

OCTOBER 9, 1973

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

**PRESENT:**

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

**STAFF PRESENT:**

Mr. M. J. Shelley, Municipal Manager  
Mr. E. E. Olson, Municipal Engineer  
Mr. A. L. Parr, Planning Director  
Mr. J. Plesha, Administrative Assistant  
Mr. B. Leche, Municipal Clerk's Assistant  
Mr. R. F. Norcliffe, Municipal Clerk's Assistant

P R O C L A M A T I O N

HIS WORSHIP, MAYOR CONSTABLE, then proclaimed the period between October 13th and October 20, 1973, as Single Parents' Week.

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

MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN STUSIAK:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 75, 1973, which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Gerri Richards, President, Burnaby Single Parents' Association, wrote to request that the week of October 13th to October 20th be proclaimed as Single Parents' Week.

L. R. Maki, Manager, Brentwood House, 1850 Rosser Avenue, wrote to express his appreciation for Council's action in resolving a parking problem which existed adjacent to Brentwood House.

*Item #18 of the Municipal Manager's Report No. 75, 1973, which relates to the letter from Mr. L. R. Maki, was brought forward at this time. The following is the substance of that report:*

(18) Parking of Trucks on a Residential Lot (Maki)

Council on September 17, 1973 received a complaint from Mr. Leo R. Maki regarding the parking of trucks on a residential lot at the Southeast corner of the intersection at Rosser Avenue and Buchanan Street. The land in question is owned by the Loughheed Hotel and is zoned Residential District Five (R5).

The report advised that there had been full compliance with Council's direction and an inspection of the property and discussion with the Manager of the Hotel disclosed that the entire matter is well in hand. The Licence Department will occasionally inspect the area to ensure that the problem does not recur.

It was recommended that a copy of the report be sent to Mr. Maki.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Playhouse Theatre Centre of British Columbia forwarded the Annual Report of The Playhouse Theatre Company for 1972-1973.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That as this Municipality appeared to be the only Lower Mainland Municipality, outside of the City of Vancouver, that had provided a grant to this organization, this matter be referred to the Grants and Publicity Committee for consideration when future grants were being considered for The Playhouse Theatre."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities forwarded a copy of Bill 11 - The Labour Code of British Columbia Act. It was advised that an analysis of the Bill would be distributed to all members as soon as possible.

Mr. Jean C. Hache, Executive Assistant to the Minister, Department of Veterans' Affairs, wrote to advise that the Minister would be pleased to receive a delegation from Council in connection with the George Derby Health and Occupational Centre at a mutually convenient time.

Mr. Stuart Leggatt, Member of Parliament, Burnaby-New Westminster, wrote to advise that it was his view that municipal property which had been expropriated or transferred to the Crown should be returned to the Municipality. He advised that he had written to The Honourable Dennis Cocke, Health Minister for the Province of British Columbia and also to the Department of Veterans' Affairs in this connection. He was of the opinion that if negotiations are proceeding with regard to the Shaughnessy Hospital, the Municipality should become intimately and directly involved in order that they might obtain title to the land they originally transferred.

Claudette Goodman, Secretary, East Burnaby Football Association, wrote to request permission to hold a Tag Day on November 2nd and 3, 1973 to raise money to replenish playing equipment.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the East Burnaby Football Association to conduct their campaign on the dates indicated."

CARRIED UNANIMOUSLY

Mr. John W. Davie, Past President, Canadian Remembrance Ceremonies, Branch 148, Canadian Legion, requested permission for the Royal Canadian Legion to hold its Annual Remembrance Day Parade and Remembrance Day Ceremonies at the Cenotaph in Confederation Park. Parade route will be as follows: Assembly point in the Safeway Parking Lot at the corner of Rosser Avenue and Hastings Street, thence East on Hastings Street to Alpha Avenue, and North to Confederation Park commencing at 10:30 a.m. November 11, 1973.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Royal Canadian Legion to hold its Annual Remembrance Day Parade as outlined above subject to the approval of the Department of Highways, the Municipal Engineer and the Burnaby Detachment, R.C.M.P."

CARRIED UNANIMOUSLY

Barbara Wright, Candy Drive Committee, Burnaby Concert Band Society, wrote to request permission to hold a Candy Drive on the nights of October 15th and 16, 1973. The sale is to benefit this non-profit organization and all funds are to be retained by the Society. The Cowan Theatre will be used as the headquarters for this Drive.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Burnaby Concert Band Society to conduct their campaign on the dates indicated."

CARRIED UNANIMOUSLY

Harvey Harkness, Secretary-Treasurer, South Burnaby Men's Club, wrote to request permission to hold a Walkathon on October 21, 1973, along Bonsor, North of Fern Avenue to Kingsway, West on Kingsway to Patterson Avenue, South on Patterson Avenue to Imperial Street, West on Imperial Street to Joffre Avenue, South on Joffre Avenue to Rumble Street, East on Rumble Street to Stride Avenue, Northeast on Stride Avenue to Kingsway, West on Kingsway to Sussex Avenue, South on Sussex Avenue to Beresford Street and East on Beresford Street to Bonsor Hall. The purpose of the event is to raise money for youth activities and would involve children and adults presently participating in the Club's soccer and grass hockey programmes.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the South Burnaby Men's Club be granted permission to hold the Walkathon as outlined above subject to the approval of the Municipal Engineer, the Department of Highways, and the Burnaby Detachment, R.C.M.P."

CARRIED UNANIMOUSLY

R. E. Harlos, M.D., Chief of Medical Staff, Burnaby General Hospital wrote to brief members of Council regarding the current situation in the planning for the new acute care addition to the Burnaby General Hospital.

Formal presentation of the Functional Programme of the 260 bed new wing is soon to be made to the Advisory Committee of the Greater Vancouver Regional Hospital District by the Hospital Planning Committee and members of Council should be made aware of the following:

- (1) The Board of Directors and Medical Staff of Burnaby General Hospital have for years been frustrated by the dilatory behaviour of previous Provincial Governments. Planning for new acute care beds has been in progress since 1965 and hundreds of thousands of dollars and many hours of planning have been wasted. During this period of rapid community population growth acute care hospital beds decreased from 242 to 237.
- (2) The present Provincial Government has verbally indicated that the acute care needs of Burnaby would receive high priority in terms of capital funds available from the recent money by-law. To date Lions Gate and Coquitlam have received approval for hospital development, not Burnaby.
- (3) The Provincial Government tends to orientate health matters into "regional" rather than "community" spheres with the result that with no increase in acute beds in Burnaby more and more residents of this community will be channelled into Vancouver where 600 new "regional" beds have recently been acquired.

At present only 30% of Burnaby residents who require hospitalization are cared for in our own hospital.

- (4) In spite of recent changes in concepts of health care delivery including Home and Ambulatory Care there remains a tremendous need for acute care beds in Burnaby. Our present elective surgical waiting list stands at 836, a wait of five months.

In the interest of the health of the residents of Burnaby the Medical Staff of Burnaby General Hospital entreat the Members of Council to exert every possible effort to influence the Provincial Government and the Greater Vancouver Regional Hospital District to expedite approval for the forthcoming functional programme for 260 new acute care beds for Burnaby.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN STUSIAK:

"That Mayor T. W. Constable and Alderman D. A. Lawson make themselves thoroughly familiar with the proposed expansion plans of the Burnaby General Hospital and they lend all possible support to this programme at forthcoming meetings of the Greater Vancouver Regional Hospital District."

CARRIED UNANIMOUSLY

Mr. Arnold F. C. Hean, Q.C. submitted a letter suggesting that the proposed meeting between he and his clients, and the Automotive Transport Association of B. C. and Mayor T. W. Constable, in connection with the use of taxis for pick-up and delivery of goods in the Municipality be held "In Camera" before the entire Council.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That further consideration of this matter be tabled pending receipt of a report from the Municipal Solicitor as to the propriety of Council attempting to mediate a dispute between the Automotive Transport Association of B. C. and the taxi companies operating in the Municipality insofar as the pick-up and delivery of goods and chattels is concerned."

CARRIED UNANIMOUSLY

Mr. Arnold F. C. Hean, Q.C. submitted a letter in connection with an application for Strata Title Approval for a 24-suite development by Henry Harder Construction Ltd. at 6715 Burlington Avenue.

Mr. J. Rogers, #303, 7030 Hall Avenue also submitted a letter on this subject on behalf of himself and six other petitioners requesting Council approval of this Strata Plan project as they were most anxious to take up residence under condominium status at this address.

Mr. Hean requested that he be allowed to appear before Council at this meeting to comment on the report of the Planning Director which he understood would be presented at this time. He also requested that he be supplied with a copy of the Planning Director's report by October 5th so that the matter could be expedited at the Council meeting of October 9th. He stated that it was not his intention to reopen the entire matter but to be as brief as possible in the interests of his client.

*Item #17 of the Municipal Manager's Report No. 75, 1973, which relates to the letter from Mr. Hean and Mr. Rogers was brought forward at this time. The following is the substance of that report:*

- (17) Application for Condominium Approval  
24 Unit 3-Storey Apartment  
6715 Burlington Avenue  
P.P.A. #2016 S.T.A. #4/73

Mr. Arnold F. C. Hean appeared before Council on October 1, 1973 for the purpose of requesting approval for the subject apartment project.

The Municipal Manager is prepared to recommend approval of this application subject to the operational guidelines as outlined in the General Report (Points 2.2, 2.5, 2.6 and 2.8), but is not prepared to bring this recommendation forth because Council has decided to table a previous application (Rezoning #73/72) which is much the same as this one.

It should be noted that a letter dated October 2, 1973 from Mr. Hean is on the Agenda for the October 9, 1973 meeting of Council. The Deputy Clerk has advised Mr. Hean that policy does not permit the release of Agendas until noon of the day on which Council meets, and that it is, therefore, not possible to comply with Mr. Hean's request for a copy of the Planning report until noon, October 9, 1973. Mr. Hean was also advised that Council hears delegations on alternate weeks, and that delegations will not be heard again until October 15, 1973.

Also appearing on the October 9, 1973 meeting of Council is a petition favouring approval of a Strata Plan for the subject apartment project.

It was recommended that Council table final consideration of the subject Strata Plan until such time as the final guidelines governing condominiums have been approved by Council and that a copy of this report be forwarded to Mr. Hean, Mr. Rogers, and the other petitioners.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That Council immediately authorize the approval of the subject Strata Plan regardless of the General Report on Operational Guidelines Governing Condominiums."

Speaking on behalf of his motion, Alderman Stusiak was of the opinion that the Municipality was unfairly penalizing the Strata Plan applicant in this instance. He noted that the development had been approved prior to the Provincial Government delegating authority for condominium developments to Council and as such should be honoured at this time. He pointed out that constant delays in Council approval added greatly to the financial responsibility of the applicant.

Alderman McLean spoke against the motion. He stated that the Municipality was not at fault and that the correct procedure had been followed at all times. He noted that the development had originally been presented as a rental project and had since been converted to a condominium.

Alderman Gordon stated that he concurred with the remarks of Alderman Stusiak and was in favour of the motion.

Alderman Gunn stated that he was opposed to the motion. He was more concerned with problems which may face prospective purchasers of the units than with the developer's problems.

Alderman Lewarne spoke in favour of the motion. He noted that the applicant had acted in good faith in all stages of the development and had fulfilled all prerequisites that had been established by Council.

IN FAVOUR -- ALDERMEN STUSIAK, LEWARNE,  
GORDON AND MERCIER

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

MOTION LOST

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN GORDON:

"That the Municipal Manager be requested to submit a report outlining the legal position of the Municipality insofar as the withholding of approval of this condominium development."

CARRIED UNANIMOUSLY

# T A B L E D   I T E M

The following matter was then lifted from the table:

REZONING REFERENCE NO. 42/73

- (a) Lots 7 and 8, Blocks 23/24, D.L. 32, Plan 1444
- (b) Parcel "F" Explanatory Plan 9114, Block 24, D.L. 32, Plan 812
- (c) Parcel "G" Reference Plan 14141, Block 32, D.L. 152, Plan 783

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:

"That Item #8 of the Municipal Manager's Report No. 73, 1973, which relates to the question at hand be brought forward for consideration at this time. The following is the substance of that report:"

CARRIED UNANIMOUSLY

(8) Rezoning Reference #42/73  
Marlborough Mall Commercial Development

On July 27, 1973, Council gave approval in principle to the proposed CD rezoning of properties at the north-west corner of Marlborough and Kingsway through to Newton Street, to permit the development of a retail shopping mall and office building. At the time, however, it was requested that consideration be given to the traffic function of adjacent streets, and particularly Marlborough Avenue north of Kingsway.

The matter has now been examined by the Planning Department in conjunction with Engineering Department staff, and certain specific proposals are being advanced for Council's consideration and approval. Several of the recommendations bear directly on the rezoning application at hand, and require decisions in order that planning and design for the Marlborough Mall project may proceed, while others deal more generally with implementation of the adopted Community Plan for Area "L", and are somewhat more long-range by nature.

The following summarize the recommendations developed in the study report being submitted, and it is requested that the concurrence of Council be sought on these items.

Recommendations:

It is recommended that:

- a) Council approve in principle the closure of Marlborough Avenue north of Irving Street and south of Newton Street to public traffic once the provision of an alternative traffic routing is achieved, and the creation of a landscaped pedestrian concourse, in accordance with the study report at hand;
- b) Council reaffirm its approval in principle to the cul-de-sacing of Newton Street east of Nelson Avenue once the alternative traffic routing is established;
- c) Council establish the following as specific requisite conditions to the subject rezoning application:
  - (i) The dedication of the easterly 33 feet of Parcel "G" for road widening purposes south of the centerline of Irving Street and the depositing of sufficient funds for the construction of a finished standard 46 foot street with concrete curbs and gutters and sidewalks both sides, together with ornamental street lighting to that portion between Irving Street and Kingsway,
  - (ii) The suitable design of the landscaped pedestrian concourse within that portion of Marlborough Avenue to be closed, as a part of the Comprehensive Development Plan for the project, and in accordance with the objectives set out in the Study Report, and the depositing of sufficient funds to construct the concourse upon effecting of the closure.
- d) Council approve in principle the eventual signalization of the intersection of Marlborough and Kingsway so as to accommodate the traffic patterns set out in a study accompanying this report.

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MOVED BY ALDERMAN BURNHAM, SECONDED BY ALDERMAN GORDON:

"That recommendations (a), (b) and (c) of the report of the Municipal Manager be adopted but that Item (d) be deleted."

Alderman Lewarne stated that he considered that the solution proposed by the Planning Director was not the most satisfactory. He was of the opinion that Westbound traffic on Kingsway should be routed North on Marlborough; West on Sanders Street, and South on Nelson Avenue, thus utilizing the existing signalized intersection at Kingsway and Nelson to gain access to Simpsons-Sears.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That this subject be retabled for one week to permit the Planning Director to submit further information on this subject."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

1. "THAT Burnaby establish a By-law to require that municipal elections be held every second year for the whole Council and that it be in the alternate year to Vancouver elections."
2. "THAT Burnaby establish a By-law to provide for a complete enumeration of the electorate, who do not own property, for each election."
3. "THAT Burnaby provide that civic party affiliations be printed on the ballots."
4. "THAT lots be drawn by candidates for their position on the ballot."
5. "THAT the members of the Parks and Recreation Commission be elected, by ballot, and paid an indemnity for their services."
6. "THAT, where any of the above motions require amendments to the Municipal Act, the Municipality apply to the Minister of Municipal Affairs for these amendments."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the above motion be referred to the Election Procedures Committee for study and comment."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN BURNHAM:

"That the Election Procedures Committee be instructed to submit a report on the above subject within one month."

CARRIED UNANIMOUSLY

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

#### ENQUIRIES

Alderman Burnham reported that he had read an article in the newspaper where the Municipality had incurred extra costs in the curbing recently installed in the Maywood Street-McKay Avenue area and requested information from the Municipal Engineer in this respect.

The Municipal Engineer reported that due to an error in the design of the work in question, extra expense had been incurred. There was, however, no other way in which the problem could be overcome.

Alderman McLean inquired as to the present status of any development proposals for the triangle bounded by Boundary Road, Grandview Highway and the Freeway.

The Planning Director reported that no development proposals were on hand for this site.

Alderman Gunn served Notice of Motion concerning Electoral Reform and Council representation on the National Harbours Board. Motions will appear on the Agenda for the Council meeting on October 15, 1973.

Alderman Gunn stated that it had come to his attention that the National Harbours Board had recently completed a lease for a log booming operation directly opposite the site proposed for Eastern Burrard Inlet Marine Park concept. He was of the opinion that such leases, completed without Council's knowledge, could frustrate Municipal development plans in the area. He requested information on the leases the National Harbours Board has let in this area, the names of the lessees, and the duration of the leases.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That the National Harbours Board be made aware of the Municipality's development plans for the Eastern Burrard Inlet area and that it be requested to keep Council advised of any such leases proposed by the National Harbours Board prior to their finalization."

CARRIED UNANIMOUSLY

Alderman Gordon enquired as to the reasoning behind constructing 28-foot wide streets in residential areas of the Municipality.

The Municipal Engineer stated that this was the recognized standard for residential streets. They were constructed to allow one moving lane of traffic and a parking lane on each side of the street. It had been found through experience that this was a deterrent to speeding in residential areas.

Alderman Lewarne suggested that it would be appropriate if Council sent congratulations to Senator Perrault on his recent elevation to the Senate.

Mayor Constable stated that he would send a letter to Senator Perrault on his own, and Council's behalf.

Alderman Lewarne suggested that, in view of recent articles in the Press concerning a World Football Association with Jim Pattison holding the franchise for the Vancouver area and the possible need for a new and greatly enlarged stadium in the Lower Mainland area, it might be worthwhile to suggest to Mr. Pattison that he consider locating such a facility in Burnaby.

Mayor Constable stated that he would contact Mr. Pattison in this regard.

Mayor Constable also noted that no decision had been made on a permanent location for the Headquarters of the Insurance Corporation of British Columbia and requested Council's opinion as to whether the Provincial Government should be invited to consider Burnaby as a site.

Mayor Constable stated that he would make preliminary enquiries with the Provincial Government.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

#### R E P O R T S

INFORMATION BURNABY COMMITTEE submitted a report incorporating amendments as suggested by Council on September 24th to the proposed questionnaire relating to the operation of local government in Burnaby that is intended to be circulated to all Burnaby organizations and a number of residents to be selected at random.

It was recommended that the questionnaire, as amended be authorized for circulation in the Municipality.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That, the report of the Information Burnaby Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

(a) RESOLVED: "That nominations for the forthcoming Municipal Election be held at the Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on October 29, 1973, from 10:00 o'clock a.m. to 12.00 o'clock Noon."

(b) RESOLVED: "That EDWARD A. J. WARD be and is hereby appointed Returning Officer for the purpose of taking the vote of the electors at the forthcoming Municipal Election to be held November 17, 1973, and that authority be granted to the Returning Officer to appoint his own Deputy Returning Officers."

(c) RESOLVED: "That, in case a poll is required for the Election, Polling Stations be opened on November 17, 1973, between the hours of 8 a.m. and 8 p.m. at the following places:

- |                            |                              |
|----------------------------|------------------------------|
| 1. Gilmore School          | 17. Marlborough School       |
| 2. Burnaby Heights School  | 18. Windsor School           |
| 3. Capitol Hill School     | 19. Morley School            |
| 4. Westridge School        | 20. Chaffey-Burke School     |
| 5. Kitchener School        | 21. Maywood School           |
| 6. Alpha School            | 22. Suncrest School          |
| 7. Brentwood Park School   | 23. Nelson School            |
| 8. Lochdale School         | 24. Clinton School           |
| 9. Sperling School         | 25. Senior Citizens' Hi-Rise |
| 10. Lyndhurst School       | 26. Stride School            |
| 11. Schou School           | 27. Edmonds School           |
| 12. Cascade Heights School | 28. Second Street School     |
| 13. Douglas School         | 29. Armstrong School         |
| 14. Burnaby Municipal Hall | 30. Riverway West School     |
| 15. Seaforth School        | 31. Glenwood School          |
| 16. Inman School           | 32. Riverside School         |

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That Item (a) above be amended to conform with Section 56(1) of the Municipal Act which reads as follows:

"A candidate for election to municipal office shall be nominated by two duly qualified electors of the Municipality, and no person shall be so elected in respect of whom a nomination paper accompanied by the Declaration required by Section 59 is not delivered to the Returning Officer between the date of the Notice of Election and noon of the day of nomination."

CARRIED UNANIMOUSLY

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

MUNICIPAL MANAGER submitted Report No. 75, 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) Urban Land Institute Conference

It was recommended that the Director of Planning be authorized to attend the Urban Land Institute's Conference on Management of Growth and Regrowth, to be held in San Francisco, from October 15th through October 17, 1973.

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

CARRIED UNANIMOUSLY

(2) Piping of Watercourses

By correspondence dated September 26, 1973, the Manager was advised that the Parks and Recreation Commission respectfully recommend to Council that serious consideration be given to the approval, in principle, of a policy to keep open and maintain all watercourses in the Municipality. In this connection, Council's attention is drawn to the District of Surrey's By-Law No. 2659 and the District of West Vancouver's By-Law No. 1617.

The West Vancouver By-Law is based on Sections 519, 868, and 714 of the Municipal Act. Of the two by-laws that the Commission is forwarding to Council this evening, this is clearly the broadest in scope. In the opinion of our Solicitor, however, this By-Law adds little to what is already contained in the Burnaby Watercourse By-Law, Burnaby Soil Removal By-Law and the Burnaby Building By-Law.

It was recommended that a copy of this report be sent to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

Alderman Lawson stated that she had first requested a report on the preservation and conservation of streams in the Municipality on May 15, 1972 but that no report on this subject had been forthcoming for consideration by Council. Alderman Lawson requested that the Municipal Manager be instructed to provide information on the status of the requested report.

The Manager advised that he could not give a definite answer at this time but would investigate the subject and submit a report to Council at the next meeting.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:  
"That any subdivision or development on property involving watercourses within the Municipality is to be presented to Council prior to approval."

CARRIED UNANIMOUSLY

(3) Cost Report Per Section 601, Municipal Act  
Local Improvement Ornamental Street Lighting

It was recommended that the following cost report, which was prepared pursuant to Section 601 of the Municipal Act, covering the installation of ornamental street lighting in the area bounded by the lane South of Parker Street, Boundary Road, lane North of Albert Street, and Willingdon Avenue, including Albert Street from Willingdon Avenue to Delta Avenue be received.

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Total estimated cost	\$ 306,000.00
Number of lights	272
Number of properties	1,469
Owners' share of the cost	\$ 79,115.00
Actual foot frontage	88,716.51'
Taxable foot frontage	62,591.30'
Estimated lifetime of work	20 years
Annual levy per taxable front foot	\$ 0.197

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

CARRIED UNANIMOUSLY

(4) Annual Western Canadian Conference - Municipal Finance Officers' Association

It was recommended that the Municipal Treasurer be authorized to attend the subject Conference, which will be held in Winnipeg on October 17th, 18th and 19, 1973.

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

CARRIED UNANIMOUSLY

(5) Second Supplementary Business Tax Assessment Roll for 1973

The 2nd 1973 Supplementary Business Tax Assessment Roll has now been completed and assessment notices have been mailed out.

The roll is comprised as follows:

Number of vacant premises now occupied	25
Number of new and relocated businesses	86
Number of premises with additional area	28
Total number of accounts in Supplementary Roll	139

The effect of new construction on the total annual rental value in the Supplementary Roll is:

Attributable to additional use of existing premises	\$103,490
Attributable to new construction	1,323,220
Total annual rental value in Supplementary Roll	1,426,710

As all of the accounts in this Supplementary Roll will not be in effect for the whole year, the total rental value for the portion of the year remaining is \$912,390. At a tax rate of 7% this will produce revenue amounting to \$63,900, but when licence credits are deducted the expected revenue attributable to Business Tax will be \$57,700.

The revenue forecast from Business Tax in the 1973 Budget was \$2,000,000. The surplus from the 1st Supplementary Roll was approximately \$57,000 so when the 2nd Supplementary Roll is added the total Business Tax revenue for 1973 will be approximately \$2,114,700

As a reminder, and as a point of information for the new aldermen, appeals against this Supplementary Roll and the First 1973 Supplementary Business Tax Roll are scheduled to be heard by Council sitting as a Local Court of Revision on Thursday, November 22 starting at 10 a.m. Appeals against the 1974 Business Tax Assessment Roll will be scheduled for the same time.

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

CARRIED UNANIMOUSLY

(6) Federal-Provincial Employment Loan Programme

Project No.	Purpose	Actual Borrowing \$	Amount of Forgiveness \$	Debt Incurred \$	Term (Years)	Interest Rate %
B.C. 218	Bonsor Swimming Pool	748,500	51,460	697,040	20	6.8549
B.C. 219	Storm Sewers - Phase I	237,000	36,032	200,968	20	7.1753
B.C. 220	Storm Sewers - Phase II	2,400,000	358,374	2,041,626	20	7.1440
B.C. 221	Sanitary Sewers	173,000	40,491	132,509	20	7.2912
B.C. 222	Landscaping - Winston St.	58,883	3,778	55,105	20	7.0387
B.C. 224	Heritage Village	68,892	17,998	50,894	20	7.2892
B.C. 225	Municipal Fire Hall	107,000	25,807	81,193	20	7.4059
B.C. 271	Storm Sewers - Phase III	550,000	29,444	520,556	20	6.8341
		<u>4,343,275</u>	<u>563,384</u>	<u>3,779,891</u>		

Interest rates vary because they are a composite of rates in effect on the dates progress claims were paid.

Debentures to be issued pursuant to the security issuing by-laws are to be dated 1 July 1973. The original deadline on the program was 31 March 1973. This was extended to 31 July 1973 and interest to 31 July 1973 on advances received amounted to \$203,943.53 which will be a charge to the 1973 budget.

It was recommended that Security Issuing By-Laws be prepared for the above noted projects.

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

CARRIED UNANIMOUSLY

(7) Lease of Municipally-Owned Land  
Rear Portion of Lot 111, Explanatory Plan 40401, D.L.'s 157/163, Plan 26519  
(4616 Marine Drive)

It was recommended that the subject property be leased for \$200.00 per acre per year, plus applicable taxes, for the period December 1, 1973, to November 30, 1974, subject to the condition that either party can terminate the lease by providing six months notice of termination.

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

CARRIED UNANIMOUSLY

(8) By-Law No. 5861, A By-Law to authorize the Borrowing of \$415,00 Under the Terms of the Federal-Provincial Special Development Loan Programme to Finance the Construction of Miscellaneous Parks and Recreation Projects Including Confederation House

On 29 March 1971 the above mentioned by-law was passed by Council and subsequently \$415,000 was borrowed from the Federal Government.

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One of the projects involved was Confederation House. After the project was well under way, an application for a grant under the Elderly Citizens Housing Aid Act was made to Victoria. A grant in the amount of \$57,000 has been received.

This money must be applied to the cost of Confederation House. This in turn causes a surplus of funds to arise in By-law No. 5861.

Pursuant to Section 283 of the Municipal Act, with the permission of the Inspector of Municipalities, the surplus may be employed:

- (a) for retirement of the debentures issued in respect of the work;
- (b) for expenditure of a nature similar to the purpose specified in the by-law under which the moneys were authorized to be borrowed.

This money was borrowed at a rate of interest of 6.1266% repayable over fifteen years. Rather than employ the money in the retirement of the debt it would be better to apply it to further capital projects.

The C.I.P. for 1974 shows a requirement out of general revenue of \$275,000 for parks land acquisition purposes. Subsequent years show a demand of \$300,000 per annum. To reduce the demand on the 1974 mill rate for these funds, it is recommended that the \$57,000 be applied to the purchase of lands for parks purposes. This may be done on passage of a by-law approved by the Inspector of Municipalities.

It was recommended that a By-Law be prepared to amend By-Law No. 5861 to authorize an expenditure of \$57,000 on the acquisition of lands for park purposes.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN BURNHAM:

"That the recommendation of the Manager be adopted."

Alderman Stusiak suggested that this amount of \$57,000.00 should be added to next year's Park Land Acquisition Fund in addition to any funds ordinarily allotted to that Fund in the C.I.P. for 1974.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That further consideration of this matter be tabled pending receipt of information as to whether the amount of \$57,000 could be added to the 1973 C.I.P. and made available for expenditure this year."

CARRIED

AGAINST -- ALDERMAN MERCIER

**(9) Closure of Walkway in D.L. 86**

The original subdivision configuration for the Municipal land in D.L. 86 proposed the establishment of a church site.

When the layout was planned, allowance was made for a walkway to be located between the church site and the residential lots.

Council has recently given final reading to the rezoning of the proposed church site back to R1 Residential so that four residential lots can be created rather than the church site. We

have re-assessed the walkway and find that it is no longer necessary for the following reasons:

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- (1) Since Lot 278, as shown on an accompanying Map A, is to be subdivided and used residentially, the walkway is no longer required as a buffer.
- (2) Safe and convenient access to the proposed park and school site can be provided by means of an existing right-of-way.
- (3) A more attractive lot configuration will be possible by deletion of the walkway. As shown on an accompany subdivision sketch (Map B), the proposed Lots 5 and 6 will have a greater depth, as well as allowing the retention of a stand of trees which are located on or near the proposed new boundary between Lots 1 and 5.

If cancellation is proceeded with, the area now dedicated as walkway must be covered in part by an easement to protect the servicing to be contained within it.

It was recommended that Council approve the closure of the walkway in principle, and authorize the preparation and introduction of a Road Closing By-Law.

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

CARRIED UNANIMOUSLY

(10) Tax Exempt Real Properties

It was reported that the report on Tax Exempt Real Properties which was to have been available to Council for this meeting will not be available until October 15, 1973.

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

CARRIED UNANIMOUSLY

(11) Landscape Covenant  
SUBDIVISION REFERENCE NOS. 152/73 AND 21/72

The subject property is located between Government Street and Winston Street. According to Council's decision regarding a buffer strip between the residential development and Winston Street, the developers, Furo Holdings and Wakefield Realty, were required to provide a 40-foot landscaped strip at the rear of those lots that back onto Winston Street. A further requirement of subdivision approval stated that a covenant must be entered into to ensure retention of the planting materials with a 40-foot landscaped buffer abutting Winston Street.

The developer has submitted an appropriate landscape plan, covenant agreement and explanatory plan to accompany the agreement.

It was recommended that the Municipal Solicitor be authorized to execute the covenant agreement under Section 24A of the Land Registry Act.

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

CARRIED UNANIMOUSLY

(12) Hastings Street Redevelopment Project No. 1

The Council on September 24th received a report on the subject matter, wherein a brief history of the project was recounted and the current status of the agreement for design and development of the scheme was outlined.

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At that time, it was felt that further information concerning the costs of the project to date, sharing arrangements, and a more complete description of the proposal would be useful.

To date, a total of \$876,845.69 has been expended on the project, and with future anticipated costs as set out in the current Capital Improvement Program (adjusted for 1 item included in expenditures to date), the total estimated cost figure for the urban renewal project is \$1,022,445.69. The Municipality's share, with anticipated recoveries, amounts to an estimated \$289,439.92. This figure represents not only the site that has been created for redevelopment, but also the acquisition of lands for the 20' widening of Hastings Street in the 3800 and 3900 blocks, the acquisition and development of a 0.219 acre Public Square at Ingleton Avenue and Hastings, and improvements to the adjoining public streets in terms of road reconstruction, underground services, provision of sidewalks and street lighting, boulevard landscaping, and other community benefits.

The Municipality's share of the sale price for the actual development site created in the renewal project is \$191,250, based on 25% of the sale price. The net estimated cost to the Municipality therefore is \$98,439.92, which represents the cost of securing the community improvement benefits noted above, together with accomplishing the major objective of renewal of a blighted area previously occupied by substandard buildings and housing.

With regard to the actual development proposal being advanced, it was noted in the previous report (Item 12, Manager's Report No. 71) that the design is to be worked out within a specified period of time under the terms of the agreement. The design is to be to the approval of the Partnership (Municipality, Provincial Government, and C.M.H.C.) and, in particular, is to meet with Council's approval

as the Comprehensive Development Plan for the site, under the rezoning process. General guidelines for the uses to be permitted, the density controls to be applied, and pedestrian orientation of the project have been set out in Schedule "A" of the Agreement, which is reproduced, in part, below:

#### Schedule A

##### Part I Hastings Street Urban Renewal General Development Objectives and Criteria

- (i) It is intended that development of the urban renewal site take the form of a comprehensive development project, for intensive commercial or high density residential uses, or an appropriate blend of these two use categories.
- (ii) The specific uses to be accommodated shall be those permitted under the General Commercial District (C3) or Multiple Family Residential District (RM5), or a combination thereof. The regulations pertaining to these two district categories are contained within Section 205 and Section 303 of The Corporation of the District of Burnaby By-Law #4742, being "Burnaby Zoning By-Law, 1965".

- (iii) Density controls shall be as set out in said Sections 205 and 303 and if a combination of uses is proposed, the overall maximum floor area ratio for the development shall be determined by reference to a straight-line graph relating maximum permissible residential floor area ratio to the vertical axis and maximum permissible commercial floor area ratio to the horizontal axis. The maximum floor area ratio for any blend of commercial and residential uses shall be determined by the proportion of floor area used for each purpose.
- (iv) Land use control shall be exercised through the requirements contained in this Agreement and by the rezoning of the land to a Comprehensive Development District (CD). The regulations pertaining to a Comprehensive Development District are set out in Section 700 of the said Zoning Bylaw and shall apply to the land once it is rezoned to a Comprehensive Development District (CD).
- (v) It is intended that all vehicular parking for the project will be provided underground, and that the principle uses will be so designed as to promote pedestrian use and activity and to avoid vehicular interference with pedestrian movement.

The prospective developer, in his submission, submitted an accompanying statement of the initial concept for the scheme. It should be emphasized that this statement is only conceptual, and that the specifics of the design are in the development stages at this point. The applicant is well acquainted with the Partnership's requirement for a high-quality urban project, with ample open public spaces, a decidedly pedestrian flavor, abundant landscaping, and a diverse range of amenities for the local public as well as residents and tenants of the project.

Further, detailed particulars will be furnished the Council as they are available. This is for the information of Council.

When this subject was discussed by Council on September 24, 1973, it was noted Item #12 that the documents would be presented to the Mayor and Clerk for execution on behalf of the Municipality early in the week of September 24th, but we neglected to ask for a specific resolution to authorize the execution. It should be noted that the Corporate Seal cannot be affixed to any document without being "required" to do so by Council.

It was recommended that the Mayor and Clerk be authorized to execute the agreement.

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

CARRIED

AGAINST - ALDERMAN STUSIAK

#### (13) Leasing vs. Sale of Municipal Lands

Council on August 20, 1973, during consideration of the proposal to offer for sale two lots on Winston Street (see Item 14), requested a report on the feasibility of leasing Municipal lands on a long-term basis as opposed to outright sale.

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Council and staff from time-to-time review the policy pertaining to the manner in which the Municipality disposes of its land. This was done in 1967 when a comprehensive review was undertaken to assess the merits of long term leasehold as an alternative to the sale of industrial and commercial land.

On this occasion, Council approved the recommendation that no firm restrictive policy be adopted with respect to disposal of Municipally-owned industrial land.

This matter was also reviewed in January 1969 and the 1967 recommendation was re-affirmed.

Council in 1970 again dealt comprehensively with the subject.

The following policy which Council adopted on that date is in effect at this time.

THAT:

1. the best interests of the Municipality will be served by a continuation of the sale policy for all residential lands which may be decided to be placed in a sale position;
2. if, and when, any large tract of land scheduled for residential development becomes available, the Council at that time re-examine the situation to consider the possibility of leasing the entire site;
3. the present policy with respect to commercial or industrial lands owned by the Municipality be continued, which means that Council will remain free to consider either leasing or selling such lands;
4. under no circumstances will Council consider the lease concept for individual or small groups of residential lots.

The 1967 and 1970 reports, while based on circumstances that prevailed at those times, reasonably sets forth the situation as it applies today, and the policies established on those occasions are as valid now as they were then. It appears, however, that the reports do not stress a particular problem that is likely to occur when the Municipality wishes to make use of a property that has been leased for a considerable period of time. In this type of situation, the lot cannot be expropriated, and the Municipality has no way of repossessing it unless provision to do so is incorporated into the lease. It is unlikely, however, that anyone would sign a 99-year lease containing provision for re-occupancy by the Municipality at any time. If the lot is sold, on the other hand, it could be expropriated to satisfy a Municipal purpose.

The matter of leasing property as it relates to planning concepts is reflected in the following ten considerations from the Director of Planning:

- "1. An active and progressive policy of leasing Municipal lands especially for residential developments, necessitates the formation of a community development branch to administer land leases and development control over the subject areas.
2. Burnaby, like most other Municipalities, is faced with a tight money situation. The leasing of large tracts of Municipal lands, instead of their sale, defers receiving a full payment immediately that could be used for defraying costs associated with current land assembly programs. However, it can also be claimed that the land for sale or lease does no more 'belong' to today's populace than to former or future generations residing in Burnaby.

- "3. If the rationale behind leasing Municipal lands in certain areas (e.g. west slope of Burnaby Mountain) is to retain control for future major development in say 75-100 years, it may be extremely difficult to radically alter existing development, and its associated activity patterns. It would seem that the same control could be achieved through a strict adherence to present and future zoning bylaws designed for 'town centre' growth, following clearly defined gradients outlined in the implementation statement of the town centre development policy.
4. It should also be remembered that where warranted, the Municipality has the power of expropriation to aid in its implementation plans.
5. Another consideration in regard to the 'town centre' development is that a lease is binding for the full term of the Agreement. Housing needs are conditioned by market demand which cannot be accurately forecast 50 years in the future. Development within the Municipality, for instance, may occur at a more rapid rate than expected, causing a demand for residential or commercial development within the leased area in say only 35 years hence. Under present lease laws, the Municipality would be powerless to obtain development control until the full term of the lease expired.
6. If the rationale to lease Municipal lands in Burnaby is to provide for lower total housing costs in these residential developments, then the Corporation could be in effect subsidizing out-of-Burnaby residents who purchased housing in this Municipality. In the same light, however, this would aid in the occupation of undeveloped lands, definitely slated for residential development.
7. When considering leasing commercial properties, it should be pointed out that there is apparently some difficulty in obtaining mortgages for these properties. Mortgage companies, it appears, prefer to purchase these lands outright and then lease or rent back to the developers.
8. There seems to be some merit in the concept of leasing industrial lands, as a temporary measure, until final development plans are completed. However, a lease in this instance would be of a five to fifteen-year duration which is most unsatisfactory for mortgage arrangements. Another negative factor to be considered, in a short-term lease, is that the lessee is most reluctant to invest in the land or improvements on the property, which could promote out-of-door storage and perhaps unsightly premises in the area.
9. There does seem to be potential, however, to lease Municipal lands if associated with an industrial park development. Economies of scale derived from such a project may enable, for example, the reclamation of treatable peat areas. The cost of treating the peat lands could be derived from the rent revenue received from the lease arrangement. If the industrial park concept was successful, a lease-to-own arrangement could perhaps be enforced, enabling the revenue received from the eventual sale to promote and develop another industrial park site. The Municipality of Richmond has had some experience and success in the development of an industrial park site for lease purposes. Such a policy would also necessitate an Industrial Development Department to promote, organize and administer the lands and developments involved.
10. Failing having Municipal development of such a site, it is also possible that the Corporation could lease an industrially slated area (e.g. Stride Avenue) to non-Municipal developers (e.g. Marathon or B.C. Hydro) for their own promotion and development, highlighting their own facilities and services."

The Land Agent in accordance with Council's recent request for information on lease-hold advises as follows:

"Enquiries have been made to adjacent municipalities regarding the leasing of land. The replies indicate that the practice of leasing land is used, but only in a minor way, and usually where the parcel involved has a problem which concerns the municipality or is required for a future civic land use.

The financing for development on leased property is generally a little more difficult to obtain than if the property were owned outright by the developer. This problem appears to be diminishing, but it must still be regarded as a factor in the disposition and development of industrial sites. It is generally conceded that the market for leased industrial sites in this area is less active than is the market for outright purchase. This statement does not pertain where the lease site involves a building.

In summary, there are advantages which could accrue to the Municipality in both leasing and selling of industrial sites, and for this reason, I am of the opinion that a firm policy oriented solely in either direction would not be in the best interests of the Municipality, and that each transaction should be considered on its respective merits."

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

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MERCIER:  
"That further consideration of this matter be tabled for two weeks to enable the Manager to examine the feasibility of the Municipality constructing certain types of structures on public lands with a view to leasing the land and structures as a complete parcel either on a long or a short term lease basis."

CARRIED UNANIMOUSLY

(14) Sale of Municipal Property

- (1) Lot 2, Block 10, D.L. 40, Plan 3048  
8042 Winston Street (formerly Rollico Pipe Supply Ltd.)
- (2)  $\frac{1}{4}$  of Lot 2, Block 9, D.L. 40, Plan 3048  
7976 Winston Street (formerly Inter-City Express)

It was recommended that the Land Agent be authorized to offer the subject lots for sale by public tender, subject to the following conditions:

- (a) Retention by the Municipality of a 20-foot easement parallel to the West boundary of both properties to provide for storm sewer installation.
- (b) Installation of storm sewers to be deferred until after the sale of the properties to provide for storm sewer installation.
- (c) Sale of Lot 2 (8042 Winston Street) to be subject to the purchaser demolishing the buildings, thereon, with the understanding that conveyance of the property will be withheld until such time as the buildings are demolished.
- (d) Should the Burnaby Horsemen's Association wish to take possession of the buildings no later than 30 days following the date of the property sale and, in the event that this condition is not met, that the buildings be demolished by the purchaser prior to receiving a conveyance to the property.

- (e) That all bidders be required to submit a written description of the intended use and development of the property with bids, to be included in the evaluation of tenders and in the selection of a prospective purchaser.

It was also recommended that the necessary sewer easement documents be prepared.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That Condition (c) above be amended as shown below:

- "(c) Sale of Lot 2 (8042 Winston Street) to be subject to the purchaser demolishing or removing the buildings thereon, with the understanding that conveyance of the property will be withheld until such time as the buildings are demolished or removed."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager, as amended, be adopted."

CARRIED UNANIMOUSLY

(15) Funding of Extra Renovations to Swangard Stadium  
Necessitated by Canada Summer Games

On April 17, 1973, the Central Park Committee tabled an item requesting consideration of a contribution of \$5,000 toward correction of a major drainage deficiency which had become apparent during renovations "until a report is received from staff on the total estimated cost of all unforeseen extra work resulting from the track and field renovations".

The following expenses have been incurred by Burnaby as a result of the problems of settlement and drainage (these are in addition to the \$10,000 cost for reconstruction of the westerly 1/3 of the field):

Raising settled areas	\$4,069.32
Lower southeast corner of field	646.00
Adjust elevation of bank north of high jump	340.00
Raise turf around high jump	200.00
Reshape edges around field to curb level for drainage	1,151.43
Sodding of drain inspection holes	250.00
Rework work of Instant Lawns damaged by others - south end of broad jump area	300.00
Supplementary drainage	<u>1,906.11</u>
	<u>\$8,862.86</u>

Canada Summer Games has agreed to bear the total cost of this work, in addition to one-half the cost of the initial \$10,000 drainage reconstruction job. The Central Park Committee has been asked to bear the other half of this cost out of its Capital Account. The Committee has withheld consideration of this subject until it could know what its budget position was after the Games. There are sufficient funds in the Capital Account to pay the \$5,000 involved, but there is going to be a shortfall in the Operating Account.

A number of items of work necessitated by the Stadium renovations prior to the Canada Summer Games were also performed by Vancouver Parks staff as a charge against the Operating Budget. The total cost of this work is \$3,900 and the Central Park staff committee has asked if Burnaby or the Canada Summer Games Society could reimburse Central Park for this work as the Park budget will be short of funds before the end of 1973.

Not related to Canada Summer Games expenditure problem noted above, the Central Park Committee excluded from its Operating Budget routine operating and maintenance costs which were ongoing during the period of shut-down January to June. Vancouver Parks staff inform us that as a result they will also be short an additional \$3,000 by the end of 1973. This will have to be borne equally between Burnaby and Vancouver and will necessitate modifying the Central Park estimate in the Recast Budget.

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The Operating Budget for Central Park as shown in the Burnaby Budget was \$44,350. The revised amount set up by Vancouver, too late to be reflected by Burnaby, was \$40,450. By agreement, both Municipalities' budget allotments must be the same so we must reduce the Budget by \$3,900 at recast time. The net effect of this reduction plus the increase due to an oversight in the preparation of the Budget will mean that the Recast Budget for the Park as far as Burnaby is concerned will be set at  $\$40,450 + \$1,500 = \$41,950$ .

Having taken care of the Budget oversight, we must now deal with the "extra" unplanned work which the Central Park staff were faced with as a result of the Games. The Games Budget did not provide for these types of items and it is not felt that Vancouver should bear any portion of these types of costs which is what would have to happen if the \$3,900 remained as an expense in the accounts of Central Park (and would actually mean that we could have an overexpenditure of \$3,900 in the Budget at the Park even if expenditures are cut back to save wherever possible).

It should be noted at this juncture that the Municipality set up Account No. 10-07-10 in the Budget (not Parks and Recreation Commission Budget) to cover unforeseen and miscellaneous expenditures that would result from the Games. The amount provided was \$10,000. If the Municipality pays the \$3,900 requested by the Central Park staff committee, the expenditures charged against this account will amount to approximately \$24,000 as nearly as we can determine at this time and this new figure will be set up in the Recast Budget which Council will be considering shortly.

It was recommended that:

- (a) the Central Park Budget in the Recast Budget be set at \$41,950;
- (b) the Municipality pay the Central Park Committee an extra amount of \$3,900 for 1973 as a result of the extra unexpected expenditures required by the Games;
- (c) the Central Park Committee be asked by the Commission to consider the request made at the Committee's April 17, 1973 meeting that it bear one-half the cost of the \$10,000 extra expenditure for the correction of the drainage deficiency in the field;
- (d) a copy of the report at hand be sent to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

- (16) Rental Apartment Project  
Patterson/Imperial/Willingdon  
REZONING REFERENCE #25/73 AND PART OF REZONING REFERENCE #45/72

It was recommended that:

- (a) the proposed development be approved in principle;
- (b) the proposal be forwarded to a Public Hearing to take place immediately prior to the regular Council meeting on October 29, 1973;

(c) the following be established as prerequisites:

- (1) The submission of a suitable plan of development.
- (2) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected.
- (3) The retention of the existing service easement in a manner satisfactory to the Municipal Engineer.
- (4) The provision of ornamental street lighting on Willingdon Avenue.

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

CARRIED UNANIMOUSLY

- (17) Letter dated October 2, 1973 from Mr. Arnold F. C. Hean  
Letter dated October 4, 1973 from Mr. and Mrs. Fraser and others  
Application for Condominium Approval  
24-Unit 3 Storey Apartment  
6715 Burlington Avenue
- 

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

- (18) Letter dated October 1, 1973 from Mr. L. R. Maki  
Parking of Trucks on Residential Lot

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

- (19) Eastern Burrard Inlet Development Concept

It was recommended that:

- (a) Council approve in principle the Development Plan Concept as described in the report of the Planning Director;
- (b) Council adopt the Development Plan proposals outlined within the report and summarized in Appendix I. (Appendix I is reproduced below)
- (c) Council approve in principle the generalized implementation schedule as outlined in Appendix II.

APPENDIX I

SUMMARY OF RECOMMENDATIONS

It is recommended that the Municipal Council adopt the proposals of this report, which are as follows:

- 1) THAT the Municipal Council authorize the property acquisition program as proposed within the report for the assembly of the Marine Park System.
- 2) THAT the Corporation make application to the National Harbours Board for the long term lease of the water lots situated at 7580, 7790, 7802 and 7968 Burrard Inlet for park purposes.
- 3) THAT the feasibility of effecting a land exchange between the Municipality and Allied Chemical Co. Ltd. as a long term objective be explored.
- 4) THAT the Land Agent be authorized to negotiate for the acquisition of the property described as Lot 1, Blk. 8 of "C", D.L. 214, Plan 8411 for industrial land assembly purposes.
- 5) THAT Council endorse in principle the ultimate reclamation of sufficient lands for the establishment of a pedestrian parkway along the foreshore parkstrip.
- 6) THAT provision be made within the Parks Capital Works Program for the development of a pedestrian overpass and allied parking to permit initial public access to the recreational core.
- 7) THAT the pedestrian overpass to the core area and related parking be developed on the basis of the consultant's report and an appraisal of anticipated demand.
- 8) THAT application be made to the appropriate sources for financial assistance in the acquisition and development of the proposed Marine Park System.
- 9) THAT Council endorse the proposed Marine Zone 1 area designation as indicated on Figure 15.
- 10) THAT Council endorse the proposed Marine Zone 2 area designation as indicated on Figure 15.

- 11) THAT the Planning Department prepare and submit for the consideration of Council the detailed by-law text amendments for the proposed Marine Zone 1 and Marine Zone 2 categories.
- 12) THAT Council endorse the proposed M5 (Light Industrial) area designation as proposed on Figure 15.
- 13) THAT the upland and foreshore park areas contained within the Marine Park System and presently under Municipal ownership be designated as dedicated parkland.
- 14) THAT the upland and foreshore areas proposed for inclusion within the Marine Park System be designated as dedicated parkland following their Municipal acquisition.
- 15) THAT permanent retention of the parkland area between the foreshore and the Kask operations be considered a priority item and that no industrial encroachment within its boundaries be permitted.
- 16) THAT any proposed change in the type or intensity of the land use at the Kask Ready Mix facility be reviewed with reference to the objectives of the Development Plan Concept.
- 17) THAT Bestwood Cedar Shingle Ltd. be informed that the terms of any subsequent lease agreement with the Municipality will not extend beyond the time that public access to the proposed foreshore park is made available.
- 18) THAT Bestwood Cedar Shingle Ltd. be advised that it should make every effort to pursue options available to effect its relocation in the event that a subsequent lease agreement is not achieved.
- 19) THAT provision be made in the marine park development program for the retention of sufficient natural vegetation for screening purposes along the western boundary of the recreational core area abutting the Texaco site.
- 20) THAT provision be made in the marine park development program for the planting of screening vegetation along the northern and western perimeter of the Texaco site which flank the proposed foreshore parkstrip.
- 21) THAT the Parks Department be instructed to develop a Parks Design Proposal involving those properties contained within the proposed Marine Park System.

GENERALIZED IMPLEMENTATION SCHEDULE

ITEM	STAGE 1	STAGE 2	TERM	AS	ON A
				MUNICIPAL	CONTINUAL
				LONG ACQUISITION OCCURS	BASIS
1. RECREATIONAL CORE AREA					
a) Property acquisitions	x				
b) Park dedication	x			x	
c) Park design		x			
d) Servicing program		x			x
e) Park development		x			x
f) Pedestrian bridge to core		x			
2. FORESHORE PARKSTRIP					
a) Property acquisitions	x				
b) Park dedication	x			x	
c) Undeveloped beach access		x			
d) Parkway design		x			
e) Reclamation program		x			x
f) Completed sea walk			x		
g) Pedestrian bridge to parkstrip			x		
3. UPLAND PARK AREAS					
a) Property acquisition	x				
b) Parkland dedication	x			x	
c) Parking provision		x	x		
4. ACQUISITION PROGRAM					
a) Financial assistance applications	x				
b) Acquisition negotiations	x				
5. MARINE ZONE 1					
a) By-law Text Amendments	x				
b) Public Hearing	x				
c) Rezoning	x				
6. MARINE ZONE 2					
a) By-law Text Amendments	x				
b) Public Hearing	x				
c) Rezoning	x				
d) Review of Bestwood lease	x				
e) Allied Chemical exchange discussions		x			x
f) Texaco landscaping		x			
7. LIGHT INDUSTRIAL					
a) Public Hearing	x				
b) Rezoning	x				
8. EXISTING INDUSTRY					
a) Land use review					x

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That this report be referred to the Parks and Recreation Commission for study and comment.

Alderman Gunn stated that he basically agreed with the Planning Department's Development Plan Concept of an integrated Marine Park System and commended them for it. He did, however, believe this concept is lacking in one major area - that is the development of a beach at Barnet. The Barnet section of Burrard Inlet offers:

- (1) a commanding view West three miles to the Second Narrows, Easterly one mile to Admiralty Point, and Northerly several miles up Indian Arm;
- (2) an ideal opportunity for safe and challenging dinghy sailing for juniors and adults alike in this large expanse of open water;
- (3) the best location for sunbathing and swimming because of its shallow slope into the water, its limited currents, its open area, and its maximum sunshine.

He was sure the Planning Department would agree with this and say that this will come later. However, he felt development of this beach must and should receive first priority for the following reasons:

- (i) The public have been asking, petitioning, and demanding a beach here for 30 to 40 years. The recent occupation of the Barnet area West of the present Municipal Holdings will undoubtedly cause further public concern and pressure.
- (ii) An immediate start would cost little considering free fill can be used and there is a need for a dumping spot in the Municipality. Scheme "W" of the N. D. Lea report shows that 9.1 acres of swimming beach and 6.4 acres of parkland along with parking for 450 cars and pedestrian access could be created for approximately \$800,000. An immediate start could be made after receipt of a lease from the National Harbours Board on filling one quarter of this beach, the Section referred to as "E" on Scheme "W" the land fill between the Texaco dock and the present Municipal property at Barnet. Very few dollars would be involved in the fill operation only and the Municipality needs a fill disposal area. Thus, creation of this beach property would fulfill two immediate municipal needs.

Alderman Gunn then made the following motions for which there was no seconder.

#### Motion 1

"That Council adopt the recommendation of the Municipal Manager with the following amendments:

#### A. Amend Appendix 1 as follows:

To 1 add:

- 1(a) That Burnaby acquire the land North of the C.P.R. tracks - the area between Bestwood and Gulf, secure the right from the National Harbours Board to create new land North of the tracks in accordance with Scheme "L" of the N. D. Lea Report. Such land would be designated Marine Zone 2 and money received from the lease of it be used to further develop the Marine Park System.
- 1(b) That Burnaby approach the Department of Highways to turn back to Burnaby the land between Barnet and the railway track now that the problems with road slippage in that area have been finally resolved.

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Delete (5) and change to:

- (5) That Burnaby after securing the appropriate leases from the National Harbours Board, make an immediate start on the creation of land fill and beaches as per Scheme "W" of the N. D. Lea Report with a start at the Texaco end. The speed at which this reclamation takes place being a function of the receipt of the proper free fill. This reclamation would incorporate the seawalk at its Southern boundaries.

- 6 & Add the words "Barnet Beach and" before the "Recreation  
7 Core" in 6 and before "Core" in 7.

Add new Item 22 as follows:

- (22) Council authorize a study of the Western section of Burrard Inlet for the development and retention of land for park purposes.

## Motion 2

"That a revised copy of this report with Council's amendments be forwarded to the Parks and Recreation Commission and other interested groups and that they review the report and formally present their comments to Council in two weeks time."

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That this report be forwarded to the Parks and Recreation Commission for study and comment and that copies be made available to all interested individuals or groups and that these individuals or groups review the report and present their comments to the Parks and Recreation Commission prior to the Commission committing its views to Council."

CARRIED

AGAINST -- ALDERMAN GUNN

A vote was then taken on the original motion and it was carried with Alderman Gunn opposed.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

The Municipal Manager stated that an examination of the Municipal Act had revealed that the report of the Deputy Municipal Clerk concerning the Municipal Election to be held on November 17, 1973, had been correct and that the motion amending Paragraph (a) of the resolution passed earlier this meeting was not required.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That the following motion passed earlier this evening be rescinded":

"That Item (A) above be amended to conform with Section 56(1) of the Municipal Act which reads as follows:

"A candidate for election to municipal office shall be nominated by two duly qualified electors of the Municipality, and no person shall be so elected in respect of whom a nomination paper accompanied by the Declaration required by Section 59 is not delivered to the Returning Officer between the date of the Notice of Election and noon of the day of nomination."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That Council do now resolve into a Committee of the Whole to consider and report on the following By-Laws:

"BURNABY SECURITY ISSUING BY-LAW NO. 5, 1973"	(#6362)
"BURNABY SECURITY ISSUING BY-LAW NO. 6, 1973"	(#6363)
"BURNABY SECURITY ISSUING BY-LAW NO. 7, 1973"	(#6364)
"BURNABY SECURITY ISSUING BY-LAW NO. 8, 1973"	(#6365)
"BURNABY SECURITY ISSUING BY-LAW NO. 9, 1973"	(#6366)
"BURNABY SECURITY ISSUING BY-LAW NO. 10, 1973"	(#6367)
"BURNABY SECURITY ISSUING BY-LAW NO. 11, 1973"	(#6368)
"BURNABY SECURITY ISSUING BY-LAW NO. 12, 1973"	(#6369)"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GORDON, SECONDED BY ALDERMAN STUSIAK:

"That: .

"BURNABY SECURITY ISSUING BY-LAW NO. 5, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 6, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 7, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 8, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 9, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 10, 1973"  
"BURNABY SECURITY ISSUING BY-LAW NO. 12, 1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GORDON:

"That "BURNABY SHOPS CLOSING BY-LAW 1958, AMENDMENT BY-LAW 1973" (#6346) be now reconsidered, finally adopted, signed by the Mayor and the Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMAN LAWSON

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:

"That:

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 6, 1973" (#6354)  
"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1973" (#6355)  
"BURNABY SUBDIVISION CONTROL BY-LAW 1971, AMENDMENT BY-LAW  
NO. 2, 1973" (#6356)

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973 came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #44/70

Lot 133, Block 6, D.L. 74S½, Plan 39624

3717, 3737, 3757, 3777 and 3797 Banff Avenue

FROM RESIDENTIAL DISTRICT THREE (R3) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 46, 1972 came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #42/71

Lot 123, Block 48, D.L. 151

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

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT FOUR (RM4)

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal have been completed.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1973"

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

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

CARRIED UNANIMOUSLY