

APRIL 9, 1973

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, April 9, 1973 at 7:00 p.m.

PRESENT: Mayor R. W. Prittie, in the Chair;
Alderman W. A. Blair (7:10 p.m.)
Alderman W. R. Clark
Alderman T. W. Constable
Alderman J. D. Drummond
Alderman M. H. Gordon
Alderman D. A. Lawson (7:05 p.m.)
Alderman G. H. F. McLean
Alderman J. L. Mercier

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

The Minutes of the March 26th and April 2, 1973 Council meetings came forward for adoption.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN CLARK:

"That the Item "12. Winter Capital Projects Funds" on Pages 16 and 17 of the March 26th Minutes be altered so as to reflect the fact that it is not all of the works listed therein which are to be undertaken but only those mentioned in the complete report of the Manager for which funds will be received under the Federal-Provincial Winter Job Expansion Plan."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:

"That the Minutes of the March 26, 1973 Council meeting, as just amended, plus the Minutes of the April 2, 1973 Council meeting be adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. Arnold F. C. Hean, O.C., re Rezoning of Property known as 5429 Lougheed Highway (RZ #53/70);
- (b) Burnaby S.P.E.C. re Air and Quality Objectives - Oil Refineries;
- (c) Mr. W. Grier of Block Bros. Realty Ltd. re Application to Rezone Properties known as 7429, 7449 and 7469 Lougheed Highway to R8 (RZ #14/73);
- (d) Mrs. R. McDonald re Walkway between Paulus Crescent and Cliff Avenue;

MAYOR PRITTIE stated that the Planning Department would be submitting a report to Council on April 16th in regard to the request of Mr. Hean and that it would be more appropriate for Mr. Hean to make his personal representations to Council at that time.

In view of the statement by the Mayor, the Council indicated it would be prepared to grant Mr. Hean an audience at its April 16th meeting.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:
"That the other three delegations be heard."

CARRIED UNANIMOUSLY

(b) Mr. Moysiuk then appeared and presented a Brief dealing with the question of proposed Air Quality and Water Quality Objectives for British Columbia, particularly as they refer to oil refineries.

ALDERMEN LAWSON AND BLAIR ARRIVED DURING THE PRESENTATION BY MR. MOYSIUK.

Mr. Moysiuk asked that Council, through the Greater Vancouver Regional District, ensure that Air and Water Quality Standards in British Columbia are at least as good as anywhere else.

The Council asked Mr. Moysiuk to furnish it with a copy of the reply Burnaby S.P.E.C. receives from the Pollution Control Branch of the Department of Lands, Forests and Water Resources pertaining to S.P.E.C.'s submission to that Branch on the subject matter.

(c) Mr. E. Walter Grier of Block Bros. Realty Ltd. then spoke and presented a number of reasons in support of his application to rezone Lots 1 and 2, Block 9, D.L. 59, Plan 9444; Block 9 Explanatory Plan 9840, D.L.'s 59/136/137, Plan 3795; Portion of Lot "D", S.D. 1S $\frac{1}{2}$, Block 8, D.L.'s 59/136/137, Plan 15742 to Group Housing District (R8) for development under the Residential District Five (R5) standards. The following are the points made by Mr. Grier in that regard:

- (1) Housing for the average family in Burnaby is becoming more difficult because of the cost of purchasing homes, which is due in large measure to the cost of land.
- (2) Developing the subject properties in the manner desired would reduce the cost to each purchaser of the property he would need to buy for his dwelling unit.
- (3) The units will cover approximately 1,200 square feet of land, and would have a frontyard of approximately 25 x 30 feet and a rearyard of 30 x 50 feet, with three or four units in a cluster.

The submission presented by Mr. Grier was referred by Council to the Planning Department for comment.

(d) Mrs. R. McDonald then spoke and made the following points in her submission, supported by 43 persons residing in the vicinity of the walkway between Paulus Crescent and Cliff Avenue:

- (1) Contrary to the report Council received from the R.C.M.P. on March 26th, an accident at the subject location was reported on February 28, 1973 when a boy was hit as he came down the walkway and collided with a car that was proceeding Northward in the lane. The R.C.M.P. spoke to the driver of the car at that time. The boy was slightly injured, but it could have been a much more serious accident. There were witnesses to the accident and the fact the police were present afterwards.

- (ii) An accident which occurred on December 28, 1972 on Cliff Avenue at its intersection with the walkway was also reported to the police and an ambulance attended. There were at least two cars which responded to the call.
- (iii) On numerous occasions, the R.C.M.P. has been called when there were complaints about vandalism in the neighbourhood, and they responded and witnessed the evident damage. The officers also said they would report the situation to their headquarters. Mrs. Minot, Kliparchuck and McDonald have all spoken to police officers on different occasions.
- (iv) Four of the abutting property owners have partial fences and three others have extensive tree hedges which constitute a fence.
- (v) The poll of the neighbourhood which was taken in 1969 does not represent the current thinking of the residents in the area.
- (vi) The barricades at each end of the streets and lanes were erected in a fashion to stop motor vehicles but they also restrict bicycle traffic. The riders of the bicycles go around the barricades as do horseriders in order to save getting off and going under the barricades. These trespassers trample the landscaped property instead of using the walkway and the exit or entrance by the barricades.
- (vii) Last Friday another bicycle rider and a car collided at the subject location.
- (viii) A few days before Mrs. McDonald appeared before Council the last time, a pedestrian walkway sign was erected. Upon enquiring, it was found that the neighbours to the North of 2080 Cliff Avenue had convinced employees in the Engineering Department that such signs should be erected because of their concern for the safety of their children. Three days after Mrs. McDonald last appeared before Council, a bicycle rider came through the walkway and hit a car in the lane. The child was not seriously hurt, and the police were called.
- (xi) If the hedges which are considered fences were replaced by the conventional form of fencing, there would be more problems as no one could see to the West when driving North on the lane.
- (x) The people who signed the petition in 1969 have now changed their minds and do not want their children using the walkway.
- (xi) The R.C.M.P., in March, 1972, confirmed that L.S.D. tablets were found in a chimney in the area.
- (xii) Those persons whose names appear on the petition that has been presented to Council are unanimous in their request that the subject walkway be closed.
- (xiii) It is felt that it would be safer to either use the lane to the South or Gilson Street for the children to walk and ride on because at least the cars could see them.

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In response to a question, Mrs. McDonald stated that those owners whose properties abut the subject walkway would be prepared to consider acquiring a portion of it for consolidation with their lots.

MUNICIPAL MANAGER read a report he had received from the R.C.M.P. confirming that the R.C.M.P. did attend the accidents on December 28, 1972 and February 28, 1973 mentioned by Mrs. McDonald. He added that the reason this was not known when the R.C.M.P. first reported was that they were not regarded as being directly related to the subject walkway.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That the decision rendered by Council on March 26, 1973 to retain the walkway between Paulus Crescent and Cliff Avenue be rescinded and it now be resolved to close the walkway."

CARRIED

AGAINST -- MAYOR PRITTIE, ALDERMEN
BLAIR AND CONSTABLE

It was understood by Council that a report would be submitted on the question of the land which has been used as the walkway between Paulus Crescent and Cliff Avenue being offered for sale to those property owners abutting it.

MAYOR PRITTIE recommended that Council authorize the payment of the per diem rate, for one day, to Aldermen Clark and Constable, who visited the Municipality of Saanich as members of the Council Ambulance Committee.

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

CARRIED UNANIMOUSLY

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 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. E. F. Macdonald, Administrator, Burnaby General Hospital submitted a letter conveying the thanks of the Board of Directors of the Hospital for being invited to the Municipal Appreciation Dinner on March 31, 1973 at the Villa Motor Hotel.

Mr. S. Dean, President, Kensington Minor Baseball Association, wrote to request permission to hold the Annual Decal Day on June 1st and 2, 1973.

Mr. Dave Jones, Secretary, Norburn Lacrosse Club, submitted a letter requesting permission to hold the Annual Tag Day in the area North of the Freeway to Burrard Inlet from Boundary Road to North Road on May 4th and 5, 1973.

Mr. Jones also forwarded a letter from the East Burnaby Minor Baseball Association, which has been granted permission to have a Tag Day on May 5th, indicating that that Association will be confining itself to the East Burnaby area.

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MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN HERCIER:

"That permission be granted to both the Kensington Minor Baseball Association and the Norburn Lacrosse Club to conduct their respective activities on the dates and in the areas indicated."

CARRIED UNANIMOUSLY

The Honourable David D. Stupich, Minister of Agriculture, wrote to advise that the resolution of Council relating to Bill 42 - Land Commission Act will be given careful consideration by the Provincial Government.

Mr. Stupich also commended the Planning Director, Mr. A. L. Parr, for his very thorough and thoughtful approach to the proposed Land Commission Act.

Mr. C. S. J. McKelvey, Executive Director, Union of British Columbia Municipalities, submitted a circular in which he provided a general description of the amendments introduced by the Minister of Agriculture to the proposed Land Commission Act.

Mrs. J. F. Greene submitted a letter expressing concern about being sent three copies of a final notice relating to the renewal of her dog licence.

Item #7 of the Municipal Manager's Report No. 27, 1973, which relates to the subject of the letter from Mrs. Greene, was brought forward for consideration at this time. The following is the substance of that report:

(7) Dog Notices (Greene)

Mrs. Greene is spelled with an "e" on the end and, in 1972, the dog licence was issued in the name of Green. The receipt was therefore filed differently and that accounts for one notice being wrongly mailed.

The notices are sent out by a temporary employee and the only excuse for the other two notices being sent is that this employee was interrupted to attend to the counter or the telephone.

The error is regretted and steps have been taken to ensure that such is not repeated.

This is the first complaint of this nature that has been received.

The Chief Licence Inspector has personally sent a letter of apology to Mrs. Greene.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BLAIR:

"That the report of the Manager be received and its contents be conveyed to Mrs. Greene."

CARRIED UNANIMOUSLY

Mr. L. J. Westwood of Lake City Industrial Corporation Limited submitted a letter outlining the contributions the Company has made to the municipality in order to obtain Preliminary Plan Approval for the warehouse project on the northeast corner of Government Street and Brighton Avenue and requesting that, because of this, the Corporation bear the cost of reconstructing Government Street between Brighton Avenue and the Easterly boundary of the property owned by the Company.

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Item #19 of the Municipal Manager's Report No. 27, 1973, which deals with the subject of the letter from Lake City Industrial Corporation Limited, was brought forward for consideration at this time. The following is the substance of that report:

(19) Government Street East from Brighton Avenue (Lake City Industrial Corporation Limited)

As regards the comments in the letter from the Company concerning storm sewer construction, it is a normal requirement for developers to pipe water courses and it is always required that the pipe size be designed to handle all upstream drainage. No contributions towards such costs are ever made by the municipality.

The requirement for improving the subject street, and another in the area, was made on the grounds the existing street services were inadequate to physically accommodate the types and volumes of traffic which would be generated by the proposed warehouse complex. Government Street was not planned for improvement until the completion of the Gagliardi-Way-Stormont Interchange. The warehouse development precipitated the need for a full standard road.

It was recommended that the cost of constructing Government Street, to a 46-foot wide pavement standard, between Brighton Avenue and the East property line of the land owned by Lake City Industrial Corporation Limited, remain the responsibility of the developer, as was previously established.

It was also recommended that the Company be provided with a copy of the report at hand.

ALDERMAN CLARK suggested that:

- (1) the Municipality should assume a portion of the cost of improving the subject portion of Government Street because a Firehall is located on the northeast corner of the Street and Brighton Avenue
- (b) the Corporation should also bear a portion of the cost of the oversized pipes that Lake City Industrial Corporation Limited is required to install because it does this when similar situations occur with subdividers of property.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN BLAIR:

"That the first recommendation in the report of the Manager be amended by deleting the words "Brighton Avenue and the east property line" and substituting therefor "the west property line and the east property line" and by adding the words "with the Municipality paying the cost of the remaining portion of the part of Government Street in question".

IN FAVOUR - ALDERMEN CLARK, BLAIR,
DRUMMOND

AGAINST - ALDERMEN CONSTABLE, MCLEAN
LAWSON, GORDON, MERCIER

MOTION LOST

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST - ALDERMAN CLARK

Dr. Paul Spong, President, Save the Northshore Forshore Committee, submitted a circular urging that Council support the attempt of the Committee to preserve Canadian mudlands, especially the Maplewood Mudflats in the District of North Vancouver.

Mr. T. Brian Prentice, President, Burnaby Chamber of Commerce, submitted a letter offering the views of the Chamber on the proposed 1973 Municipal Budget.

As a result of a discussion in Council, it was agreed that the Council would meet on Tuesday, April 17, 1973 commencing at 9:00 a.m. to deal with the 1973 Budget, with it being understood that the meeting would continue on the 18th of April, if necessary, and that arrangements would be made for the Heads of all Departments, and other agencies involved, to be present when the Budget is being considered.

Mr. F. L. Pobst, Municipal Clerk, The Corporation of the District of Coquitlam, submitted a letter expressing the concern of the Coquitlam Council regarding the prohibition of certain vehicular turning movements off and onto North Road at all the streets in the Sullivan Heights area.

Item #14 of the Municipal Manager's Report No. 27, 1973, which deals with the subject of the letter from Coquitlam, was brought forward for consideration at this time. The following is the substance of that report:

(14) Traffic - Sullivan Heights Area

The subject of traffic control in the Sullivan Heights area was considered by Council on February 26, 1973 when the turning restrictions in question were approved.

The Engineering Department is conducting observations of North Road traffic movements and it is anticipated that a report on the effect of the turning restrictions will be provided to the Traffic Safety Committee on April 17, 1973.

The R.C.M.P. will also be reporting to the Committee at that time.

It was recommended that the District of Coquitlam be forwarded a copy of the report at hand, together with a copy of the report Council received on February 26, 1973 from the Traffic Safety Committee concerning traffic control in the Sullivan Heights Area.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:
"That the Council of the District of Coquitlam be asked to support the Burnaby Council in its attempt to have the Provincial Government assume all the costs of providing an extension of Broadway in Burnaby to connect with Como Lake Road in Coquitlam."

CARRIED UNANIMOUSLY

Mr. Graham Jeckway, Property Manager, Strata Plan NW27, Co-Operative Trust Company of Canada, wrote to advise that he will do all that is possible to provide the necessary liaison between the respective Strata unit owners in the Brentwood Gardens development and the contractor involved to provide access for the repair work required to the crawl spaces in the units, as requested by Council a few weeks ago.

The Honourable Ron Basford, Minister of State for Urban Affairs, submitted a News Release outlining the alternative programmes the Federal Government has for large public housing projects in Canada.

The following wrote to express opposition to a proposal to rezone a 20-foot strip of Parcel "A", Sketch 3819, Block 2, D.L. 215, Plan 3082 to permit its industrial development by Kask Bros. Ready Mix Concrete Ltd.:

- (1) Mrs. Deanna Ward
- (2) South Burnaby Men's Club
- (3) Burnaby S.P.E.C.

Item #4 of the Municipal Manager's Report No. 27, 1973, which deals with the subject of the letters from the above three persons, was brought forward for consideration at this time. The following is the substance of that report:

- (4) A 20-foot Strip of Parcel "A", Sketch 3819, Block 2, D.L. 215, Plan 3082 (KASK BROS. READY MIX CONCRETE LTD.)

It was recommended that the three listed above be advised that the Planning Department is preparing a report on the subject rezoning application and that the matter will be considered by Council in approximately 10 weeks time.

It was also recommended that a copy of the report at hand be sent to Kask Bros. Ready Mix Concrete Ltd. and the Parks and Recreation Commission.

MOVED BY ALDERMAN CONSTABLE, SECONDED BY ALDERMAN CLARK:

"That the recommendation of the Manager be adopted, with it being explained to those who have corresponded with the Corporation in regard to the subject matter that the study being made on which a report will be submitted in 10 weeks is actually a feasibility study of land reclamation for waterfront recreation purposes in the area between Phillips Avenue and Highland Avenue on Burrard Inlet, including the "Kask" property."

CARRIED UNANIMOUSLY

Mr. R. W. Prittie, Chairman, Greater Vancouver Regional District, wrote to invite Council to nominate persons to serve on Livability Policy Committees established by the Board of the District.

Mr. Harvey Burt, Chairman of the North Vancouver Chapter of S.P.E.C., submitted a Brief containing the commentaries of the Committee on a report the Planning Department of North Vancouver District submitted to Council entitled "Seymour: A City in the Suburbs".

The Honourable Norman Levi, Minister of Rehabilitation and Social Improvement, submitted a copy of his Position Paper that was presented to the Legislature on March 2nd relating to Drug Abuse.

T A B L E D I T E M

Sewer Financing

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CONSTABLE:

"That Item #13 of the Municipal Manager's Report No. 25, 1973, which Council received on April 2nd and which deals with the subject of

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sewer financing, be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the recommendations in Item #13 of the Municipal Manager's
Report No. 25, 1973 be adopted."

CARRIED

AGAINST -- ALDERMAN GORDON

ENQUIRIES

When Alderman McLean enquired as to what progress was being made in regard to the relocation of the Works Yard of the Department of Highways at Canada Way and Willingdon Avenue, the Manager stated that there was a meeting scheduled this week with officials of that Department to discuss the matter.

Alderman Lawson asked when an answer could be expected to Mr. D. M. Herd's suggestion to Council concerning flood control measures.

The MUNICIPAL ENGINEER advised that the particular watercourse referred to by Mr. Herd was being studied by a consultant. He added that appropriate staff of the municipality would be recommending terms of reference to Council for a study of watercourses in general.

Alderman Lawson suggested that the study made by the consultant should be undertaken when water in the creek is shallow.

When Alderman Mercier asked who was responsible for the railway spur line across Government-Winston Street East of Brighton Avenue, he was informed that the developer of the warehouse project at the Northeast corner of Government Street and Brighton Avenue was being charged the cost.

Alderman Clark enquired as to what progress was being made in regard to the question of a tunnel being provided for train traffic instead of overpasses, a matter he broached to Council a few weeks ago.

MUNICIPAL ENGINEER advised that pertinent data concerning the matter was being collected and that it was expected a report would be submitted to Council within a very short time.

In response to a question by Alderman Clark, the Engineer stated that it cost approximately 1½ million dollars per mile for the tunnel that was built for the railway line that travels to the North Shore.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN GORDON:

"WHEREAS Council has for a number of years operated under a Shops Closing By-law and regulated the hours of shopping;

AND WHEREAS on many occasions we have had requests to change some to be in line with policies adopted in other municipalities now using an open hours system by operators who find that the hours available to them are not convenient;

AND WHEREAS there does not appear to be any difficulties encountered in other municipalities working under the open system;

AND WHEREAS traffic congestion and parking problems are being encountered in many areas in and around shopping centres and many of these could be reduced by increasing and spreading the shopping hours;

AND WHEREAS many citizens are denied the opportunity to shop during hours that they might find more convenient;

NOW THEREFORE BE IT RESOLVED that Council consider the removal of the regulatory hours contained in the By-law and that the matter be considered by Council after June 1, 1973;

AND BE IT FURTHER RESOLVED that interested parties be invited, by legal notice and other ways, to submit written Briefs on the subject to Council before that date and that Council make a decision after that time."

CARRIED

AGAINST: MAYOR PRITTIE,
ALDERMEN CONSTABLE,
LAWSON

MAYOR PRITTIE DECLARED A RECESS AT 9:00 P.M.

THE COUNCIL RECONVENED AT 9:15 P.M.

It was agreed by Council that the members would visit the Justice Building for a tour with Judge Goulet after the Budget Meeting on April 17th.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:

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

CARRIED UNANIMOUSLY

R E P O R T S

MAYOR PRITTIE, in accordance with Section 180(1) of the Municipal Act, returned for reconsideration the decision rendered by Council on April 2nd concerning the construction of a Health and Social Services Building.

The following reasons were provided by the Mayor for this action:

- (1) I am convinced that the additional space is needed as soon as it can be produced.
- (2) I believe that the design is functional and of a pleasing appearance.
- (3) While there might be a possibility of reducing the total cost, the price per square foot is reasonable in view of present building costs and the quality of the building proposed.
- (4) The Department of Municipal Affairs has approved the project under the Federal-Provincial Job Expansion Plan.
- (5) The Department of Rehabilitation and Social Improvement have replied to our enquiry regarding the Willingdon School. They state that it will be needed by the Provincial Government.

Item #23 of the Municipal Manager's Report No. 27, 1973, which deals with the subject at hand, was brought forward for consideration at this time. The following is the substance of that report:

(23) Health and Social Services Building

The following information was being submitted in regard to the subject matter as a result of reviewing it in depth and discussing the situation with the Architect and staff members involved:

- (a) It was originally felt that a structure with 20,000 feet of usable floor space, estimated to cost \$1,000,000.00, was required.

The Special Committee of Council dealing with the matter recommended that this proposal be modified to include a three-storey structure and the possibility of converting the parking area to office space in the future, if required.

- (b) A separate structure for Stage I of the overall Municipal Hall Expansion Programme has always been considered and, in that respect, the current proposal does not vary from the original one. The present scheme calls for a building in almost exactly the same location as was envisaged in the initial submission of staff, and it does not infringe into the area which was proposed initially by staff for a high-rise building.
- (c) The main advantage of the separate structure proposed by the consultant is that the Corporation can make expenditures on an incremental basis rather than being compelled to make one large expenditure that would be required if a high-rise building was constructed.
- (d) In examining the present proposal, it has been determined that only one-third of the cost of the covered parking area is attributable to interior finishes, exterior walls, the sloping site, the beams, the columns, the floor system, the plaza, the bridges and extended parking. The building can therefore only be credited with two-thirds of the floor area, or approximately 9,000 square feet.

The mechanical room is planned to be in the parking area and this occupies 2,500 square feet. To calculate

any construction cost on a per square foot basis, an allowance of 1,200 square feet must be made on each of the two floors and 9,000 square feet in the covered parking area, which makes a total of 33,000 "effective" square feet of building. When this is divided into the cost of the building, and the plaza, bridges and extended parking facilities are excluded, the square foot cost is \$32.21.

- (e) Taking a total "project" cost at \$1,304,000.00, divided by 2,400 square feet, produces a unit cost of \$54.00. This is a distortion because:
 - (i) The effective area is actually 33,000 square feet.
 - (ii) Included in the total project cost are such items as consultants fees, concept development fees, furnishings allowance, perimeter road and a project continuancy sum.
- (f) The figure provided in earlier reports for the Government Employees Building is a finished cost and it cannot properly be compared to the estimated cost for the proposed Health and Social Services Building.
- (g) In elevating the unit cost of the Justice Building to today's figures, it would appear that the Building would cost anywhere between \$33.60 per square foot and \$38.08 per square foot, excluding the plaza, furnishings, etc. If the "project cost" is divided by the net area for the Justice Building, the unit cost increases by \$5.60 per square foot. It should be noted that the Building only has air-conditioning on the "Justice" floor.
- (h) It can be seen from the foregoing that the anticipated cost of the Health and Social Services Building appears to be great, on a unit basis, because relatively significant costs (some of which are unrelated to the Building) are being divided by a relatively small area.
- (i) The existing Municipal Hall was built on the basis of 50 pounds per square foot floor-loading and the deflection can be noticed in all of the stands within the building. All of the floors are "dipped" and, in the hall leading to the Council Chamber, a crack exists along the wall which is caused by the deflection.
- (j) It is not possible to consider placing the Main Branch of the Library, which is now in the Lake City area, into the proposed Health and Social Services Building because the Corporation is "locked into" a 5-year lease with the owner of the property, which was effective from June 1, 1971. It is "turn-key" lease and the owner spent \$21,000.00 on improvements for the Library.
- (k) One alternative would be to relocate the proposed building further to the East and eliminate the plaza and the covered parking in this area for the time being. Additional parking facilities would need to be provided elsewhere to compensate for this loss but the savings in cost could be approximately \$70,000.00. This cost saving would, of course, be an advantage and the Building being closer to the present Municipal Hall would also be of some benefit.

The disadvantages to this proposal would be:

- (i) it could limit the space available on the site for development to the East and mean that the Corporation would get one less building in the area concerned. Possibly the configuration of the buildings could be changed or rearranged but the municipality could end up with a more cramped site;
 - (ii) the Corporation will possibly be faced with a greater expense in the future because, by moving the building further East, there will be a deeper excavation and costs may be greater at that time.
 - (iii) by relocating the building further East, the Corporation would not have the same room to expand to the North without interfering with the trees. There could only be expansion for three 28-foot bays to the North rather than the four which can presently be accommodated if the current building proposal is approved. This will also limit the parking area if it is intended to have it covered.
 - (iv) thirteen covered car parking stalls would be eliminated and would need to be provided elsewhere.
- (1) The Corporation is approximately 3 months behind its proposed schedule for the construction of the building. The Architect has indicated that costs increase at the rate of $\frac{3}{4}$ of 1% per month, which could mean an additional \$30,000.00 cost for the project.
- (m) The Social Services Administrator spoke to the Deputy Minister of Rehabilitation and Social Improvement on April 5, 1973 and was informed that the Willingdon School for Girls is to be used this summer for the "Summer Games" personnel and thereafter it would be used for other Provincial Government endeavours. The Deputy Minister stated that the facility would not be available for leasing, purchase, or any other municipal use. The Minister of Rehabilitation and Social Improvement was present when the conversation took place between the Deputy Minister and the Social Services Administrator.
- (n) The conclusion has been reached that:
- (i) the structure proposed is not an expensive one and, in fact, will cost less per square foot than the Justice Building;
 - (ii) the structural design and layout of the building proposed should not be changed because this would only increase maintenance costs in the future;
 - (iii) the building could be moved further to the East at a savings of about \$70,000.00 but more than likely a greater cost than this figure would be spent when the next building is constructed. The relocation would simply mean that the plaza would not be built and it would be replaced with more extensive landscaping.

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It was recommended that:

- (a) the Preliminary Sketch Plans for the proposed Health and Social Services Building, as presented, be accepted;
- (b) the Architect be authorized to proceed with the preparation of working drawings and specifications for the Building.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:

"That the words in the report of the Manager "the Health and Social Services Building" be deleted and be replaced with "additional space for the Municipal Hall Complex"."

CARRIED

AGAINST -- ALDERMEN CLARK AND DRUMMOND

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN CONSTABLE:

"That the recommendations of the Manager, was just amended, be adopted."

CARRIED

AGAINST -- ALDERMEN DRUMMOND, CLARK
AND BLAIR

GRANTS AND PUBLICITY COMMITTEE submitted a report recommending that a grant in the amount of \$2,000.00, with \$1,500.00 to be applied for instruments and \$500.00 for general expenses, be made to The Burnaby Concert Band (1971) Society.

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

CARRIED UNANIMOUSLY

Alderman Clark invited the members of Council to a film presentation entitled "Medic 1" covering the Seattle Fire Department Ambulance operation at 8:00 p.m. on April 11th at the No. 1 Firehall on Hastings Street at Sperling Avenue.

He added that Chief John Phelbin of the Seattle Fire Department would be present to discuss the "Medic 1" concept of life saving.

It was understood by Council that appropriate representatives of New Westminster would be invited to the film presentation and that seats would be reserved for them.

MUNICIPAL MANAGER submitted Report No. 27, 1973, on the matters listed below as Items (1) to (26), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Easement - Lot 44W 60', D.L. 80N1/2, Plan 10063
SUBDIVISION REFERENCE 77/72

It was recommended that Council authorize the:

- (a) acquisition of an easement, for Storm Sewer purposes, over a portion of the above-described property at no cost to the Corporation,
- (b) execution of the document associated with the matter.

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

CARRIED UNANIMOUSLY

- (2) Easement - Remainder of Lot 46, D.L. 135, Plan 3234
SUBDIVISION REFERENCE NO. 173/72

It was recommended that Council authorize the:

- (a) acquisition of easements, for Storm and Sanitary Sewer purposes, over portions of the above-described property at no cost to the Corporation,
- (b) execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

- (3) Annual Holidays - Municipal Manager

The Municipal Manager will be on Annual vacation from April 19th to April 29, 1973 inclusive and the Municipal Treasurer will be the Acting Municipal Manager during that time.

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

CARRIED UNANIMOUSLY

- (4) A 20-foot Strip of Parcel "A", Sketch 3819, Block 2, D.L. 215,
Plan 3082 (KASK BROS. READY MIX CONCRETE LTD.)

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

- (5) Easement - Portions of Lots "P" and "A", D.L.'s 157 and 163,
SUBDIVISION REFERENCE NO. 101/71

It was recommended that Council authorize the:

- (a) acquisition of easements, for Storm and Sanitary Sewers, underground electrical and telephone services, over portions of the above-described properties at no cost to the Corporation,
- (b) execution of the documents associated with the matter.

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

CARRIED UNANIMOUSLY

- (6) Fertilizer

It was recommended that Council accept the tender of Buckerfield's Ltd. in the amount of \$14,325.00 for the supply of fertilizer to the Corporation for the 1973.

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

CARRIED UNANIMOUSLY

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(7) Dog Notices (Greene)

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

(8) Juvenile Detention Home

It was recommended Council authorize a renewal of the Agreement with the City of Vancouver, on the basis of the per diem rate being \$30.00, for the use of the Juvenile Detention Home between May 1, 1973 and April 30, 1974 on the same conditions as presently prevail, except for the change in the per diem rate mentioned.

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

CARRIED UNANIMOUSLY

As the result of a brief discussion, Mayor Prittie was asked by Council to send a copy of a letter he wrote to the Minister of Rehabilitation and Social Improvement concerning the use of the Willingdon School for Girls as a Remand Centre to the Minister of Municipal Affairs.

The Council also asked that the City of Vancouver provide an indication as to the number of Burnaby people who were placed in the Juvenile Detention Home during the past year.

(9) Estimates

It was recommended that the special estimates of work of the Municipal Engineer in the total amount of \$99,400.00 be approved.

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

CARRIED UNANIMOUSLY

(10) Municipal Finance Authority

A history of the Municipal Finance Authority was being provided to Council this evening, including an outline of its role and its position in regard to the interest rate on money the Authority borrows for municipalities

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CONSTABLE:
"That the report of the Manager be received and the Municipal Treasurer indicate, in future reports, the general range of interest rates that can be anticipated on monies borrowed by the Municipal Finance Authority."

CARRIED UNANIMOUSLY

(11) Municipal Land Assembly for General Purposes - 1973 Program

(This item was referred to the "In Camera" meeting later in the evening.)

(12) Revenue and Expenditures

The Statements of Revenue and Expenditures prepared by the Municipal Treasurer for the period between January 1st and March 25, 1973, were being submitted herewith.

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Comparative figures for 1972 have been included in the Statements.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That the report be received."

CARRIED UNANIMOUSLY

(13) Annual Conference of the International Personnel Management Association

It was recommended that Council authorize the Personnel Director to attend the above Conference in Winnipeg, Manitoba, from May 22nd to the 25th, 1973.

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

CARRIED UNANIMOUSLY

(14) Traffic - Sullivan Heights Area

(This item was dealt with previously in the meeting)

(15) Pollution Control - Health Act

The Amendments to the Health Act that were contained in a letter Council received on April 2, 1973 from the Attorney-General empowers a Provincial Court Judge to order the abatement of any nuisance or unsanitary conditions and to issue a restraining order or injunction when the circumstances set out in the amendments are met. Ordinarily, such an order can only be issued by a Supreme Court judge.

Section 114 of the Act stipulates that an offender, upon conviction under the Health Act or its regulations or under a By-Law passed pursuant to the Act, where no penalty is provided, is liable to the penalties set out in the Act, which is a fine not to exceed \$500.00 or imprisonment for a term not exceeding 6 months, or to both a fine and imprisonment.

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

CARRIED UNANIMOUSLY

(16) Staff Sick Leave

A report of the Personnel Director providing further information explaining the reasons for variations in staff sick leave experience was being submitted herewith.

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Alderman Mercier stated that further information on the subject at hand would be presented to Council as a result of him requesting this additional data.

It was noted by Council in the report at hand that the Advisory Council of the Burnaby Municipal Benefit Society has, since mid-1972, been studying the sick leave plan.

The Council directed that the results of this study be submitted after it is completed.

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

CARRIED UNANIMOUSLY

(17) A 9.86 Acre Portion of Lot 1, D.L.'s 73 and 81, Plan 40648
GREEN TREE VILLAGE

The Chief Building Inspector has reported that, in his opinion, an excessive number of trees have not been removed from the above property during the course of its development.

The Planning Department has reported as follows on the general situation with respect to the development:

(a) A meeting was held on the site with representatives of the landscape architects and the following conclusions were reached:

- (i) The clearing which has been done more or less observes the boundaries of the cleared areas set out in the development plan.

The standard of performance by clearing crews was considered to be better than normal.

- (ii) There are only a few areas in which excessive clearing may have occurred and these are mainly where low quality growth prevailed. There was some suggestion that no major tree growth existed previously in these locations.
- (iii) A considerable amount of clearing along the fence at the east boundary of the site was done by the previous owner prior to the current development project.
- (iv) Some damage to existing trees at the perimeter of the preserved areas has occurred and it will be necessary to pay special attention to the condition of these trees to ensure their preservation.
- (v) Initial clearing took place under the direction of construction superintendents who were apparently well acquainted with the aims of preserving growth. However, it was understood no arrangements were made for the landscape architect to be present and actually supervise the clearing and grading operations.
- (vi) In view of the sensitive nature of the natural areas to be preserved and the great importance of green belts in the development scheme, definite steps should be taken to prevent unnecessary

abuse of the preservation areas during construction and the landscape architect should be directly involved in supervising all selective clearing and site improvement operations from now on.

- (b) The developers emphasized their concern that the natural setting be preserved and have stated that they are fully in accord with the objective of retaining all the native growth possible. In order to achieve these objectives, a letter was sent to the developer advising that the following will be expected of him:

- (i) All green belt areas are to be taped off and considered strictly "out of bounds" during construction.
- (ii) The landscape architect or some qualified person acceptable to him is to personally supervise selective clearing, landscaping, and all site improvement work in the green belt areas from now on and is to be responsible for preserving all tree growth and native ground covers as determined by the consultant.

It was recommended that the action taken by the Planning Department, as detailed above, be ratified and that the development company in question be advised accordingly.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

- (18) Lot 7, Block 16, D.L. 79, Plan 1554
(4412 Ledger Avenue)

It was recommended that Council authorize the demolition of the dwelling at the above location when it becomes vacant.

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

CARRIED UNANIMOUSLY

- (19) Government Street East from Brighton Avenue
(Lake City Industrial Corporation Limited)

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

- (20) Arnott-Kidd #2 Transmission Line

An article which appeared in the Vancouver Sun on March 28, 1973, in regard to the above matter was being provided to Council this evening.

The Greater Vancouver Regional District has asked the B. C. Hydro and Power Authority to install a 9-mile long transmission line in Delta and Richmond (which is presumed to be the Arnott-Kidd #2 Transmission Line) underground instead of on 90-foot high towers.

Comments of Mayor Phillips and Alderman Linnell of Vancouver in respect of the matter were also being provided this evening.

The Regional District has also asked its Planning Committee to consider a general policy concerning transmission lines in the region.

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Delta has not submitted the additional information Council requested on the subject matter on February 26, 1973.

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

CARRIED UNANIMOUSLY

- (21) Lot 19 Except Parcel "A", Sketch 12407, Block 4,
D.L. 125, Plan 3520
5429 Lougheed Highway (Totem Motel)
(Mr. Arnold F. C. Hean, Q.C.)
REFERENCE REZONING NO. 53/70

The Planning Department will submit a report to Council on April 16th in regard to the subject of the submission by Mr. Hean, reference to which will be found earlier in the Minutes.

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

CARRIED UNANIMOUSLY

(22) Boys' Club of Vancouver

A report of the Planning Department relating to sites for the Boys' Club of Vancouver was being provided to Council this evening.

Notwithstanding the worthiness of the project proposed, the Manager has the following concerns:

- (a) The Club is quite adamant about the location desired. There is no guarantee that the site selected by the Club will be the best in the future because no one can predict where the social problems in North Burnaby will occur at that time.
- (b) The Municipal tax dollar is paid by people from all walks of life.
- (c) The Club's facility is very localized and is of a specialized nature involving one special segment of the population.

It has been concluded that the Club's venture is a worthwhile and necessary one but, failing the production of a plan for the entire Municipality, it cannot be recommended that Council donate property to the Boys' Club or that a nominal rental rent be allowed for any such property.

The Municipal Act limits those organizations which are eligible for property tax exemption and the Boys' Club is not one that is considered eligible. A grant could be made to the Club but it would need to be considered each year. If any financial assistance is given to the Boys' Club, it was recommended that it be done by means of a grant and be based on a request for a specific amount, which should be considered and recommended by the Parks and Recreation Commission. It is felt that a grant of \$11,500.00 per year (which is the amount of the lease plus anticipated property taxes for the current year) is not warranted in the case of the Boys' Club although a grant for a portion of the amount might be suitable.

The Municipal Act requires that the lease rate be negotiated every five years after the initial 10 years.

It was recommended that the Municipal property on Hastings Street

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at Howard Avenue, which is described as Lots 1 and 2, Block 4, D.L. 127E4, Plan 1342, be leased to the Boys' Club of Vancouver at the going rate for a 30-year term, with the rates to be re-negotiated every five years.

Municipal Manager read a memo he had received from the Municipal Treasurer in regard to the subject matter.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GORDON:

"That Council approve the leasing of the property described in the report of the Municipal Manager to the Boys' Club of Vancouver for a nominal rate."

IN FAVOUR -- ALDERMAN MERCIER

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

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN DRUMMOND:

"That the Boys' Club of Vancouver be requested to expand its programme to include activities for girls in the same age group as the boys that are handled.

CARRIED

AGAINST -- ALDERMEN MERCIER,
CLARK, MCLEAN AND
BLAIR

A spokesman for the Boys' Club of Vancouver was present and stated that land west of the Hastings-Howard site would be preferable, although the Boys' Club would not mind being allowed to locate on the Kensington Park site.

The Planning Director pointed out that the other sites alluded to by the spokesman were mentioned in the report of his Department that Council had this evening and the reasons for not recommending one of them were provided.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:

"That Council indicate it would be prepared to favourably consider a request from the Boys' Club of Vancouver for a grant in lieu of taxes covering the leasing and tax charges which will apply to the property which is the subject of the report from the Manager."

CARRIED

AGAINST -- ALDERMAN BLAIR

The Council directed that a report be submitted indicating whether the social problems of youth in the Municipality could be better served by some form of mobile facility rather than a fixed establishment.

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MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN CLARK:
"That the meeting now adjourn".

IN FAVOUR -- ALDERMEN DRUMMOND
AND CLARK

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

MOTION LOST

ALDERMAN DRUMMOND LEFT THE MEETING.

(23) Health and Social Services Building

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

(24) 1972 Report of Medical Health Department

The above report was being provided to Council this evening.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN MCLEAN:
"That the report be received."

CARRIED UNANIMOUSLY

ALDERMEN MERCIER AND BLAIR LEFT THE MEETING.

(25) Waterworks Utility

A report on the above matter was being distributed to Council this evening.

(26) Business Tax

A report on the above matter was being distributed to Council this evening.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN CONSTABLE:
"That Items (25) and (26) of the Municipal Manager's Report be
tabled until the April 16th meeting."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - LAW

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN CLARK:
"That "BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1973" be now
reconsidered and finally adopted, signed by the Mayor and Clerk
and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY