

March 5, 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, March 5, 1973 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie, in the Chair;
Alderman W. R. Clark
Alderman W. A. Blair
Alderman J. D. Drummond
Alderman M. M. Gordon
Alderman D. A. Lawson
Alderman G. H. F. McLean
Alderman J. L. Mercier

ABSENT: Alderman T. W. Constable

STAFF PRESENT: Mr. M. J. Shelley, Municipal Manager
Mr. J. Plesha, Administrative Assistant
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

A Public Hearing was then held in regard to Burnaby Highway Exchange By-Law No. 1, 1973, which provides for an exchange of land at Burke Street and Willingdon Avenue.

No one appeared to speak in connection with this By-Law.

The Hearing then adjourned.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:
"That the Minutes of the Council meeting held on February 26, 1973 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR PRITTIE drew attention to the fact the Cliff Avenue United Football Club will be sponsoring its eighth annual invitational Five-a-Side Soccer Tournament and declared April 15, 1973 as Five-a-Side Soccer Tournament Day.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:
"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 17, 1973 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. J. S. Ewen, Principal, Alpha Secondary School, wrote to request permission to hold a Walkathon on March 25, 1973 between 10:00 a.m. and 2:00 p.m. along a route outlined on an enclosed map.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to the Alpha Secondary School to conduct the activity mentioned at the time and along the route indicated, 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

Mar/5/1973

-2-

Mr. Wally Sapach, Chairman, Poppy Fund, Branch No. 148 of the Royal Canadian Legion, submitted a letter requesting permission to hold Poppy Fund Tag Days on November 8th, 9th and 10, 1973.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:
"That permission be granted to Branch No. 148 of the Royal Canadian Legion to conduct its campaign on the dates indicated."

CARRIED UNANIMOUSLY

Mr. J. C. Carisse, Administrator, Canadian Federation of Mayors and Municipalities, submitted a circular containing particulars about the 36th Annual Conference of the Federation.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:
"That those members of Council who so desire be authorized to attend the 36th Annual Conference of the Canadian Federation of Mayors and Municipalities."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a circular outlining the provisions of Bill 42 (the Land Commission Act).

Upon being asked, the Planning Director stated that he would be submitting a report to Council in one or two weeks time indicating the effect the Land Commission Act will have on lands in Burnaby.

The Honourable Ron Basford, Minister of State for Urban Affairs, submitted a copy of remarks he made about the Annual Conference of the Housing and Urban Development Association of Canada.

Deputy Provincial Secretary submitted a copy of Order-in-Council No. 697 which appoints Mr. William Lloyd Fedewa as a member of the Board of Variance for the Municipality of Burnaby, in place of Mr. William Warren Gillis, for a three-year term of office commencing February 27, 1973.

Mr. Richard Fears submitted a letter drawing attention to the incidence of vandalism in the Robert Burnaby Park area and suggesting that steps be taken to prevent horses from damaging the grassed areas in the Park.

Item 2 of the Municipal Manager's Report No. 17, 1973, which deals with the letter from Mr. Fears, was brought forward for consideration at this time. The following is the substance of that report:

(2) Vandalism and Public Mischief in Robert Burnaby Park

The vandalism to which Mr. Fears refers, namely the theft of his car and the breakage of windows, is a matter involving the police. Mr. Fears has reported these situations to the R.C.M.P. and it was recommended that he and all citizens continue to do so in the future.

Vandalism and damage at Robert Burnaby Park is fairly typical of the experiences at other large parks. It also compares with other communities in the area. The municipality does suffer from thoughtless abuse of its park facilities and, on occasion, very specific acts of deliberate vandalism.

Mar/5/1973

-3-

The matter of horseback riding in the Park is one that requires frequent attention. For many years, horseback riding has been permitted on those trails which are not interrupted by narrow bridges or stairways. This is believed to be a reasonable policy since it does provide the equestrians with an opportunity to ride in a pleasant, wooded environment. There have been very few complaints of conflict between equestrians and pedestrians. Unfortunately, there are a few irresponsible people who ride horses and stray onto trails reserved for pedestrians and, on occasion, ride their horses over grassed areas. This practice is illegal under the Parks Regulation By-Law and staff has standing orders to do what they can to prevent this abuse. Enforcement is difficult and an employee on foot, or in a motor vehicle, finds it impossible to intercept a competent rider on a good horse.

The Park Patrol Service has been advised of the complaint from Mr. Fears and will be directing its attention to the problem.

It was recommended that:

- (a) a copy of the report at hand be sent to Mr. Fears and to the Parks and Recreation Commission;
- (b) a copy also be sent to the Burnaby Lake Riding Stables and the Burnaby Horsemen's Association with a request that they co-operate by discouraging their members from indiscriminately riding horses in park areas.

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

CARRIED UNANIMOUSLY

The Council directed that staff of the Parks and Recreation Commission examine the matter of posting adequate signs in parks to discourage the indiscriminate riding of horses there.

Mr. and Mrs. D. D. Mowat, Traffic and Planning Committee, Lougheed Town Community Association, submitted a letter drawing attention to traffic conditions in the Sullivan Heights area and requesting that measures be instituted to make it safer for those residing in the area.

Item 10 of the Municipal Manager's Report No. 17, 1973, which deals with the subject of the letter from the Lougheed Town Community Association, was brought forward for consideration at this time. The following is the substance of that report:

(10) Traffic - Sullivan Heights Area (Lougheed Town Community Association)

The subject of traffic conditions in the Sullivan Heights area was considered by Council on February 26, 1973 as a result of receiving a report from the Traffic Safety Committee. Council approved turn restrictions at all intersections of streets at North Road serving the Sullivan Heights area.

This action was taken as a result of receiving a submission from the Sullivan Heights Ratepayers' Association and appears to answer the basic complaint of the Lougheed Town Community Association.

It was recommended that a copy of the report at hand be sent to the Lougheed Town Community Association.

Mar/5/1973

-4-

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

CARRIED UNANIMOUSLY

Mr. J. C. Todman and Mr. D. J. Oaks, submitted a joint letter requesting that steps be taken to remedy drainage problems in the Howard-Heathdale area.

Item 14 of the Municipal Manager's Report No. 17, 1973, which deals with the subject of the letter from Messrs. Todman and Oaks, was brought forward for consideration at this time. The following is the substance of that report:

**(14) Drainage Conditions - Howard Avenue and Heathdale Court
(Todman and Oaks)**

Inspection of the situation revealed that all streets surrounding the properties in question are constructed to a finished standard, including curb and gutter, and they are all served with storm sewers. There is no upland undeveloped property or street/lane allowances draining onto the lands. Land in the area consists of a very heavy, saturated type of material undoubtedly fed by springs, which is resulting in wet surface conditions and difficulty in landscaping. This condition is natural to the land and is not caused in any way by the Corporation.

It was recommended that the property owners themselves install whatever drainage tile systems are necessary inside their lots to provide adequate drainage and to connect the drainage system to the storm sewer connections provided by the Corporation.

There is no significant problem of failing road bases or the deterioration of the pavement on the streets, as was suggested by Messrs. Todman and Oaks. There was, however, evidence of extremely minimal cracking of the pavement which will be attended/under normal maintenance.

It was recommended that the municipality deny liability for the drainage conditions mentioned by Messrs. Todman and Oaks and that they be sent a copy of the report at hand.

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

CARRIED UNANIMOUSLY

Mr. E. W. Whitlam, President, Burnaby Winter Club, submitted a letter drawing attention to situations involving the taxes on the Club's property at 4990 Canada Way and the use of its Arena, by the municipality, for lacrosse.

Item 17 of the Municipal Manager's Report No. 17, 1973, which deals with the subject of the letter from the Burnaby Winter Club, was brought forward for consideration at this time. The following is the substance of that report:

(17) Burnaby Winter Club

The statement in the letter from the Club regarding its agreement with the Corporation wherein the municipality was to pay the Club \$3,072.91 on September 1, 1972 is correct. This payment was for the calendar year 1971. The amount was actually received by the Club on November 27, 1972.

Mar/5/1973

-5-

Two factors resulted in this delay of approximately three months, they being:

- (a) the Corporation's authority to make the payment before execution of the agreement with the Club was questioned by the Treasurer and this had to be resolved;
- (b) the difference of opinion between the Club and Parks and Recreation Commission over the hourly rate for lacrosse rental had to be resolved. This was done in November when it was decided that the \$9.00 per hour rate would prevail but that the higher amount of \$10.00 per hour would be recommended for 1973.

The difference between ^{the} \$3,360.00 mentioned by the Club and the \$3,024.00 which was paid represents the difference between the \$9.00 and \$10.00 per hour rate.

Until November, 1971, the Burnaby Winter Club could not accommodate lacrosse activities because the rink had no floor. For this reason, the agreement with the Club made no reference to lacrosse rentals and this fact led to the dispute over the rental rate. The Corporation pays the MacPherson Winter Club \$9.00 per hour for rental and it was therefore felt the same rate should apply to the Burnaby Winter Club.

In November, 1971, the Corporation paid the Norburn Lacrosse Association \$6,500.00 covering the cost of installing a wooden floor in the Burnaby Winter Club to render it suitable for lacrosse. This then enabled the Club to rent the space to the municipality.

The municipality can not be held entirely responsible for the delays which were encountered in regard to the payment of the grant and the rental. The fact the municipality allocated \$6,500.00 for the floor mentioned earlier and therefore created rental opportunities which did not exist previously is an important consideration. When the \$6,500.00 expenditure is considered in relation to the \$803.17 that accrued to the Winter Club in the form of penalties for non-payment of taxes and it is taken into account that reasons beyond the municipality's control also contributed to the delays, it appears appropriate to recommend that the Burnaby Winter Club be held fully responsible for the entire tax assessment plus penalties amounting to \$8,559.49.

Council is not empowered to write-off the penalty and, if assistance is to be given to the Club, it would need to be by way of a grant.

It was recommended that the Burnaby Winter Club be required to pay the total amount due for taxes and penalties in the amount of \$8,559.49.

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

CARRIED

AGAINST -- ALDERMAN GORDON

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN MERCIER:
"That the Parks and Recreation Commission be asked to indicate whether there are any reasons why the municipality should continue using the facilities of both the Burnaby Winter Club and the MacPherson Winter Club to the same extent as prevails at the present time now that the municipality has more of the same type of facility."

CARRIED UNANIMOUSLY

Mar/5/1973

-6-

Mr. J. S. Richter submitted a letter signed by himself and two others in which they objected to the presence of a Columbian Newspaper box in front of 7691 Stanley Street.

The petitioners also requested that the box be removed.

ALDERMAN GORDON drew the attention of Council to the fact that the newspaper box in question had been removed.

T A B L E D I T E M S

The following matters were then lifted from the table:

(a) Driveway - 4776 Buxton Street (Tufts)

Mr. A. Tufts submitted a further letter dealing with the subject at hand in which he pointed out the following:

- (1) The driveway in question is on a hill because from Buxton Street to the lane the rise from the level of the pavement on Buxton Street to the lane is 12 feet on a lot length of 141 feet. The rise in the first 25 feet is 5 feet.
- (2) The present driveway is landscaped to fit into the hill as pictures being presented this evening will show. Twenty more feet of blacktop would need to be installed up hill or be dug into the hill.
- (3) The garage had to be located at the back no more than 8 feet from the lane due to the steepness of the ground.
- (4) Landscaping the front driveway was the only possibility and, if it was to be made level, there is a limit of 32 feet.
- (5) The present driveway could be extended 9 feet more without moving a large cedar tree. Additional wrought iron railings and a paved roadway would complete a good front appearance.

Item 18 of the Municipal Manager's Report No. 17, 1973, which deals with the subject at hand, was brought forward for consideration at this time. The following is the substance of that report from the Manager:

(18) Driveway - 4776 Buxton Street (Tufts)

The extension of the present driveway 9 feet would not meet the By-Law requirements though it would still not be legal. The tree mentioned by Mr. Tufts would need to be removed and probably retaining walls would be required to assist with the lowering of the driveway to overcome the grade problem if the driveway was to remain and be conforming.

By-Laws have not been varied to suit the terrain of various properties in the municipality. The driveway in question was created after the adoption of the Zoning By-Law and there are three legal parking structures with access to the rear lane.

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

Mar/5/1973

-7-

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN BLAIR:
"That the recommendation contained in Item 10 of the Municipal Manager's Report No. 15, 1973, which deals with the request of Mr. Binns to use a portion of the subject property for conducting tests on a newly developed barge unloading ramp, be adopted."

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the proposal of Mr. Binns, as detailed in his February 12th letter to the municipality that Council received on February 26th, be approved on the condition that all structures involved in the tests be removed at his sole expense after he has completed the tests and this arrangement be guaranteed by the posting of a bond with the municipality."

CARRIED

AGAINST -- ALDERMAN LAWSON

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That Alderman Constable be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman McLean enquired as to where the greenbelt in the Green Tree Village development had gone because the owner of the property was removing all the natural growth. He asked what protection the municipality had to ensure that the landscaping of the property proceeds according to the plan that was submitted to the Corporation.

The Planning Director stated that he too had observed that the land was being cleared before it was rezoned to permit the development planned by the owner. He added that the applicant for the rezoning had been informed of this situation.

The Planning Director also remarked that his Department would keep the situation under surveillance.

Alderman McLean asked why poles were being erected on Willingdon Avenue where it enters the Moscrop Diversion.

The Planning Director advised that these poles were temporary only and would be removed after the underground wiring is installed in the area.

When Alderman Clark asked whether the Engineer had been able to investigate the matter raised a short time ago ^{regarding} the surface of Sperling Avenue South from Hastings Street, the Engineer replied that he was awaiting a full report on the matter from the contractor.

Mar/5/1973

-8-

It was suggested to the Engineer that the Corporation ensure that any holdback of monies due the contractor are retained until the matter involving the surface of Sperling Avenue is satisfactorily resolved.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

R E P O R T S

CHAIRMAN, ELECTION PROCEDURES COMMITTEE, submitted a report outlining the experiences of the municipality in using voting machines for the Election last December and offering comments on points the Burnaby Citizens' Association made in a Brief Council received on February 12, 1973 in regard to the matter.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the report be received and a copy of it be sent to the Minister of Municipal Affairs because the Brief from the Burnaby Citizens' Association was addressed to the Minister."

CARRIED UNANIMOUSLY

ALDERMAN DRUMMOND raised the question of the Election Procedures Committee studying the possibility of the municipality holding stewardship meetings of a means of engendering the interest of the public in Municipal Elections.

Alderman Clark pointed out that the Committee had considered this matter last year and would devote further attention to it now.

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

- (a) The Salvation Army Red Shield Building Fund - \$5,000.00 - for the Building Fund mentioned.
- (b) The John Howard Society - \$1,650.00 - for general use.
- (c) Vancouver Regional Branch of the S.P.C.A. of B. C. - \$300.00 - for the general activities of the Society.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 17, 1973, on the matters listed below as Items (1) to (19), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Grants - Parks and Recreation Commission

While it might be argued that the Parks and Recreation Commission is in a better position to judge the worthiness of applications for grants for recreational purposes, only Council has the authority to make such grants. Contributions to certain specific groups are presently spelt out in the Budget of the Commission. If it was intended to enter a lump sum in the Budget of the Commission for grants, Council approval would still be required for the specific grant involved.

Mar/5/1973

-9-

A procedure could be established whereby Council refers requests for recreation grants to the Commission and those which are approved could then be authorized by Council. If it is intended to reflect that the Commission has financial responsibility for making such grants, then at recast time the Mayor's Account for grants could be reduced by the sum involved and the amount transferred to the Budget of the Parks and Recreation Commission.

It was recommended that Council retain the responsibility for approving grants but that all requests for grants for recreational purposes be first referred to the Parks and Recreation Commission for recommendation before they are considered by the Grants and Publicity Committee; and further, that grants continue to be charged to the Mayor's Account, where applicable.

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

CARRIED UNANIMOUSLY

(2) Vandalism and Public Mischief in Robert Burnaby Park

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

(3) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer in the total amount of \$3,500.00 be approved.

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

CARRIED UNANIMOUSLY

(4) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department from January 29th to February 23, 1973 was being submitted herewith.

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

CARRIED UNANIMOUSLY

(5) Stride Avenue Disposal Site

Because the municipality will not receive additional refuse disposal collection trucks until approximately April 20, 1973, it was recommended that the closure date for the Stride Avenue Disposal Site be extended to May 1, 1973 and that a copy of the report at hand be sent to both the Pollution Committee and to Mrs. Walter Evans.

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

CARRIED

AGAINST -- ALDERMEN BLAIR AND DRUMMOND

(6) Data Processing

It was recommended that the municipality supply the District of Delta with data processing programmes and systems they need for the cost of reproducing same, including staff time taken, plus 15% for overhead.

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER served a Notice that he intended to introduce a motion at the March 12, 1973 meeting concerning the matter of the Greater Vancouver Regional District studying the question of establishing a Regional Data Processing Centre for the use of its member municipalities.

(7) Government Street between Piper Avenue and Brighton Avenue
BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1972

On May 8, 1972, the Council passed the above By-Law, which authorizes the construction of asphaltic pavement 36 feet wide with a concrete curb on the South side and a 6-foot wide concrete curb sidewalk on the North side of the captioned portion of Government Street.

The abutting property owners voiced an objection to this work and, as a consequence, Council initiated the following types of works for the street:

- (a) Pavement 28 feet wide with concrete curbs on both sides, with an allowance for local improvement sidewalk charges currently in effect, of Government Street from Phillips Avenue to Piper Avenue, including provision for bus pullovers.
- (b) Pavement 28 feet wide with concrete curbs on both sides and a separate 4-foot wide sidewalk on the North side of Government Street between Piper Avenue and Brighton Avenue, including provision for bus pullovers.

By-Laws for these works will be submitted to Council shortly.

It was recommended that Burnaby Local Improvement Construction By-Law No. 7, 1972 be repealed.

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

IN FAVOUR - MAYOR PRITTE, ALDERMEN LAWSON,
MCLEAN AND MERCIER

AGAINST - ALDERMEN GORDON, CLARK, BLAIR
AND DRUMMOND

MOTION NEGATIVED

It was understood, in view of the vote that was just taken on the subject of the Manager's Report, that Mayor Prittie would return the matter to Council on March 12th for reconsideration.

(8) Boys' Clubs of Vancouver

The Planning Department submitted a comprehensive report to Council on September 18, 1972 in regard to a request of the Boys' Clubs of Vancouver to donate municipally-owned land at the Southeast corner of Howard Avenue and Hastings Street to the Clubs. The Council resolved

Mar/5/1973

-11-

to not donate the land in question to the Club but referred the entire subject to the Parks and Recreation Commission for a report on whether the Commission felt the land should be leased and, if so, under what terms.

The Commission subsequently referred the matter to a Committee, which will be submitting a report to the Commission on March 7, 1973.

The Council should therefore expect a reply from the Commission on March 12, 1973.

It was recommended that a copy of the report at hand be sent to both the Parks and Recreation Commission and the Boys' Clubs of Vancouver.

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

CARRIED UNANIMOUSLY

- (9) (a) Lot 1 Except Parcel "S", Reference Plan 33213 and Lot 2,
both of Block 44, D.L. 94, Plan 8297
(b) Block 44 N. 50', D.L. 94, Plan 720

The South side of a proposed commercial development on the above properties will require access from both MacPherson Avenue and from Imperial Street. The vacant lot separating the proposed development from Imperial Street would not only provide the necessary access but would also be required for the underground utilities that are needed to service the entire building. Such a lot would normally be purchased by the developer and consolidated into the overall site plan. The owner of the lot refuses to sell it but will enter into a lease arrangement with the owners of the building whereby the latter, for \$100.00 a month, would acquire the use of the lot for 20 years with an option to renew for a further 20 years if the building survives the term of the lease.

A lease document involving the lessor, the lessee and the municipality has been prepared and it was recommended that Council authorize the execution of the document.

The Corporation is a party to the lease because of certain rights which are given to the Corporation by the lessor. These involve the right to enter upon the lot for the purpose of installing and maintaining sewers, drains, pipes for water and gas, and conduits for wires of all kinds during the 20 year term and the renewal term.

The Planning Department issued Preliminary Plan Approval for the development on December 11, 1972.

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

CARRIED UNANIMOUSLY

- (10) Traffic - Sullivan Heights Area (Lougheed Town Community Association)

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

- (11) Research Application to Central Mortgage & Housing Corporation

The Assessment Department has, for some years, been adapting its record and appraisal systems to take advantage of the capabilities of data processing. A change that is being contemplated now involves the use of a sophisticated type of analysis for establishing assessed values of residential properties. Variations of this system have been in

Mar/5/1973

-12-

operation in a number of places in the United States and, according to reports, have proved useful. From enquiries, it appears the system could improve procedures in Burnaby but it is felt they should first be tested.

As the results of research could be of value to other jurisdictions in the Province, an approach was made to Central Mortgage and Housing Corporation to determine if it would consider supporting the project. Discussions to date are promising but a final decision is contingent upon the submission by the Corporation of a detailed application.

It was recommended that Council approve the submission of a research application to the Central Mortgage and Housing Corporation for the purpose indicated above.

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

CARRIED UNANIMOUSLY

(12) Lot 16 and Lot 17 Except Explanatory Plan 42301, Block 8,
D.L. 127E $\frac{1}{2}$, Plan 1342 (5521 Parker Street)

In servicing the above described Lot 17 with underground wiring, the developer also provided service to the municipally-owned Lot 16.

It was therefore recommended that Council authorize the municipality to participate in the sharing of the cost of providing the underground wiring by contributing an amount not to exceed \$272.50, which represents half the cost of the service.

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

CARRIED UNANIMOUSLY

(13) Sewer Financing

Background information relating to the above matter was being provided herewith, along with comprehensive information relating to the method employed for the levying of a parcel tax covering sewer costs.

Comparative information as regards other municipalities in the Lower Mainland was also being provided.

Because of the situation explained, it was recommended that:

- (a) the parcel tax in question be increased from \$21.00 to \$32.25 and \$3.00 to \$5.00, effective January 1, 1973;
- (b) metered rates for sewer be increased by 53.5%, effective the beginning of the next quarterly or monthly billing cycle for each account, after the Lieutenant-Governor in Council has approved of the amendment to the By-Law required;
- (c) parcel taxes and metered rates be adjusted annually to reflect actual costs;
- (d) consideration be given at some time in the future to increasing flat rates and metered rates sufficient to include the costs of operating the sewer system that are payable to the Greater Vancouver Sewerage and Drainage District;

Mar/5/1973

-13-

- (e) Mayor Prittie be requested to pursue his representations to the Minister of Municipal Affairs regarding interpretation and possible amendment of the Municipal Treatment Plant Assistance Act.

ALDERMAN MCLEAN suggested that a formula should be devised which would reflect a more equitable method of charging occupants of multiple family accommodation for the use of sewers.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN BLAIR:

"That all costs, except those payable to the Greater Vancouver Regional District, of operating the sewer system in the municipality which are presently recovered through the general mill rate be progressively transferred to the Sewer Utility over a period of 10 years."

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

"That the above motion and the report of the Manager be tabled until the March 12th meeting in order to allow for a further submission containing an opinion on the proposal advanced by Alderman Drummond and the suggestion of Alderman McLean, and to also permit the production of a chart showing examples of the effects the increase in the sewer levy would have on various properties in the municipality."

CARRIED UNANIMOUSLY

- (14) Drainage Conditions - Howard Avenue and Heathdale Court
(Todman and Oaks)

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

- (15) Teale Avenue from Forest Street to Kincaid Street
SUBDIVISION REFERENCE NO. 246/71

It was recommended that Council authorize the sharing, to the extent of 50% of one-half of the contractor's costs (excluding inspection fees) of constructing the above street to a 28-foot pavement standard including 5-foot wide curb sidewalks, with the said share not to exceed \$1,292.50.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (16) (a) Lot 113 Except Explanatory Plan 39721 and Lot 114, D.L.'s 157/163, Plan 35259 (Appell)
(b) Block 12, D.L.'s 163/166, Plan 1050 (Kuyppers)
NELSON AVENUE EXTENSION SOUTH FROM MARINE DRIVE

The above described properties were excluded from the rezonings relating to the Big Bend area pending final approval of the above road extension.

Three alternative alignments, as illustrated on sketches being submitted herewith, have been developed.

The alignment shown on Sketch D was being recommended because it does not involve:

- (1) the new dwelling on Lot 112, D.L.'s 157/163;
- (2) the acquisition of additional property on the West side of Nelson Avenue North of Marine Drive;

Mar/5/1973

-14-

- (3) an extensive acquisition of farm land South of Ingram Street in completing the connection to the proposed Marine Way.

In addition, and because of the foregoing, it was recommended that:

- (i) the rezoning of the captioned Block 12 from M3 to A3 be approved for further consideration and be advanced to a Public Hearing;
- (ii) the Land Agent be authorized to negotiate the acquisition of the properties described under (a) above, except for the residential portion West of the proposed Nelson Avenue extension, that are required for road and park purposes;
- (iii) the Land Agent be further authorized to negotiate the acquisition of the road truncations required from the Lot 112 and Block 12 shown on Sketch A.

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:
"That action on the previous motion be deferred until the March 12th Council meeting in order to allow the members of Council an opportunity to further study the proposals of the Manager."

CARRIED UNANIMOUSLY

(17) Burnaby Winter Club

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

(18) Driveway - 4776 Buxton Street (Tufts)

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

(19) Engineering Department

For some time now, the organization of the Engineering Department has been under review. The conclusion has been reached that certain changes should be made. They specifically involve the administration of contracts and the general office.

The restructuring of the upper echelons of the Department was the subject of a report to the Contracts Committee on December 15, 1972.

Though the Manager would normally be free to make the changes without the approval of Council, the proposals were being presented this evening for the following reasons:

- (a) The recruiting process takes time and it is not felt any effect resulting from the changes will be felt this year unless the proposals are implemented now.
- (b) The general subject was discussed with ^{the} Contracts Committee and it is not considered prudent to proceed without referring the matter to Council.

The reorganization planned is shown on a chart that was being submitted herewith. The significant changes are the employment of an Assistant Engineer to be responsible solely for the Contracts and Operations Division, and a Supervisor-Administration to be in charge of the Administrative Division. The Deputy Engineer will be directly responsible for the administration of the Traffic, Design and Administration Divisions and only less directly responsible

Mar/5/1973

-15-

for the Contracts and Operations Division.

The following are the benefits that will accrue from the changes in the organization:

- (1) The Administration, which presently has no direct supervision, will have an immediate Supervisor who will co-ordinate all of the inter-related functions of the Department.
- (2) There will be better senior supervision, integration and co-ordination of works performed by the Department.
- (3) It will establish two major and distinct divisions in the Department.
- (4) The provision of more supervision at a senior level will relieve the Municipal Engineer of some of the detail matters now demanding his attention.

It was recommended that the Municipal Manager be authorized to implement the changes in the organization of the Engineering Department by employing an Assistant Engineer and a Supervisor-Administration.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MERCIER:

"That action on the proposal advanced by the Municipal Manager be deferred:

- (i) until the Contracts Committee submits its conclusions on the matter it is currently studying;
- (ii) in order to allow members of Council an opportunity to further study the matter."

CARRIED

AGAINST - MAYOR PRITTE AND ALDERMAN BLAIR

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

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

CARRIED UNANIMOUSLY

B Y - L A W S

BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1972, which was scheduled for Three Readings and which dealt with the subject of Item 7 of the Municipal Manager's Report No. 17, 1973, was withdrawn. in view of the situation which developed when considering that Item.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN BLAIR:

"That:

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1973" (#6234)
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS (#6237 &
NOS. 3 TO 9 INCLUSIVE, 1973)" 6239 to 6244 inclusive)

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

CARRIED UNANIMOUSLY

Mar/5/1973

-16-

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1972 came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference Rezoning #67/70

Block 2S $\frac{1}{2}$, Part North of Lougheed Highway, D.L. 4, Plan 845

FROM A2 TO CD

(9545 Lougheed Highway -- Located on the North side of the Lougheed Highway approximately 300' West of its intersection with Austin Road)

PLANNING DEPARTMENT submitted a memo advising that the prerequisites established by Council in connection with this rezoning proposal are now fully completed.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1972" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST - ALDERMEN MCLEAN AND DRUMMOND