is to be developed for low-income housing."

CARRIED UNANIMOUSLY

Mr. R. L. Marcoux, Vice President, McDonald's Restaurants of Western Canada Limited, submitted a letter outlining problems the Company is experiencing at its establishment on Hastings Street at Alpha Avenue in regard to loitering, littering, vandalism and other similar acts.

Item #11 of the Municipal Manager's Report No. 66, 1973, which relates to the subject of the letter from Mr. Marcoux, was brought forward at this time. The following is the substance of that report:

(11) McDonald's Restaurant - Hastings Street at Alpha Avenue

The R.C.M.P. has reported as follows on the matters concerning McDonald's Restaurants of Western Canada Limited:

- (a) The area in question has been one of the major trouble spots in the Municipality and it gets the benefit of the majority of preventive patrols.
- (b) A large number of teenagers with vehicles meet during the evenings there. These vehicles come and go, with the occupants loitering about until 1:00 or 2:00 a.m., peaking on Fridays and Saturdays. Occasionally, there is drinking and the squealing of tires. Some of the teenagers appear to harbour a grudge against the Management of the McDonald's Restaurant in question and some vandalism has occurred. Rocks or beer bottles have been thrown through the sign of McDonald's and there are several complaints which would substantiate the other allegations made by Mr. Marcoux in his letter.

- (c) Violators are prosecuted when evidence is available under the Government Liquor Act, the Motor Vehicle Act and the Criminal Code. There is no effective law prohibiting loitering around public places.
- (d) There are several other large establishments in the area that are similar to McDonald's but they are not experiencing difficulties. A better rapport between the Management of McDonald's and the local citizens may improve conditions, but this may not be possible.
- (e) In the future, the R.C.M.P. will continue to investigate all complaints and maintain its preventive patrols.

The reference in the letter from Mr. Marcoux concerning the rejection of his rezoning application involved properties known as 4565 and 4571 Pender Street, which Council did on August 13, 1973.

It was recommended that a copy of the report at hand be sent to McDonald's Restaurants of Western Canada Limited.

During consideration of the letter from McDonald's Restaurants and the report of the Manager, it was suggested that McDonald's should employ older people in its establishment who can perhaps command greater respect from the teenagers loitering about the place. It was added that the measure mentioned by Mr. Marcoux concerning the use of guard dogs at the establishment seemed a little drastic.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted; and further, because Council appreciates the problems McDonald's Restaurant at Hastings Street and Alpha Avenue is having with loitering, littering, vandalism and other acts, the R.C.M.P. meet with Mr. Marcoux, the Manager of the McDonald's Restaurant in question, Mayor Constable and the liaison with the Justice Department, Aldermah W. A. Lewarne, for the purpose of ascertaining the best means of resolving the problems."

CARRIED UNANIMOUSLY

Mr. Lyal A. Penzer, Langley Bus Lines Ltd., wrote to request that Council support him in his submission to the Public Utilities Commission to have his licence to operate school buses extended to include Burnaby.

Item #13 of the Municipal Manager's Report No. 66, 1973, which relates to the subject of the letter from Langley Bus Lines, was brought forward at this time. The following is the substance of that report:

(13) School Buses (Langley Bus Lines Ltd.)

The Secretary-Treasurer of the Burnaby School Board has written to advise, among other things, that it would be in the public interest to have a Company such as Langley Bus Lines Ltd. offer its services in the Municipality. He also mentioned that the Secretary-Treasurer of the Coquitlam School District is of the opinion that the Company has maintained one of the highest standards of service ever experienced.

It was recommended that Council support Langley Bus Lines Ltd. in its submission to the Public Utilities Commission and that a copy of the report at hand be sent to the Company and to the Burnaby School Board.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Deputy Municipal Clerk stated that Mr. Duncan Klett had telephoned his office today on behalf of the Canadian Track and Field Senior Championships to request permission to hold a 20-kilometre walk around Central Park on September 9, 1973, commencing at 9:00 a.m.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That permission be granted to the organization represented by Mr. Klett to conduct its activity at the time and along the route indicated, subject to the approvals of the Municipal Engineer, the Burnaby Detachment of the R.C.M.P. and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

I N Q U I R I E S

Alderman Gordon suggested that former Reeve Pritchard, who served in 1932-33, should be honoured by making him a Freeman of the Municipality.

It was understood that Mayor Constable would consider the matter and submit a report on it to Council.

ALDERMAN MERCIER LEFT THE MEETING.

When Alderman Gunn inquired as to the action that was taken when Shell Oil had an oil spill a short time ago, Mayor Constable stated that he visited the location and observed that the Company had done a good clean-up job. He added that there was still a slight film which would eventually disappear.

Mayor Constable pointed out that the Company will provide a permanent boom in the area, at a cost of \$54,000.00, to contain any oil that may be spilled in the future.

ALDERMAN MERCIER RETURNED TO THE MEETING.

When Alderman Lewarne inquired as to whether any reply had been received concerning the proposed park and ride facility on the Canadian Auto Carrier's site, the Deputy Municipal Clerk stated that he had not received anything but would inform Council at its next meeting as to the situation.

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN MERCIER:

"WHEREAS we are in a period of rapid inflation and it will be very difficult to hold taxes at the present level;

AND WHEREAS one of the main costs in operating the Corporation of Burnaby is wages (over 9 million dollars in 1973);

THEREFORE BE IT RESOLVED that no permanent employees be appointed, unless positions become vacant, from the period between October 1, 1973, and October 1, 1974, and that any temporary employee not be employed more than 3½ months during this time;

AND BE IT FURTHER RESOLVED that a Committee of Council, the Municipal Manager and the Personnel Director be formed to review projected staff needs for all Departments of the Municipality during the next five years."

IN FAVOUR -- Aldermen Burnham, Mercier
and McLean

AGAINST -- Aldermen Gordon, Gunn, Lawson,
Lewarne and Stusiak

MOTION LOST

Alderman Gunn indicated that he would be presenting a further Motion relating to the same general subject covered by the foregoing Motion of Alderman Burnham.

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

CARRIED UNANIMOUSLY

R E P O R T S

Municipal Hall Capital Improvement Programme Committee submitted a report relating to the proposed west building of the Municipal Hall Complex advising that it had met on August 30th with the architect commissioned for the project plus Municipal staff involved to consider the working drawings and specifications.

The Committee pointed out that the estimated cost of the building, based on the budget established, is \$1,213,143.00, and the working drawings have been prepared to reflect this figure.

The Committee indicated that, though it concurred with the project as presented, it felt the landscape finish should be improved by the introduction of some roof landscaping on the building and a reflecting pool or other water landscape elements on the plaza level.

The project has been approved for a Federal-Provincial Winter Job Expansion Loan of \$1,000,000.00. The balance of funds will be provided by a Tax Sale Monies By-Law.

The Committee recommended that:

- (a) The working drawings and specifications for the project be accepted, with provision for improved landscape finish treatment including the roof area and the introduction of a pool or other water landscape elements.
- (b) The project go to public tender on September 6, 1973, with the tenders returnable to the Purchasing Agent by 3:00 p.m. on October 10, 1973.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:
"That the report of the Committee be tabled until later in the evening so that the members of Council can have an opportunity to examine the plans which have been prepared for the subject project."

CARRIED UNANIMOUSLY

Deputy Municipal Clerk submitted a Certificate of Sufficiency covering the paving of the lane between Humphries Court and Mary Avenue south from the N.P.L. of Lot 3, Block 24, D.L. 29, Plan 8499 to 14th Avenue.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:
"That the Certificate of Sufficiency be received and a By-Law be prepared to authorize the construction of the work covered by the Certificate."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 66, 1973, on the matters listed below as Items (1) to (24), either providing the information shown or recommending the courses of action indicated for the reasons given.

- (1) Lane West of and Parallel to Cliff Avenue South from Adair Street to the S.P.L. of Lot "C", R.S.D. "B", S.D. 2, Block 2, D.L. 131, Plan 20125

It was recommended that the following Cost Report, which relates to the

paving of the above lane as a Local Improvement by the petition method be received and that a Construction By-Law authorizing the work be prepared:

Length of work	205.00'
Estimated cost of work	\$ 750.00
Actual frontage	384.58'
Taxable frontage	280.00'
Owners' share of the cost of the work	\$ 280.00
Estimated lifetime of the work in years	10
Frontage tax levy	5 installments of \$.257 per taxable front foot

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

CARRIED UNANIMOUSLY

- (2) (a) Lots 9 and 12, Block 23, D.L. 117E½, Plan 1222
- (b) Charles Street Allowance

The Planning Department has examined three alternate subdivision configurations for the above properties and has solicited the views of the Land Agent on them. The latter indicated that he favoured Scheme 2, as shown more particularly on an accompanying Sketch, because it was the most economical development.

It was recommended that authority be given to:

- an
- (a) Provide services to the subject properties at/estimated cost of \$13,300.00 and that these costs be charged to the C.I.P. Land Assembly and Development Account.
- (b) Invite tenders for the sale of the three lots which will be created which are shown more particularly on the aforementioned Sketch 2.

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:
"That action on the recommendations in the report of the Manager be deferred until the Planning Department submits a report on a proposal that, if the Lot 11 lying immediately west of Lot 10 was acquired along with the portion of Charles Street adjoining Lot 11, for lots could be created facing MacDonald Avenue and the remaining part of the Charles Street allowance adjacent to Douglas Road could either be left as green space or added to the parcels to be created."

CARRIED UNANIMOUSLY

- (3) Pickup Truck

It was recommended that Council accept the tender of Zephyr Mercury Sales Limited in the amount of \$2,646.60, including applicable taxes, licence and registration fees, for the supply to the Corporation of one 1973 Ford Courier.

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

CARRIED UNANIMOUSLY

(4) Financial Statements

Financial Statements of the Municipal Treasurer for the period between January 1 and August 12, 1973, were being submitted herewith.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Statements be received."

CARRIED UNANIMOUSLY

(5) Estimates

It was recommended that Council approve the Special Estimates of work of the Municipal Engineer in the total amount of \$217,700.00.

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

CARRIED UNANIMOUSLY

(6) Proposed Westridge Pumping Station No. 1
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2314

The proposed pumping station will essentially be underground, with only its top slab, access hatches, a stairwell with a pipe rail, and minor appurtenances projecting above the surface. The entire plant occupies an area roughly 23 feet square within the 66 foot road allowance of Cliff Avenue and sufficient is available for pedestrian access past the facility and beyond. The 12 foot wide gravel lane to be constructed for access extends past the north face of the structure and may, in fact, aid pedestrian movement.

Cliff Avenue will not be constructed beyond its current termination at Northcliff Crescent and it serves no purpose in the future road system of the Municipality.

The pump station should not in any way impede access to the area to the north.

It was therefore recommended that Council authorize the issuance of Preliminary Plan Approval to the Greater Vancouver Sewerage and Drainage District for the installation of the proposed pump station in the Cliff Avenue allowance and the permits necessary for the development to proceed.

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

CARRIED UNANIMOUSLY

(7) Burnaby Lake Wildlife Sanctuary

The Council, on September 18, 1972, resolved that action be taken to declare Burnaby Lake a wildlife sanctuary, to include a report to be prepared in consultation with both public and private agencies to determine the extent of interest in supporting, developing or co-operating in the development of a wildlife sanctuary.

In discussing this and related matters with naturalists at the Reifel Waterfowl Refuge, a very favourable and enthusiastic response was received concerning the nature centre and sanctuary potential of Burnaby Lake.

It is evident that the wildlife and physical nature of Burnaby Lake makes it unique and that, regardless of whether the Lake is officially declared a wildlife sanctuary, there will need to be a comprehensive and cautious

management perspective of the Lake as an ecological unit. A preliminary inquiry has been made to determine whether the British Columbia Waterfowl Society, which has the necessary technical expertise and experience, would have any interest in developing and managing a sanctuary and interpretative centre at Burnaby Lake.

It was recommended that Council determine if the B. C. Waterfowl Society is interested in developing and managing a sanctuary and nature interpretation centre at Burnaby Lake.

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:
"That action on the report of the Manager be deferred until the September 10th meeting of Council in order to allow him to make further inquiries about the subject matter."

CARRIED UNANIMOUSLY

(8) Champlain Heights Area

As a result of being contacted by a Burnaby resident, Mr. William Downs, staff of the Planning Department spoke to the Vancouver Planning Department concerning the area plans and walkway system for the above development. Evidently the closure to traffic of a portion of 54th Avenue has precipitated the interest on the part of the citizen and Vancouver has supplied written information and reference plans relating to the proposed development pattern for the 54th Avenue area together with the balance of the southeast sector of the City. Assurance has been received that the City's Planning authorities are aware of the need for an efficient integral pedestrian system for the benefit of the Community, in terms of access to transit on Boundary Road as well as for other reasons.

Council was being supplied this evening with a plan indicating the projected major walkway system for the area. It will be noted from the plan that areas in the south and east portion have not yet been planned in detail. There are three alternative development schemes for these areas that have been prepared by a consultant and a decision of the Vancouver Council is being sought in order to proceed to more detailed planning for these areas. It is understood that a Public Hearing is to be scheduled for some time in September in order to obtain the views of those involved in, or affected by, the planning of this sector.

Information has also been received that provision is being made for lighting the completed pathways with pole-mounted fixtures to be installed on the centre lines of projected walks so as to both provide safe, uniform illumination and to prevent the operation of motor vehicles on the paths.

The Vancouver authorities are respecting the need for a system which will also benefit Burnaby residents and are developing plans accordingly.

It was recommended that a copy of the report at hand be sent to both the Director of Planning for the City of Vancouver and to Mr. William Downs.

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

CARRIED UNANIMOUSLY

It was understood by Council that Mr. Downs would be asked to keep Council informed of any Public Hearings or meetings which may be held in connection with the subject development.

(9) Business Tax (E. H. Price Limited)

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

(10) REFERENCE REZONING NO. 24/70
N. 165.5 feet of Lot 2 except the Northerly 123 feet,
Block 5, D.L. 32, Plan 6123

As a result of considering a revised development proposal for the above described property, it was recommended that Council approve the application to rezone the property to Comprehensive Development District (CD) in principle and advance the proposal to a Public Hearing to be held on Monday, September 24, 1973; and further, that the following pre-requisites be established in connection with the rezoning proposal:

- (a) The submission of a suitable plan of development for the site.
- (b) The depositing of money to cover the cost of constructing the lane to the north of the site.
- (c) The application of any general condominium guidelines which may be approved for the project.

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

CARRIED UNANIMOUSLY

(11) McDonald's Restaurant - Hastings Street and Alpha Avenue

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

(12) Lot 2, Block 27, D.L. 186, Plan 1124 (4014 McGill Street)

As a result of Council requesting a further report as to the intended use of the above property and the feasibility of selling it at this time, a reinspection of the premises was made which confirmed that the dwelling and shed on the property should be demolished.

The property is not required for any intended municipal purpose and can therefore be sold by public tender for residential development.

It was therefore recommended that Council authorize the demolition of the dwelling and shed on the property and, afterwards, the sale of the lot, by tender, for development according to R5 zoning regulations.

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:
"That Lot 2, Block 27, D.L. 186, Plan 1124 be sold as is."

IN FAVOUR -- ALDERMAN LEWARNE, MERCIER,
STUSIAK AND GUNN.

AGAINST -- MAYOR CONSTABLE, ALDERMEN
GORDON, LAWSON, BURNHAM AND
MCLEAN

MOTION LOST

A vote was then taken on the original motion, and it was carried with Aldermen Mercier and Stusiak against.

(13) School Buses (Langley Bus Lines Ltd.)

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

(14) Water Pipe

It was recommended that Council accept the tender of Cannon Limited in the amount of \$31, 328.64 for the supply and delivery of 2,304 feet of 20 inch Ductile Iron Water Pipe.

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

CARRIED UNANIMOUSLY

(15) Burnaby Mountain

During the month of March 1973, the Planning Department was informed by the Department of Municipal Affairs that preliminary consideration was being given the possible residential development of Provincial lands on Burnaby Mountain. The area that was discussed included Provincial, Municipal and some private properties, all of which are shown on an attached sketch. While there has been no confirmation that this indicates the exact boundaries of the proposed development area, it is believed to be generally representative. No details have been received from the Provincial Government concerning the nature or timing of the development proposal.

The Council received a letter on July 23, 1973 from the Honourable Lorne Nicolson, Minister Without Portfolio (Housing), advising that the Provincial Government wishes to develop the lands in co-operation with the Municipality in keeping with its planning.

It is felt that the Provincial Government is developing preliminary information that can be used as a basis for consultation with the Municipality and that the Government will meet with the Municipality when such information becomes available.

It was recommended that a copy of the report at hand be sent to the Honourable Lorne Nicolson.

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

CARRIED UNANIMOUSLY

(16) Domtar Roofing (8255 Wiggins Street)

The Chief Public Health Inspector has reported that, as a result of previous complaints being received by his office regarding air emissions from the above plant, the matter was referred to the Air Quality Division of the Greater Vancouver Regional District (this was approximately two months ago).

He has also indicated that a recent telephone discussion with an official of the Air Quality Division reveals that an extensive program is being conducted relating to emissions from the plant and that a report will be provided subsequently to the Municipality.

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

CARRIED UNANIMOUSLY

(17) Burrard Inlet

N. D. Lea and Associates have, in a letter dated August 28, 1973 being submitted herewith, indicated that it would cost an estimated \$5,000 to \$7,000 to drill bore holes and evaluate results of the matter of extracting dredgable material from Burrard Inlet. They emphasize that existing information indicates a low probability of finding such material of the desired quality and quantity.

The Municipal Engineer was therefore recommending against any proposal to explore for dredgable material but has suggested that the Municipality adopt the lower cost staged development using free landfill as it becomes available should the land reclamation alternative proceed along Burrard Inlet.

It was recommended that:

- (a) costs not be incurred for the purpose of determining the amount and type of offshore dredgable material available in Burrard Inlet in connection with the proposed land reclamation;
- (b) the lower cost staged development using free landfill as it becomes available be adopted if the land reclamation alternative proceeds along Burrard Inlet.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That action on the recommendations in the report of the Manager be deferred and the Municipal Engineer further discuss with N.D. Lea and Associates Limited the matter of whether alternate and cheaper methods of determining the availability of dredgable material in Burrard Inlet are possible.

CARRIED UNANIMOUSLY

(18) Boulevards

The restoration of boulevards behind curbs or sidewalks that are built on streets has been limited to the supply and spreading of topsoil ready for the property owner to reseed. It has never been a policy to reseed the boulevard area because the acceptance of responsibility for this would be followed by the need for the Municipality to assume responsibility for maintaining the area.

Sidewalk construction often causes owners to rebuild the lawns or landscaping on their own properties especially when the sidewalk is at an elevation different to abutting properties.

Careful thought has been given the suggestion that affected owners be given a package of grass seed. This, however, may create a problem concerning the quality and quantity of the grass seed concerned.

Under the circumstances, especially in view of the fact very few inquiries are received on the matter, it was recommended that no action be taken in regard to the planting of grass seed on boulevards.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That the previous motion be amended by adding "but that property owners abutting local improvement works which are being undertaken be notified that the maintenance of the boulevard adjacent to their property is their responsibility."

CARRIED UNANIMOUSLY

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

(19) Compact Automobiles

It was recommended that Council:

- (a) accept the tender of Brentwood Imports Limited in the amount of \$26,896.80 for the supply to the Corporation of twelve 1974 Toyota Corollas;
- (b) authorize the Purchasing Agent to sell the twelve Volkswagens mentioned in the report over the counter.

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

CARRIED UNANIMOUSLY

ALDERMAN LEWARNE LEFT THE MEETING.

(20) Lane Between Allman and Stanley Streets

Subsequent to the Council Meeting on August 27th, the Deputy Municipal Clerk received a letter from Donald W. and Bertie McGee of 6192 Sixth Street expressing opposition to the creation of the above lane.

The construction of the lane was approved by Council and authority was also given to prepare a by-law to expropriate the rear ten feet of property known as 7893 Stanley Street for the lane.

There is on record several property owners who have paid money in trust for the construction of the lane and this indicates there is a considerable demand for the work.

The lane will be paved and, as a result, no greater source of annoyance than any other street in the Municipality will occur.

It was recommended that:

- (a) Council reaffirm its decision to proceed with the construction of the subject lane;
- (b) Burnaby Highway Expropriation By-Law No. 2, 1973, which covers the expropriation mentioned above, be passed by Council;
- (c) a copy of the report at hand be sent to Mr. and Mrs. Bruce Lucas, Mr. and Mrs. Donald W. McGee, and Mr. F. A. Armstrong.

Deputy Municipal Clerk pointed out that he had received today submissions from the following people relating to the subject of the Manager's Report, copies of which had been distributed to Council before the meeting:

- (1) *Mr. and Mrs. Michael Burlin, 7843 Stanley Street, owners of 7856 - 58 Allman Street, requesting that the lane be built.*
- (2) *Joyce G. and Fred M. Burlin, 7843 Stanley Street, requesting the construction of the lane.*
- (3) *A petition signed by twenty people in the area requesting the construction of the lane.*
- (4) *Mr. W. J. Burrell, owner of property known as 7866 - 68 Allman Street, requesting the construction of the lane.*

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

CARRIED UNANIMOUSLY

(21) REZONING REFERENCE NO. 20/73

- (a) Parcel "B" Reference Plan 6223, Block 14, D.L. 74, Plan 2603
- (b) Lots 1, 2 and 3, Block 15, D.L. 74N½, Plan 4173
- (c) Lot "A", Sketch 5573, Block 15 S. Part, D.L. 74N½, Plan 2603

Subsequent to the Council Meeting on August 27th, the Deputy Municipal Clerk received a letter from Miss S. R. Bowie of 2878 Douglas Road expressing opposition to the rezoning of the above described properties to General Industrial District (M2) if the lots are to be consolidated into one site because of the possible loss of access to Douglas Road from her property.

During the preliminary examination of the application to rezone the properties, the matters of access and manoeuvring with respect to commercial vehicles using the site were considered in some detail. The properties are located immediately north of the Trans Canada Highway overpass and in the vicinity of an intersection where serious manoeuvring, congestion and vision difficulties have been experienced over the years - Douglas Road and Regent Street. Because of the potential problems resulting from the introduction of further commercial vehicle turning movements at the subject location, it was recommended that access to the site be granted only from Norland Avenue and that neither Douglas Road nor the substandard street end of Regent Street be used for direct access. This condition, in combination with the geometric shape of the site, suggested that a single parcel should be created and that an isolated portion of a redundant road allowance should be consolidated with the properties comprising the site. The enlarged parcel would have 41,505 square feet, which is reasonable in an Industrial area where the majority of sites are one acre or larger. It would also make the site more attractive for warehouse development.

To permit the creation of two or more M2 development sites within the area to be rezoned would require the establishment of either one of the following two conditions:

- (a) The acceptance of direct vehicular access from Douglas Road to one or more sites or from the substandard portion of Regent Street, a proposition which neither the Planning nor Engineering Departments can support.
- (b) The creation of an Industrial cul-de-sac for vehicular access to the southerly site(s) from Norland Avenue. This would be unattractive due to the dedication of land required to create such an access to normal Industrial standards.

It is considered that the alternatives to the creation of a single site are neither desirable nor viable so it was being recommended that Council:

- (a) reaffirm the prerequisite requiring the creation of a single site by consolidation, with vehicular access only from Norland Avenue;
- (b) approve the recommendation advanced in Item 5 of the Municipal Manager's Report No. 64, 1973, which was to add a prerequisite for a ten foot widening of Norland Avenue.

It was also recommended that a copy of the report at hand be sent to Miss Bowle.

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

CARRIED UNANIMOUSLY

ALDERMAN LEWARNE RETURNED TO THE MEETING.

(22) Lane Allowance - Moscrop Street and Smith Avenue

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

(23) Major Roads

The members of Council were being provided with a sketch showing major road proposals for the period between 1960 and 1970. During the time between 1970 and 1973, no substantial alignment changes or additions have occurred. While the routes on the map include major roads which existed prior to 1960, some of the routes shown have evolved during the period between 1960 and 1970.

All the major road proposals are being reviewed as a result of the major road study that is currently underway.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the report of the Manager and the accompanying sketches be received."

CARRIED UNANIMOUSLY

(24) Lane Allowance - Moscrop Street and Smith Avenue

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

MAYOR CONSTABLE DECLARED A RECESS AT 8:50 P.M.

THE COMMITTEE RECONVENED AT 9:10 P.M.

Further consideration was given the report of the Municipal Hall Capital Improvement Committee relating to the proposed West Building of the Municipal Hall Complex.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GORDON:
"That the Architect who has been commissioned for the project, Mr. B. Freschi, be heard."

CARRIED UNANIMOUSLY

Mr. Freschi then made the following comments as a result of questions being posed by the members of Council:

- (a) Double-glazing windows for the perimeter of the building would cost an additional \$12,000. They would be thermal-sealed.
- (b) The entire building will have air-conditioning which will cost approximately \$50,000. Some parts of the building will require greater cooling and venting arrangements than others.
- (c) Though the windows would be vacuum sealed, as mentioned earlier, some of them would be openable. The glass in the windows would be tinted grey on one elevation.

- (e) The building has been designed with flexible partitions so as to allow for possible future changes.
- (f) It would cost approximately \$30,000 extra to install an elevator.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
 "That the recommendations of the Special Committee, details of which where provided earlier in the meeting, be adopted."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:
 "That the previous motion be amended by adding "that the installation of an elevator be included in the plans for the West Building of the Municipal Hall Complex.

IN FAVOUR -- ALDERMEN STUSIAK, GUNN AND LEWARNE

AGAINST -- ALDERMEN MERCIER, MCLEAN, BURNHAM, LAWSON, GORDON

MOTION LOST

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BURNHAM:
 "That there be included, an alternate, in the tender call which is issued for the construction of the West Building of the Municipal Hall Complex the matter of providing double-glazing for the windows of the building. "

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and it was carried with Alderman McLean against.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
 "That Council authorize an increase in the allotment for the construction of the West Building of the Municipal Hall Complex to reflect the extras which will be added."

CARRIED UNANIMOUSLY

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

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

BY - LAWS

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

- "BURNABY LEASE AUTHORIZATION BY-LAW NO. 6, 1973" (#6315)
- "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 24, 1973" (#6348)
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1973" (#6349)

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 MERCIER, SECONDED BY ALDERMAN MCLEAN:
 "That further action on Burnaby Lease Authorization By-Law No. 6, 1973 be deferred until a report is received on the question of leasing premises such as the ones which are the subject of that By-law.

CARRIED

It was understood by Council that, when Burnaby Lease Authorization By-Law No. 6, 1973 was to be returned for further consideration, background information relating to the matter covered by the By-Law would be provided.

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

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 6, 1973"

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 24, 1973"
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1973"

complete."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 6, 1973"

be now read two times."

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 24, 1973"
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1973"

be now read three times."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1969" (#5517)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1972" (#6141)

CARRIED UNANIMOUSLY

Burnaby Zoning By-Law 1965, Amendment By-Law No. 23, 1969 provides for the following proposed rezoning:

Reference RZ #18/69

Lots 17, 18, 19 and 20, Blk. 4, D.L. 153, Plan 1316

5909, 5921, 5933 and 5945 Pioneer Avenue

FROM R5 TO PARKING DISTRICT (P8)

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

Burnaby Zoning By-Law 1965, Amendment By-Law No. 46, 1972 provides for the following proposed rezoning:

Reference RZ #45/72

Lot 123, Block 48, D.L. 151

6770, 6750 Patterson Avenue, 6749 Willingdon Avenue, 4149 Imperial Street, 4169 Imperial Street, 6790 Patterson Avenue and 6729 Willingdon Avenue

FROM R5 TO MULTIPLE FAMILY RESIDENTIAL DISTRICT FOUR (RM4)

PLANNING DEPARTMENT reported that all of the prerequisites in connection with this rezoning proposal are nearing completion.

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

THE COUNCIL RECONVENED. CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1969"
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1972"

be now read three times."

CARRIED UNANIMOUSLY

Burnaby Zoning By-Law 1965, Amendment By-Law No. 54, 1972, which covers the rezoning of property known as 1381 Springer Avenue from R2 to Community Institutional District (P5) - RZ #56/72, came forward for reconsideration and final adoption.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GUNN:
"That Burnaby Zoning By-Law 1965, Amendment By-Law No. 54, 1972 be abandoned.

CARRIED

AGAINST -- ALDERMEN MERCIER, GORDON,
LAWSON AND STUSIAK

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

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 21, 1973" (#6320)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 33, 1973" (#6344)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1973" (#6345)

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


CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the meeting now adjourn."

CARRIED UNANIMOUSLY

The meeting adjourned at 9:50 P.M.

Confirmed:


MAYOR

Certified Correct:


DEPUTY MUNICIPAL CLERK

EW/mb1/sr