

April 1, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, April 1, 1974 at 7:00 p.m.

PRESENT:

Acting Mayor Lewarne, in the Chair  
Alderman G. D. Ast  
Alderman B. M. Gunn  
Alderman D. A. Lawson (7:03 p.m.)  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

ABSENT:

Mayor T. W. Constable  
Alderman A. H. Emmott

STAFF PRESENT:

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

A Public Hearing was then held to receive representations in connection with:

(a) Burnaby Highway Exchange By-Law No. 3, 1974

(b) Burnaby Highway Exchange By-Law No. 4, 1974.

No one appeared to express an interest in either of the above two By-Laws.

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

CARRIED UNANIMOUSLY

ALDERMAN  
MOVED BY STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Minutes of the Council meeting held on March 25, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ALDERMAN LAWSON ARRIVED AT THE MEETING.

Alderman Mercier suggested that Item #3 of the Municipal Manager's In Camera Report, which was scheduled for consideration later this evening, should be brought forward for consideration at the open meeting of Council, at least that part that contains information for public consumption.

Municipal Manager stated that he would prefer that he be allowed to edit the report to eliminate those parts that are not confidential and then re-present it in that revised form.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:  
"That Item #3 of the Municipal Manager's Report No. 26, 1974, which deals with the Kapoor property, be brought forward at the open Council meeting on April 8, 1974 after the Municipal Manager edits it."

CARRIED

AGAINST -- ALDERMEN GUNN AND MCLEAN

Acting Mayor Lewarne acknowledged the presence of former Alderman J. Douglas Drummond, and pointed out that Mr. Drummond was now a Freeman of the Municipality.

Acting Mayor Lewarne proclaimed the month of April 1974 as Conquer Cancer Month.

#### D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mrs. Jessie Boyton, Secretary, Burnaby Tenants Association re Rental Accommodation;
- (b) Mona Corrado re Rental Accommodation.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:  
"That both of the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. Larry Whaley, Suite 201-6822 Arcola Street, appeared on behalf of the Burnaby Tenants Association and presented a Brief outlining matters concerning the Association in respect of rental accommodation in Burnaby and urging that Council:

- (i) rescind the resolution passed at the March 25, 1974 meeting respecting rental accommodation and instead propose that the Provincial Government assist in implementing the programme outlined in the submission at hand;
- (ii) rezone single family areas, after consultation with the residents there, to allow the development of duplexes and basement suites to enable residents to take advantage of Provincial programmes designed to assist in the provision of this type of development;
- (iii) instruct staff to compile an inventory of all vacant land in the Municipality, if one does not already exist, containing all facts pertaining to development, including ownership, zoning, servicing and present municipal plans for the area;
- (iv) establish a non-profit housing corporation to construct rental housing under Federal and Provincial programmes which are available;

(b) Mona Corrado then spoke and advised that, as a tenant, she was concerned about the action Council took at its March 25th meeting relating to rental accommodation.

She pointed out that more people are competing for such accommodation and that this demand was advantageous to the apartment owners.

She also commented that residents of rented accommodation would exercise a strong vote at municipal elections.

Alderman Gunn served a Notice that he proposed to introduce a Motion at the Council meeting on April 8, 1974 to have the Municipal Manager submit a report relating to the general subject of concern to the Burnaby Tenants Association and that he would take into account the action already taken by Council in respect of the matter.

#### 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 MCLEAN, SECONDED BY ALDERMAN STUSIAK:  
"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 25, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

The Honourable Dennis Cocke, Minister of Health, submitted a letter expressing appreciation for the commendation of Council to the Provincial Government for the recent action to assume the full costs of providing Ambulance Service to the citizens of British Columbia.

The following wrote to express appreciation for grants Council made to them:

- (i) United Community Services of the Greater Vancouver Area
- (ii) Greater Vancouver Visitors and Convention Bureau
- (iii) Kiwanis Music Festival.

Mr. N. D. Eastman, Port Manager, The North Fraser Harbour Commissioners, wrote to forward a letter from Commissioner K. F. Fraser relating to the application of the Harbour Commissions' Act of 1964 to the operations of The North Fraser Harbour Commissioners.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:  
"That Mr. Fraser be asked to:

- (a) outline the differences between the 1913 Act of Incorporation for The North Fraser Harbour Commissioners and the 1964 Harbour Commissions' Act;
- (b) provide an elaboration of the situation mentioned in his letter pertaining to Section 30 of the Harbour Commissions' Act 1964."

CARRIED UNANIMOUSLY

Mr. Bryan L. Bacon, Chief Librarian, wrote to:

- (a) express appreciation to Council for its attention to the matter of vehicle parking and access to the Kingsway Branch Library;
- (b) forward a copy of a memo to the Planning Department setting forth the views of the Library Board on the subject and related matters.

Mr. W. P. Wright, Assessment Commissioner, Department of Finance, submitted a circular advising that his Office will be holding a three-day course in the Assessment of Land at the Royal Oak Inn in Victoria between April 2nd and 4, 1974.

Mr. W. L. Fedewa, President, Electrical Inspectors' Association of British Columbia, wrote to request the permission of Council to have the Electrical Inspectors employed by the Municipality attend a Seminar on April 5, 1974 at Plaza 500 in the City of Vancouver.

Item #23 of the Municipal Manager's Report, No. 25, 1974, which relates to the subject of the letters from Messrs. Wright and Fedewa, was brought forward for consideration at this time. The following is the substance of that report:

- (23) (a) 1974 Spring Course for Assessors
- (b) Electrical Inspectors' Seminar

April 1, 1974

Four Appraisers from the Assessment Department may be attending the 1974 Spring Course for Assessors.

It is planned to have some of the Municipal Electrical Inspectors attend the Seminar mentioned by the Electrical Inspectors Association of British Columbia.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

Mr. John Best, President, Burnaby Minor Softball Association, wrote to request permission to have a Tag Day on the evening of April 5th and all day on April 6th, 1974.

Mr. J. Anderson, Poppy Fund Chairman, Royal Canadian Legion, Branch No. 148, wrote to request permission to hold Poppy Fund Tag Days on November 7th to 9th, 1974, inclusive.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to both of the above Organizations to conduct their respective campaigns at the times indicated."

CARRIED UNANIMOUSLY

Mr. E.G. Green, President, Carleton Cycle and Outdoor Recreation, submitted a letter requesting permission to sponsor a bicycle race on the streets shown on an accompanying map on April 14, 1974, between 9.00 a.m. and 2.00 p.m.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to Carleton Cycle and Outdoor Recreation to conduct the Race mentioned at the time and along the route indicated, subject to the approvals of the Municipal Engineer and the Burnaby Detachment of the R.C.M.P."

CARRIED UNANIMOUSLY

Mr. Dick Head, National President, Vintage Car Club of Canada, wrote to request permission to hold a parade on April 14, 1974, along a route outlined in his submission.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Club to conduct its parade at the time and along the route mentioned, subject to the approvals of the Municipal Engineer, the Burnaby Detachment of the R.C.M.P. and the Provincial Department of Highways."

CARRIED UNANIMOUSLY

Mrs. Kathleen Sember, Secretary, Concerned Citizens Committee, submitted a letter with which she forwarded a copy of a letter addressed to Standard Oil Company of B.C. Limited, giving the Company notice that the Committee intends to oppose the Company's plans to expand its refinery in Burnaby.

Mr. S. Porcellato, Secretary, Burnaby-Edmonds N.D.P. Constituency Association, submitted a letter urging Council to endorse the position taken by the Association to have oil refineries on Burrard Inlet eventually phased out and relocated.

*Alderman Gunn served a Notice that he proposed to introduce a Motion that the Planning Department submit a report indicating the alternate industrial uses that could be made of the Shell Oil Refinery Property which would generate the same tax revenue to the Municipality as is currently paid by Shell Canada Limited on its site in Burnaby.*

Mr. R.G. Andrews submitted a letter complaining about the condition of the lane at the rear of his property at 7169 - 18th Avenue.

*Item #15 of the Municipal Manager's Report No. 25, 1974, which relates to the letter from Mr. Andrews, was brought forward at this time. The following is the substance of that report:*

(15) Lane at rear of 7169 - 18th Avenue (Andrews)

Mr. Andrews' property is on the low side of a gravel lane. The ditch serving

the lane is on the opposite side of Mr. Andrews property and the lane is higher on Mr. Andrews' side, sloping away from his property in order to direct surface runoff from the lane towards the ditch rather than onto his property. This sloped grading has resulted in some gravel and growth resting against Mr. Andrews' fence. Staff has been directed to remove the offending material from around his fence. This excess gravel against the fence has not caused an increase in the damage to the fence.

It was recommended that a copy of the report at hand be sent to Mr. Andrews.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. H.J. Shopland and others submitted a petition requesting certain Local Improvement work on Beta Avenue from Westlawn Drive to the lane south of Northlawn Drive.

*Item #7 of the Municipal Manager's Report No.25, 1974, which relates to the petition from Mr. Shopland and others, was brought forward at this time. The following is the substance of that report:*

(7) Beta Avenue from Westlawn Drive to the Lane South of Northlawn Drive.

Nine of the ten abutting property owners have signed the petition.

While the Engineering Department is sympathetic to the desire of the property owners for street improvements, it cannot recommend that Council accede to the request of the petitioners for improvement to Beta Avenue because:

- (a) curtailment of Local Improvement expenditures for 1974 has drastically impaired the ability of the Department to undertake any additional unscheduled projects. The original program was valued at \$2,778,160.00 and it has been reduced to \$569,575.00 for 1974, \$930,665.00 for 1975 and \$1,277,920.00 for 1976. In addition, a proposed program originally intended for 1975, amounting to 2.5 million dollars, will not be implemented until 1977.

Establishing improvements for Beta Avenue, as requested by the petitioners, as a priority project cannot be recommended due to the backlog of programmed works at hand;

- (b) streets abutting flanking parcels such as those on Beta Avenue are of low priority due largely to the relatively few properties served and the maximum footage of improvements required for each parcel. It is considered obligatory that the Corporation serve the maximum number of properties with a minimum footage and cost of improvements. Notwithstanding this situation, improvements have been made to the subject portion of Beta Avenue because of the use the street receives.

Contrary to the point made by the petitioners, the property owners on Highlawn Drive and Brentlawn Drive have requested improvements to their streets.

If and when the subject portion of Beta Avenue is improved, the ten abutting property owners will be assessed for the improvements at the rate per assessed foot multiplied by the difference between the front footage of their property and 66 feet.

It was recommended that no action be taken on the request of the petitioners at this time but that the subject portion of Beta Avenue be included in a future Local Improvement program beyond 1976; and further, that a copy of the report at hand be sent to Mr. Shopland.

*It was suggested in Council that perhaps the portions of Beta Avenue involved could be completed now and other streets in the Municipality which are scheduled for improvements this year could be deferred.*

MOVED BY ALDERMAN STUSIAF SECONDED BY ALDERMAN MERCIER:

"That the Municipal Engineer provide cost information pertaining to the work desired by the petitioners concerned about improvements to Beta Avenue from Westlawn Drive to the lane south of Northlawn Drive, and he indicate where such expenditure would appear in the 1974 Budget."

CARRIED UNANIMOUSLY

April 4, 1974

Mr. F. Silveri, President, Custom Blacktop Company, submitted a letter requesting an extension of one year to remain on property described as all of that portion of Parcel "B" Reference Plan 6223, Lot 14, D.L. 74, Plan 2603 lying to the south of the part shown as road on Plan 4147.

*It was mentioned to Council that Mr. Silveri was present and would appreciate being granted an audience.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That Mr. Silveri, or a spokesman for him, be heard."

CARRIED UNANIMOUSLY

Mr. Brian Calder, then appeared and advised that he would address Council on behalf of Mr. Silveri. Mr. Calder made the following comments on the request of Custom Blacktop Company:

- (a) Mr. Silveri bought the property in question on the basis of information supplied to him by the Real Estate salesman at the time concerning the zoning situation applying to the property;
- (b) The Company has all of its money invested in both the land involved and its business;
- (c) The Company is at the present time in the peak period of its business;
- (d) In order to move the operations of the Company, its capital must be freed because the Company has not got the wherewithal to do otherwise. The Company also has no resources to enable it to assemble land for the site desired by the Planning Department, as suggested in the report of the Manager that was submitted to Council this evening;
- (e) The Company could do as suggested by the Planning Department if it was given a one-year period of grace on the relocation of its business.

*Item #10 of the Municipal Manager's Report No. 25, 1974, which relates to the letter from Mr. Silveri, was brought forward at this time. The following is the substance of that report:*

- (10) All the portion of Parcel "B" Reference Plan 6223, Block 14, D.L. 74, Plan 2603 lying to the South of the Part shown as Road on Plan 4147 (Custom Blacktop Company - 2812 Douglas Road).

The property is currently zoned Neighbourhood Commercial District (C1), which does not accomodate the use being made of the property by the Company.

The parcel, in conjunction with four lots to the south, has been the subject of a rezoning application for some time. The following are the actions which have been taken to date on this rezoning proposal:

- (a) Around the middle of March last year, Council considered the application to rezone all the properties. A number of prerequisites were established then, among which were the consolidation of the properties into one site without access from Douglas Road.
- (b) The Amendment to the Zoning By-Law covering the rezoning proposal was given Two Readings in June 1973.
- (c) On August 30, 1973, at the direction of Council, the Planning Department submitted a report on the question of creating two industrial development sites from the property covered by the rezoning proposal. It was indicated then that the geometry of the block, the difficulty of alternate access other than from Douglas Road, and the traffic problems associated with the Douglas Road/Regent Street intersection and the Freeway overpass, mediated against a multi-site redevelopment of the block. The Council reaffirmed the prerequisite concerning the consolidation of the parcels into one site.
- (d) In early January 1974, the Agent withdrew the application but reactivated it in early February 1974.

April 1, 1974

If the use currently being made of the property is to continue, it will be necessary that the site be rezoned. On the other hand, Council has on two occasions indicated that rezoning should only be undertaken on the basis of creating one Industrial Development Site without access to Douglas Road so as to not further frustrate traffic conditions in the area. The Company was aware at the time of its purchase of the property that the land was in the process of being rezoned to M1. It was consequently felt that a continuation of the nonconforming use that has been instituted by Custom Blacktop Company will constitute a contravention of Council's prerequisite regarding the consolidation of the parcels into one site and it will also "lock in" the lots to the south because of Council's direction regarding no access to Douglas Road from the site except for the aforementioned two-site development configuration.

Another point is that the necessary improvement to Norland Avenue that was to be part of the rezoning proposal would be delayed for some time.

It was recommended that the request of the Company for an extension of time to continue with the illegal use of the subject property not be granted and that the Company be directed to bring the property into conformity with the Zoning By-Law.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the subject of the report from the Manager be referred back to the Planning Director for a discussion with Mr. Calder in an attempt to resolve the problem of Custom Blacktop Company, as detailed by Mr. Calder this evening, and the nonconforming situation concerning the Municipality."

CARRIED UNANIMOUSLY

#### ENQUIRIES

When Alderman Stusiak asked about requests from property owners in the "Aubrey Street" area regarding development of their land, the Planning Director replied that the report Council would receive later in the evening relating to the meetings which were held on planning matters dealt with a number of policy issues, one of which concerned the area mentioned by Alderman Stusiak. He added that, once a policy is established on this matter, the Planning Department can deal with specific land uses for the area.

When Alderman Gunn enquired whether the Federal Grade Crossing Fund can be used for overpasses of the railway at Sperling Avenue and possibly other locations, the Deputy Municipal Engineer replied that this could be done.

When Alderman McLean asked what the plan was for the density of development in the Loughheed-Phillips area, the Planning Director replied that this is intended to be developed under the R1 standards. When Alderman McLean asked whether the existing sewer system in the area could handle R1 development, the Deputy Engineer replied that it could.

When Alderman Mercier asked when Council could expect to receive the 1974 Annual Budget, the Manager indicated he would endeavour to present it at the meeting on April 8, 1974.

Alderman Ast enquired as to the cause of a fire at the Trans-Mountain operations last Friday around 11.30 p.m.

Municipal Manager replied that the Fire Chief had indicated the automatic igniter for escaping gas had "flared off" due to a malfunctioning valve and, as a result, liquid propane was ignited. He added that the fire was considered to be too close to the stack and that staff of the Municipality has asked the Company to make certain improvements to remedy the situation.

ACTING MAYOR LEWARNE DECLARED A RECESS AT 9:00 P.M.

THE COUNCIL RECONVENED AT 9:15 P.M.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"WHEREAS there is at this time a severe shortage of rental accommodation and, more particularly, a shortage of low-cost rental accommodation; and

WHEREAS existing housing programmes proposed by the Provincial and Federal Governments will not make available any significant number of rental units and, more particularly, rental units for low-income groups; and

WHEREAS in the event of the Provincial and Federal Governments announcing the intent to develop such a programme it would be two to five years before rental units would be available to meet the need; and

WHEREAS the Municipality of Burnaby has within its power the zoning authority to allow duplexing of specific single family homes and fourplexing of specific duplex units;

THEREFORE BE IT RESOLVED that Council instruct the Planning Director to submit to Council, for its consideration, a simple and reasonable plan to allow, by specific application, temporary permission for duplexing of existing single family homes and fourplexing of duplex units, with the suggested period of temporary permission to be applicable through the year 1980, at which time all units would revert to their present zoning unless otherwise authorized by the Council of the day; and further, that the Planning Department enquire of the Provincial Government as to whether funds which are reputed to be available for financing the type of situation just described can be used by those to whom permission is granted for the provision of the type of accommodation in question."

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That action on the above motion be deferred until all members of Council are present at a meeting."

IN FAVOUR -- ALDERMEN MCLEAN,  
MERCIER AND LAWSON

AGAINST -- ACTING MAYOR LEWARNE,  
ALDERMEN STUSIAK, GUNN  
AND AST

MOTION LOST

A vote was then taken on the motion advanced by Alderman Stusiak, and it was carried with Aldermen McLean, Mercier and Lawson against.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

ALDERMAN MERCIER LEFT THE MEETING.

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (6) recommending the courses of action indicated for the reasons given:

- (1) (a) Sunset Street and Smith Avenue
- (b) 3700 Block Sunset Street

It was recommended that no action be taken on requests for a pedestrian-operated signal at the intersection noted under (a) above and for "Residents Only" parking signs on the streets shown under (b) above for the reasons provided in the report but that violations of Section 13(2)(b) of the Street and Traffic By-Law of the Municipality be referred to the R.C.M.P. for action.



April 1, 1974

(2) Royal Oak Avenue and Gilpin Street

It was recommended that no further action be taken at this time with respect a walking and crossing situation at the above intersection apart from improving the shoulder on the West side of Royal Oak Avenue South of Gilpin Street to provide a better walkway.

(3) Alighting Bus Passengers

It was recommended that no action be taken on a suggestion that some sort of light or other signal be activated by bus drivers when passengers are alighting to alert approaching motorists and that it be impressed on bus drivers that they are to use only regulation bus stops to discharge passengers.

(4) 8067 Thirteenth Avenue

It was recommended that no action be taken on a complaint concerning an alleged traffic hazard in the lane at the rear of the above property for the reasons provided in the report.

(5) Lougheed Highway and Bainbridge Avenue

It was recommended that Council approve the provision of two additional bus stops at the above intersection, as requested by the B. C. Hydro and Power Authority.

(6) Curtis Street and Sperling Avenue

It was recommended that four-way stop controls be installed at the above intersection at this time and that the situation be reviewed when a traffic signal for the intersection arrives.

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 25, 1974, on the matters listed below as Items (1) to (25), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Section 46(b) of the Excise Tax Act

It was recommended that Council appeal to the Minister of National Revenue for a ruling on whether Section 46(b) of the Excise Tax Act permits an exemption of the applicable taxes on materials being purchased for the interior construction of the Central Park Branch Library, which is to be operated on a non-commercial basis in a leased building at 4221 Kingsway.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the recommendation of the Manager be adopted; and further, the three Members of Parliament representing Burnaby as well as the Burnaby Public Library Board be advised of this action."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

(2) Culverts

As a result of reviewing the policy respecting the installation of culverts, it was recommended that Council rescind the present policy of providing one free culvert to every property and direct that a charge of \$8.00 per lineal foot be levied for all such installations, effective April 2, 1974.

It was also recommended that the charge mentioned be reviewed annually.

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

CARRIED UNANIMOUSLY

April 1, 1974

(3) South Half of Lots 4 and 5, Block 33, D.L. 34, Plan 1355  
REZONING REFERENCE NO. 28/72

It was recommended that Council authorize the execution of the documents required to cancel the rights-of-way over the above described properties mentioned in the report.

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

CARRIED UNANIMOUSLY

(4) Monthly Report of Building Department

A report of the Chief Building Inspector covering the operations of his Department from February 1, 1974 to March 22, 1974 was submitted.

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

CARRIED UNANIMOUSLY

(5) Greater Vancouver Library Federation

The Greater Vancouver Library Council, whose purpose is to promote co-operative library development and whose membership includes the Burnaby Public Library, has now produced a formal plan of service which will enable participating libraries within the Lower Mainland area to develop library services co-operatively by such means as a comprehensive inter-library loan service that will permit readers /<sup>free</sup> access to the libraries involved and allow more specialized development of the collection of books and other materials.

The plan will come under the aegis of the Greater Vancouver Library Federation.

Additional reports will be submitted to Council when the Provincial Government has responded to the plan of service presented by the Greater Vancouver Library Council.

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

CARRIED UNANIMOUSLY

(6) Metropolitan Ambulance Services Ltd.

It was recommended that:

- (a) the contract with Metropolitan Ambulance Services Ltd. be continued on a month-to-month basis and that the Municipal Treasurer make the necessary arrangements with the Company to implement this;
- (b) the Municipal Treasurer be authorized to pay the Company at the rate of \$10,542 per month commencing April 1, 1974, based on the present cost-sharing formula, contingent upon the Provincial Government following through on its announced intention to assume responsibility for ambulance service on or before July 1, 1974;
- (c) the Treasurer also be authorized to make any financial adjustments necessary for the fiscal year ending March 31, 1974 in accordance with the formula contained in the aforementioned contract and being satisfied that the audited financial reports to be submitted are in order.

April 1, 1974

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

CARRIED UNANIMOUSLY

(7) Beta Avenue from Westlawn Drive to the Lane South of Northlawn Drive

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

(8) Estimates

It was recommended that the Municipal Engineer's Special Estimates of Work in the total amount of \$3,000.00 be approved.

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

CARRIED UNANIMOUSLY

(9) Proposed Drainage By-Law

It was recommended that a By-Law to borrow \$1,200,000.00 for the installation of the storm drainage facilities itemized below be favourably considered by Council:

1974 STORM DRAINAGE PROGRAM  
Schedule to Accompany Proposed Borrowing Bylaw

Southwood St.	720157	McKay Ave. to Sussex Ave.	800	20,000.
Victory Street	720158	Willingdon Ave. to Nelson Ave.	3,800	95,000.
Waverley Ave.	720159	Imperial St. to Irmin St.	2,200	55,000.
Gray Avenue	720160	Imperial St. to Carson St.	4,400	110,000.
Portland Street	720162	Dow Avenue to Gray Avenue	800	20,000.
Watling Street	720163	Dow Avenue to Sussex Avenue	450	11,250.
Dow Avenue	720164	Watling St. to Imperial Street	1,800	45,000.
Fredrick Avenue	720165	Imperial Street to Victory Street	1,200	30,000.
Frederick Ave.	720165-2	Victory St. to 150 feet south	150	3,750.
L/S Victory St.	720165-2	Fredrick Ave. to Gray Avenue	400	10,000.
Strathearn Ave.	720166	Portland St. to Carson Street	800	20,000.
Elgin Avenue	720172	Kingsway to Irving Street	1,100	27,500.
Dufferin Ave.	720174	Kingsway to Irving Street	1,300	32,500.
Denbigh Avenue	720173	Oakland Street to Kingsway	2,100	52,500.
McDonald Avenue	720019	1st Avenue to 2nd Avenue	350	8,750.
2nd Avenue	720018	McDonald Ave. to Ingleton Ave.	500	12,500.
Gibson Street	720201	Paulus Crescent to Gerald Street	700	17,500.
Howard Avenue	720202	Hastings to Frances Street	200	5,000.
Broadway	720203	Holdom Ave. to Buchanan Drive	900	22,500.
Aubrey Street	720204	Sperling Avenue to Cliff Avenue	1,200	30,000.
Hardwick Street	720205	Westminster Ave. to Douglas Road	2,700.	67,500.
Buchanan Street	720206	Cliff Avenue to Duthie Avenue	1,300	32,500.
Dawson Street	720207	E. Willingdon Ave. to Alpha Ave. 250' E. of Madison to Willingdon Ave.	1,300	32,500.
Union Street	720208	Delta Avenue to Holdom Avenue	2,600	65,000.

1st Avenue	720209	Ingleton Ave. to Gilmore Avenue	1,200	30,000.
Graveley Street	720210	Ingleton Ave. to Gilmore Avenue	1,200	30,000.
15th Street	730001	11th Ave. to L/S of 14th Avenue	1,100	27,500.
13th Street	730002	10th Avenue to L/S of 13th Ave.	900	22,500.
11th Avenue	730003	15th Street to Kingsway	1,300	32,500.
12th Avenue	730004	15th Street to L/W Kingsway	1,100	27,500.
Selma Avenue	720191	Oakland Street to Irving Street	1,200	30,000.
Selma Avenue	730074	Kingsway to Irving Street	380	9,500.
Pearl Avenue	720190	Oakland Street to Irving Street	1,200	30,000.
Oakland Street	720197	Royal Oak Ave. to Selma Avenue	700	17,500.
Beresford Street	720181	Curragh Avenue to Gilley Ave.	650	16,250.
Curragh Avenue	720186	Kingsway to Beresford Street	950	23,750.
Randolph Avenue	720178	Kingsway to Beresford Street	850	21,250
Randolph Avenue	720179	Imperial St. to Bryant Street	950	23,750.
TOTALS:			46,730	\$1,168,250.

April 1, 1974

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That the above report be tabled until consideration of the 1974 Budget; and further, the Municipal Manager submit a report when the said Budget is being deliberated indicating the rationale for the different policies whereby, in one case, the cost of storm drainage facilities is a direct charge to Capital Expenditures and, in other cases, the charge is levied on a cost-sharing basis with owners of properties benefitting from such installations."

CARRIED UNANIMOUSLY

- (10) All the portion of Parcel "B" Reference Plan 6223, Block 14, D.L. 74, Plan 2603 lying to the South of the Part shown as Road on Plan 4147 (Custom Blacktop Company - 2812 Douglas Road)

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

- (11) Lane Allowance at Rear of 6298 Willingdon Avenue

It was recommended that Council:

- (a) agree to close the above lane allowance and sell it for a price to be determined by negotiation for consolidation with the purchasers property, subject to the purchaser:

(i) agreeing to clear the land and pay all legal, survey and registration costs;

(ii) obtaining the consent of the owner of the property behind the proposed lane to be abandoned;

- (b) direct that the owners of the other properties abutting the lane shown on the plan accompanying the report (Lot 16, 18, 24 and 26) be asked if they are interested in acquiring the portions of the lane for consolidation with their properties on the same basis noted above.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the meeting extend beyond the hour of 10:30 p.m."

CARRIED

AGAINST -- ALDERMAN GUNN

- (12) Lot 13, Block 9, D.L. 173, Plan 1034  
(6037 Trapp Road)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2545

It was recommended that Council authorize the issuance of the above Preliminary Plan Approval Application, which is for the development of an automobile wrecking and storage yard on the property indicated in caption, subject to the provision of the paving and waste disposal facilities noted in the report.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (13) Southeasterly 150 feet of Lot "C", D.L. 166A, Plan 7398  
REZONING REFERENCE NO. 3A/74

It was recommended that Council advance to the Public Hearing being held on April 23, 1974 the proposed rezoning of the above described property to Park

and Public Use District (P3).

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

CARRIED UNANIMOUSLY

(14) Public Hearing Notification

It was recommended that the Amendment to the Zoning By-Law involving Section 7.8(7) relating to notification of Public Hearings on rezoning proposals be given Final Adoption.

It was also recommended that Council continue the present policy of sending written notification of Public Hearings on the same type of matters to the owners of affected and abutting properties shown on the municipal records.

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:  
"That the previous motion be amended by adding "with such mailing and that for the occupiers of involved property to take place at least three weeks prior to the date of the Public Hearing, except in instances where Council may otherwise direct."

CARRIED UNANIMOUSLY

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

(15) Lane at Rear of 7169 - 18th Avenue (Andrews)

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

(16) Engineering Services

It was recommended that Council authorize the entering into of an agreement for Engineering Service with Webb Engineering Ltd. for the works mentioned in the report, with the fee for such services to be in accordance with the "Outline of Services and Scale of Minimum Fees" published by the Association of Professional Engineers of B. C. to a maximum of \$7,780.00 plus disbursements for Phase I and a maximum of \$5,450.00 per month for Phase II.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:  
"That consideration of the report at hand be deferred until the April 8, 1974 Council meeting and information be provided then as to why only two engineering firms were invited to submit proposals on the work mentioned when this is contrary to the Council policy that at least three firms be asked for quotations on such matters."

CARRIED

AGAINST -- ALDERMEN GUNN AND  
STUSIAK

(17) High-Density, High-Rise Living

Reports from the Burnaby Detachment of the R.C.M.P., the Medical Health Officer and the Planning Director relating to the above matter were submitted.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:  
"That the report of the Manager be referred to the Advisory Planning Commission for comment."

CARRIED UNANIMOUSLY

(18) Bartlett Court/Lougheed Highway  
REZONING REFERENCE NO. 67/70

It was recommended that Council authorize the entering into of an agreement, pursuant to Section 24A of the Land Registry Act, to place a covenant over the property covered by the above rezoning proposal to guarantee its use and maintenance as one integral project when the project is subdivided for financing purposes, as outlined in the report.

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

(19) Lot 245, D.L. 132, Plan 33129  
(6591/93 Lochdale Street)  
STRATA PLAN APPLICATION NO. 1/73

It was recommended that Council approve the conversion of the duplex on the above property to a condominium, subject to the fulfillment of the prerequisites detailed in Sections 6.1, 6.2, 6.3, 6.4 and 6.5 of the report "Duplex Condominium Guidelines".

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:  
"That consideration of the report at hand be deferred until the April 8th meeting and information be provided then as to what protection will be afforded the present tenants in the building on the property mentioned in the report should they not wish to purchase the accommodation created by the strata titling."

CARRIED UNANIMOUSLY

(20) Burnaby Sign By-Law 1972, Amendment By-Law No. 1, 1974

It was recommended that Council authorize the preparation of the above By-Law to reflect the amendments detailed in the report at hand, and give the By-Law Three Readings on April 1, 1974 and Final Adoption on April 8, 1974.

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

CARRIED UNANIMOUSLY



(21) Lane - Parkdale Drive and Broadway

It was recommended that Council authorize the preparation of a By-Law to close that portion of the above lane indicated on the sketch accompanying the report.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(22) Student Temporary Employment Program "Step 74"

It was recommended that Council authorize the Municipal Treasurer to assemble and submit appropriate Student Employment Projects pursuant to the Step 74 Program using the guidelines referred to in the report; and further, that another report be submitted to Council after approvals have been received from the Provincial Government for the Projects.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(23) (a) 1974 Spring Course for Assessors  
(b) Electrical Inspectors' Seminar

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

(24) 1973 Annual Report of Burnaby Public Library

The above report was submitted to Council for its information.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the report of the Manager and the accompanying report from the Burnaby Public Library Board be received."

CARRIED UNANIMOUSLY

(25) Public Meetings on Planning Matters

It was recommended that Council approve, in principle, the contents of the report the Planning Department prepared entitled "The Public Meetings Phase One" and adopt the recommendations summarized in Appendix 1 of that report; and further, that the work items emanating from the report, as summarized in Appendix 11, be included in the work program of the Planning Department.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager and the accompanying one from the Planning Department be referred to the Advisory Planning Commission and all groups or individuals who provided input at the Public Meetings in question for comment; and further, anyone else who expresses an interest in the matter also be invited to present their views."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the Committee now rise and report."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

April 1, 1974

B Y - L A W S

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That "BURNABY STREET NAMING BY-LAW NO. 1, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

AGAINST -- ALDERMEN AST AND GUNN

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

AGAINST -- ALDERMEN AST AND GUNN

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

AGAINST -- ALDERMEN AST AND GUNN

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That "BURNABY STREET NAMING BY-LAW NO. 1, 1974" be now read three times."

CARRIED

AGAINST -- ALDERMEN AST AND GUNN

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That "BURNABY SIGN BY-LAW 1972, AMENDMENT BY-LAW NO. 1, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That "BURNABY SIGN BY-LAW 1972, AMENDMENT BY-LAW NO. 1, 1974" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1974"."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #57A/71

Lot 293, D.L. 56, Plan 41353

Located in the area bounded by Centaurus Drive, a portion of Centaurus Circle, Aquarius Drive and Beaverbrook Drive

Change in Development Plans

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection the development plan have partially been completed.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"That the Comprehensive Development Plan relating to this By-Law be amended in accordance with the request of the applicant in order to allow him to substitute asphalt shingles for cedar shingles of a comparable quality, and that such change be authorized without a Public Hearing."

IN FAVOUR -- ALDERMEN STUSIAK AND GUNN

AGAINST -- ACTING MAYOR LEWARNE,  
ALDERMEN AST, LAWSON,  
MCLEAN, MERCIER

MOTION LOST

*Alderman Stusiak served a Notice that he proposed to introduce a Motion asking that the Municipal Manager submit a report indicating the specific powers of the Planning Department in dealing with Comprehensive Development (CD) zoning proposals.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSTIAK, SECONDED BY ALDERMAN LAWSON:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1974" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1974"

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1974"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1972"

"BURNABY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW 1974"

"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1974"

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

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1974" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

April 1, 1974

Reference RZ #22/73A

Lot "A" Except the West 150 feet, Block 81, D.L.'s 122/3/4, Plan 3348  
4668 Loughheed Highway

Change in Development Plans

PLANNING DEPARTMENT reported that the prerequisite established by Council in connection with the development plan has been satisfied.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW -1965, AMENDMENT BY-LAW NO. 3, 1974" be tabled until the April 8, 1974 Council meeting."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY