

February 11, 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, February 11th, 1974 at 7.00 p.m.

PRESENT:

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

STAFF PRESENT:

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That the Minutes of the Council meeting held on January 28, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N

Mr. Douglas A. Hall, Projects Manager, Canadian Freehold, wrote to request an audience with Council in regard to the rezoning of Lot 26, D.L. 70, Plan 31328 (RZ 33/73) and the draft Community Plan Guidelines for Administrative and Cultural Areas.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That Mr. Hall be heard."

CARRIED UNANIMOUSLY

Mr. Hall then spoke and enquired as to whether the Planning Department had produced the report on the above mentioned Community Plan Guidelines.

When Mayor Constable replied that this report had not been submitted to Council, Mr. Hall stated that he would like an opportunity to address Council when the report, outlining a development concept for the area involved, is submitted.

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 STUSIAK, SECONDED BY ALDERMAN LAWSON.

"That all of the below listed original communications be received and those items of the Municipal Manager's report No. 11, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Premier David Barrett submitted a letter indicating the position which will be taken by the Provincial Government as the result of assessments on certain groups in British Columbia being increased.

Alderman Mercier pointed out that the Premier had not answered the question which Council had asked him last month about the subject matter.

He stated that the Premier's reply only indicated that the measures planned by the Provincial Government would not lead to a loss of revenue to municipalities.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That Premier Barrett be respectfully requested to explicitly indicate whether the measures designed to resolve problems relating to the implementation of Bill 71, which relates to the Assessment Equalization Act, will result in additional costs to municipalities."

CARRIED UNANIMOUSLY

The Honourable James G. Lorimer, Minister of Municipal Affairs, submitted a Circular relating to 1974 Real Property Assessments pointing out that it is important to recognize that the mill rate levied for general Municipal purposes in the current year should be lower than it would otherwise be because of the increase in the areas of assessment mentioned in his submission.

Mrs. Marguerite Wagner, Membership Relations Officer, the Canadian Council on Social Development, wrote to express thanks for the sum of \$251.32 the Corporation gave to her Organization to cover membership in the Canadian Council on Social Development for 1974.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMEN LAWSON:

"That the letter from the Canadian Council on Social Development be tabled until a report is submitted indicating the function of the group".

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a Circular requesting that Council offer its opinion on the time lapse which occurs between the dates of Municipal Elections and the date on which newly elected Councils and Boards are sworn in.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the submission from the U.B.C.M. be referred to Mayor Constable to forward to an appropriate Committee for consideration."

CARRIED UNANIMOUSLY

Mrs. Lois Boyce, Executive Director, British Columbia Environmental Council, submitted a Circular:

- (a) inviting the Members of Council to join a conducted Bus Tour of the Fraser Estuary on March 2, 1974, between 10.00 a.m. and 4.00 p.m. from the parking lot at the Richmond Municipal Hall.
- (b) drawing attention to the fact the B.C. Environmental Council has asked the Pollution Control Board for recognition as an Objector under the Pollution Control Act to a proposal that the Greater Vancouver Regional District withdraw its appeal concerning the Annacis Island Sewage Treatment Plant.

Alderman Gunn proposed that Council should write to the Chairman of the Pollution Control Board, with copies to Mr. Frank Bunnell, Chief of the Regional District Sewage and Drainage Staff, the Honourable Robert Williams and the three Burnaby M.L.A.'s expressing support for a secondary treatment plant at Annacis Island.

Alderman Emmott drew attention to the fact the University of British Columbia has produced a bulletin on the recycling of wastes, and suggested that this should be examined before any action is taken with respect to the treatment of sewage entering the Fraser River.

He also pointed out that an article appeared in the February issue of Time Magazine relating to the Treatment of sewage, and this should likewise be examined and assessed.

Other members of Council pointed out that:

- (a) *The action by the Provincial Government, in February 1973, to order secondary sewage treatment at Annacis Island, with no cost-sharing arrangement between the Municipalities affected and the Provincial Government, is unfair.*
- (b) *Past actions have been taken by both the Greater Vancouver Regional District and Council concerning the same matter.*
- (c) *There should be an explanation as to primary, secondary and tertiary sewage treatment.*

Alderman Emmott handed the Municipal Engineer a copy of the U.B.C. Bulletin and the Time Magazine mentioned above.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:

"That the proposal outlined above by Alderman Gunn be tabled until the March 11th Council Meeting and the Municipal Manager obtain answers to all of the points listed above and any other pertinent information from the Staff concerned,

including the Greater Vancouver Regional District, if necessary, in time for that March 11th meeting."

CARRIED UNANIMOUSLY

Mrs. Margaret Rennie submitted a letter about the Burnaby General Hospital facilities and their relationship with proposed High-Rise Apartments in the Central Park Area.

Item #1 of the Municipal Manager's Report No. 11, 1974, which relates to the letter from Mrs. Rennie, was brought forward at this time. The following is the substance of that report:

1. (a) Burnaby General Hospital
- (b) Proposed High-Rise Apartments in Central Park Area

The Administrator for the Burnaby General Hospital has written to advise that he has informed Mrs. Rennie of the fact about 260 new acute beds will be provided at the Hospital.

He also indicated that Mrs. Rennie was pleased that there are to be 50 to 60 pediatric beds provided as well.

It was recommended that a copy of the report at hand be sent to Mrs. Rennie.

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

CARRIED UNANIMOUSLY

Mr. Ivan F. Kraemer, Highfield Development Corp. (B.C.) Limited submitted a letter relating to the application of the Company to rezone Lots 16 to 19 inclusive Blocks 12/13 D.L. 79S, Plan 2298 to Comprehensive Development District (CD).

He also indicated that he would be present this evening in the event Council wished to ask any questions.

Item #8 of the Municipal Manager's Report No. 11, 1974, which relates to the letter from Mr. Kraemer, was brought forward at this time. The following is the substance of that report:

8. Rezoning Reference No. 29/73
 Lots 16, 17, 18 and 19, Blocks 12/13
 D.L. 79S, Plan 2298

The Council, on May 22, 1973, received a report dealing with a CD proposal for an office complex similar in design and quality to the one proposed by the Highfield Office Park. The Council adopted the recommendation in that report to approve the proposal in principle and authorized the Planning Department to work with the applicant toward the preparation of a suitable plan of development for the site.

The applicant now has proceeded to acquire additional land and the design concept evidently changed dramatically. The development proposal which was submitted on September 26, 1973, embodied four massive buildings on the enlarged site and was presented in a highly-developed form, including a large finished scale model. This approach is in sharp contrast to the recommended and usual form in which preliminary designs are commonly presented.

The scale and massing of the structures are considered quite unsuited for the site and its surroundings. Consequently, in order to be in a position to give constructive planning guidance to the project and other emerging development proposals in the Central Administrative area, the Department undertook a thorough study and will be reporting to Council shortly on a Development Concept. This evolving concept and tentative guidelines have been discussed with applicants for rezoning in the area. In the case of the subject application, it is hoped the Developer will reconsider his design concept and prepare a scheme more in keeping with the desired Parklike setting in terms of scale and building bulk. To date, the applicant has not been prepared to modify his proposal for the four massive buildings and, as a result, the Planning Department is not in a position to recommend the scheme for consideration nor is it prepared to recommend the sale of three Corporation-owned properties lying within the site.

The significance of the Central Administrative Area as an element of the central,

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people-oriented focus including Municipal Administrative, Justice, Recreational and Cultural facilities, in a handsome natural setting between the lakes cannot be overstated. It is essential that any new development take place in a manner that is in harmony with the parklike environment which is desired for the area.

The Area Development Concept which will be recommended by the Department as a guide will be presented to Council on February 25, 1974.

It would be advisable to table the proposal of Highfield Development Corp. (B.C.) Ltd. until Council has studied the concept.

It was recommended that the request of Highfield Development Corp. (B.C.) Ltd. be tabled until Council has adopted a concept for the Central Administrative area as a guide for development in the said Area and as an aid to evaluating schemes which are presented in the context of the entire central complex on the understanding that a report will be submitted to Council on the matter on February 25, 1974.

Alderman Mercier asked that the Planning Department include, in the report it submits to Council on February 25th, answers to the points made in the letter at hand from Highfield Development Corp. (B.C.) Ltd., particularly the one about "Elevation Datum of 245 feet."

MOVED BY ALDERMAN LEVARNE, SECONDED BY ALDERMAN STUSIAK:
"That Mr. Kraemer be allowed to speak."

CARRIED UNANIMOUSLY

Mr. Elliott, who identified himself as President of Highfield Development Corp. (B.C.) Ltd., spoke and stated that he was prepared to await Council's consideration of the development concept for the Central Administrative Area.

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

CARRIED UNANIMOUSLY

Mr. J.G. Hartree, Manager, Property and Permit Department, Neon Products Limited, wrote to request that Council overrule a decision of the Planning Department to not allow the Company to install a freestanding sign at 6037 Kingsway.

Item #12 of the Municipal Manager's Report No. 11, 1974, which relates to the letter from Mr. Hartree, was brought forward at this time. The following is the substance of that report:

12. 6037 Kingsway (Neon Products Limited)

The subject property was recently rezoned to Comprehensive Development District (CD) to permit the construction of a motel/apartment complex. The guidelines used in determining the acceptability of this development were those applied to the C5 and RM3 districts, which categories permit the proposed use.

Under the sign by-law, signing within certain districts is regulated through the submission of a "comprehensive sign plan". Such signing is required to comply with the sign area and density regulations and should result in an improved relationship between the various parts of the plan. Because the CD Zone does not specifically provide criteria for individual types of signs on CD-Zoned sites, the zoning category which permits the specific use is used as a guideline.

In the case at hand, the regulations applied were specifically those for the C5 district. Under these regulations, the maximum allowable area of a freestanding sign is 60 square feet or 30 square feet per side. Coincidentally, the area is identical to the maximum permitted under the M5 category. This has been explained to the applicant and he has acknowledged his error in assuming the M5 category regulations were arbitrarily applied.

In reviewing the subject application, it was the conclusion of the Planning Department that a sign of desired size (144 square feet) was in excess of the maximum area permitted under the applicable C5 guideline and was out of character with the development as a whole. Under the regulations for this district, the total combined area of all permitted freestanding signs is 120 square feet. With

the zoning of the site being CD, the submission of a "Comprehensive Sign Plan" is required, which provides for flexibility in allowing a variation in the distribution of sign area, provided the overall number of signs and total area of signing is not exceeded and that the variation results in an improved sign.

In the specific case presented by Neon Products Limited, the Planning Department is prepared to consider a modest increase in the area of a single freestanding sign above the maximum of 60 square feet on a condition that only one such sign will be permitted and that it is tastefully designed to complement the overall development.

It was recommended that Neon Products Limited be directed to submit a Comprehensive Sign Plan for the subject property which complies with the general intent of the governing regulations and satisfies the specific requirements of the by-law.

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

CARRIED UNANIMOUSLY

Mr. Jack M. Lawrence, General Secretary-Treasurer, Vancouver and District Labour Council, submitted a letter:

- (a) advising that members of the Labour Council have expressed concern over the decision of the Municipal Council to grant the application of Chevron Canada Limited to expand its refinery facilities in Burnaby.
- (b) indicating that further consultation and study should have taken place with representatives of the Greater Vancouver Regional District, and the Federal and Provincial Government, on all ramifications of refinery expansion and their continued presence on Burrard Inlet before a decision such as the one outlined, which has such environmental consequences to the residents of Burnaby and the Lower Mainland, was made.

-See Minutes of Council Meeting held February 25, 1974 concerning an amendment to this item.

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MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN EMMOTT:

"That the Vancouver and District Labour Council be notified of the decision Council has rendered in connection with the Eastern Burrard Inlet Development Concept."

CARRIED UNANIMOUSLY

Mr. Gary J. Morgard, Concern Citizens' Committee, submitted a letter:

- (a) commending Council for holding its January 14, 1974 meeting at a suitable location (the Burnaby Central Secondary School Auditorium) to receive representations in connection with the Refinery Expansion Programme of Chevron Canada Limited;
- (b) requesting a grant in the amount of \$125.00 to cover the costs of the Committee in selecting information on oil refineries and publicizing the aforementioned January 14th meeting.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN EMMOTT:

"That the request of the Concerned Citizens' Committee not be granted."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:

"That the request of the Concerned Citizens' Committee be referred to the Grants and Publicity Committee for consideration and recommendation."

IN FAVOUR -- ALDERMEN GUNN, AST AND LAWSON

AGAINST -- ALDERMEN EMMOTT, LEWARNE, MCLEAN,
MERCIER AND STUSIAK

MOTION LOST

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

Mrs. L. Railton, Vice President, The Sundowners Square Dance Club, wrote to request permission to hold a Dance "A" Thon on April 20, 1974 at the Lougheed Mall between 11:00 p.m. and 6:00 p.m. in order to raise money to help defray expenses for outfits and outings for the Club.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That permission be granted to the Club to conduct its activity at the time and in the location indicated."

CARRIED UNANIMOUSLY

Mrs. Sandra Lindberg, 54th Brownie Pack wrote to request permission to hold a small Parade, consisting of Brownies, Cubs, Guides, Scouts and Rangers, on February 24, 1974 in honour of the Annual Thinking Day along the route outlined in her submission.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the 54th Brownie Pack to conduct its activity at the time and along the route mentioned, subject to the approvals of the Municipal Engineer and the Burnaby Detachment of the R.C.M.P."

CARRIED UNANIMOUSLY

Mr. Herbert F. R. Adams, Chairman, Group Committee, 3rd Burnaby-Burrard Cubs, submitted a letter requesting permission to hold a Parade on February 24, 1974 commencing at 2:00 p.m. along the route outlined in his submission.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

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Mrs. Mary A. (Pat) Ferguson of Kenyon Estates Ltd. submitted a letter requesting, on behalf of Miss Bowie, that some means be provided whereby Miss Bowie can obtain access to her property at 2878 Douglas Road.

Item #16 of the Municipal Manager's Report No. 11, 1974, which relates to the subject of the letter from Mrs. Ferguson, was brought forward for consideration at this time. The following is the substance of that report:

(16) 2878 Douglas Road (Bowie)

Access to the property from Douglas Road has been considered impractical because of heavy traffic and the narrow road condition.

Parking on Douglas Road is permitted in places where there is sufficient shoulder space to accommodate a vehicle.

There are "No Parking Anytime" signs on Regent Street which eliminates any on-street parking there. However, there is ample opportunity for the construction of a crossing from Regent Street to service the back portion of the subject property. There are no obstructions on this lot other than a house and shed, and the property is relatively flat with no grade problems.

At no time has a crossing from Regent Street been refused.

It was recommended that the subject property not be provided with access from Douglas Road but that such access be allowed from Regent Street and that Kenyon Estates Ltd. be provided with a copy of the report at hand.

Municipal Manager stated that there were really two questions involving the subject property; one was access to it and the other was rezoning.

He also mentioned that the Municipal Engineer was prepared to issue a permit for access to the property from Regent Street.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

T A B L E D I T E M S

The following matters were then lifted from the table:

- (a) Staff for Central Park Branch Library;
- (b) Fraser Valley Mosquito Control Board.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That a spokesman for the Burnaby Public Library Board be heard."

CARRIED UNANIMOUSLY

Miss H. Simnett, Chairman of the Board, then spoke and made the following comments:

- (i) The Board has, like everyone else involved with Municipal Government, been asked to reduce the 1974 Budget, and is in the process of doing so. In that regard, there was about an 18% increase in this year's Budget compared to last year's but this has been reduced to about 9%. Most of this 9% is for the needs for the Central Park Branch Library.

(ii) The staff employed by the Library are, in almost every case, on a ^{basis} "staggered" /insofar as their hours of work are concerned.

(iii) It is proposed to keep the Central Park Branch Library open 7 days a week, although the normal opening hours will not obtain on Sunday.

(iv) It is planned to open the said Library around May 15, 1974.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That Item 4 of the Municipal Manager's Report No. 7, 1974, which Council received on January 28, 1974 and which relates to the subject at hand, be lifted from the table; and further, the recommendation therein, which was/ grant authority to engage staff required for the Central Park Branch Library in sufficient time to meet the actual opening of that Branch, be adopted."

CARRIED UNANIMOUSLY

(b) Alderman Emmott pointed out that the Fraser Valley Mosquito Control Board really no longer services Burnaby.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation in Item 18 of the Municipal Manager's Report No. 9, 1974 to advise the Greater Vancouver Regional District that Council does not wish to participate, on a regional basis, in the function of mosquito control, be adopted."

CARRIED UNANIMOUSLY

R E P O R T S

HIS WORSHIP, MAYOR CONSTABLE, submitted a report recommending that Council authorize the payment of the amount it will cost to hold the Municipal Appreciation Dinner at the Sheraton-Villa on March 23, 1974, which is estimated to be around \$2,500.00.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR CONSTABLE, submitted a report recommending that Council authorize the conferring, upon J. D. "Doug" Drummond, of the Freedom of the Municipality at the Municipal Appreciation Dinner to be held on March 23, 1974.

Mayor Constable stated that he was hoping to contact Ex-Mayor Pritchard in order that the same honour could be conferred upon him.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

CONTRACTS INVESTIGATING COMMITTEE submitted a report advising that it had investigated alleged improper conduct regarding the handling of contracts for road works and, as a result, was submitting the following recommendations:

- (a) That the report at hand, along with reports from Associated Engineering Services Limited dated October 15, 1973 and the Municipal Engineer dated December 14, 1973, be received.
- (b) That the "unit price" form of contract, which is the most effective method of constructing street improvements, be retained.
- (c) That composite contracts, which include paving, concrete curbs and sidewalks plus storm sewers, not be used as a standard practice at this time, although the Engineering Department could use such contracts at some future date.
- (d) That the practice of the Engineering and Legal Departments in constantly reviewing Burnaby's contract documents be continued in order to maintain the Corporation's best interests.

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- (e) That the Corporation continue using the services of an independent testing firm rather than requiring contractors to retain this service.
- (f) That contracts be prepared in such a manner as to prevent "zero" or "token" quantities, because any other practice could lead to "unbalanced" bidding.
- (g) That additional engineering input prior to the calling of tenders be required, with consultants to be used in the manner indicated under (k) below.
- (h) That the practice of requiring consultants to provide a complete "takeoff" and schedule of quantities be continued.
- (i) That the Municipality continue to develop a "shelf" of engineering design on street improvement projects, although a limit be placed on the number of projects which are to be so prepared.
- (j) That the supervision of construction contracts, at a senior level by civic employees, be reduced as described under (k) below.
- (k) That the use of outside engineering consultants for "complete engineering services" be implemented by obtaining immediate proposals for full services to complete the outstanding 1973 Local Improvement Programme and by using the year 1974 to phase in a complete engineering service.
- (l) That the Engineering Department evolve into two divisions, with two Senior Engineers responsible for each division.
- (m) That a report be submitted to Council by the Municipal Manager indicating the areas of responsibility for each Senior Engineer, with this report to be submitted not later than November 30, 1974.
- (n) That the Corporation continue to make consultants responsible for calculating tender quantities as a part of their design assignment.
- (o) That fewer consultants be used. Three qualified firms should guarantee a competitive situation in the areas of service and competition.
- (p) That the Corporation continue the practice of asking for an "upset" or ceiling price on design fees to obtain the best possible costs for such services.

A report of the Municipal Engineer relating to the subject at hand was also being furnished to Council this evening.

Both the Engineering Department and the Municipal Engineer have been completely cleared of any improper conduct as a result of the investigations, which were extensive and involved large volumes of reports and the like.

The actual cost of retaining Associated Engineering Services Ltd. to assist in the investigation will be less than the original estimate of between \$6,000.00 and \$11,000.00.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee under (a) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Committee under (b) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MCLEAN:

"That Mr. Merrill Gordon, who formerly chaired the Contracts Investigating Committee when he was a member of Council, be heard."

CARRIED UNANIMOUSLY

Mr. Gordon then spoke and reiterated that the Committee had conducted an extensive investigation of the subject matter.

He added that two companies that were formerly "master" contractors are now out of business and therefore the situation with respect to composite contracts will not be a problem.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Committee under (c) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (d) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Committee under (e) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (f) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Committee under (g) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (h) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (i) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (j) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee under (k) above be adopted."

CARRIED UNANIMOUSLY

Municipal Engineer stated that he intends that his staff continue to provide certain minimal expertise in administering contracts for outside works.

He also commented that the report which is referred to by the Contracts Investigating Committee will suggest a reduction in staff in the Contracts Division of about five or six.

He added that the Design Division of his Department may be likewise affected later.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Committee under (l) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee under (m) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee under (n) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee under (o) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Committee under (p) above be adopted."

MOVED BY ALDERMAN EMMETT, SECONDED BY ALDERMAN STUSIAK:
"That the previous motion be amended by adding "that the word "three" be changed to "several"."

IN FAVOUR -- ALDERMEN EMMETT, STUSIAK,
LAWSON AND AST

AGAINST -- MAYOR CONSTABLE, ALDERMEN
LEWARNE, MCLEAN, GUNN AND MERCIER

MOTION LOST

A vote was then taken on the original amendment, with the following results:

IN FAVOUR -- ALDERMEN MCLEAN AND LEWARNE

AGAINST -- MAYOR CONSTABLE, ALDERMEN
EMMETT, GUNN, LAWSON, AST,
MERCIER AND STUSIAK

MOTION LOST

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation under (o) be amended by deleting the words "that fewer consultants be used".

Mr. Gordon commented that the criticisms the Municipal Engineer took in 1972/73 were not justified and that he and his staff did an excellent job under the circumstances.

MUNICIPAL MANAGER submitted Report No. 11, 1974, on the matters listed below as Items (1) to (16) recommending the courses of action indicated for the reasons given:

1. (a) Burnaby General Hospital
(b) Proposed High-Rise Apartments in Central Park Area

(This item was dealt with previously in the meeting)

2. Alarm System for Burnaby Art Gallery

It was recommended that the proposal outlined herein to install a new security alarm system in the Burnaby Art Gallery be approved and that the low bid from General Alarms Ltd. in the amount of \$510.00 for such an installation plus \$45.00 per month for rental, routine maintenance and a 24 hour monitoring service be accepted.

It was suggested in Council, during consideration of the report at hand, that the following additional information should be supplied:

- (a) *The advisability of purchasing a new security alarm system rather than renting one.*
- (b) *In view of the close proximity of the Gallery to the Headquarters of the Burnaby Detachment, R.C.M.P., possibly a 24 hour monitoring of an alarm system could be carried out directly by the R.C.M.P.*
- (c) *The necessity of having any alarm system approved by the Company underwriting the insurance on the Gallery's contents.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That the report of the Municipal Manager be tabled until the February 18th meeting in order to allow for the submission of additional information on the above points."

CARRIED UNANIMOUSLY

3. 1974 Sanitary Sewer Program
CENTRAL VALLEY AREA #7, PHASES III, IV AND V

It was recommended that Council authorize the entering into of an agreement with Webb Engineering Ltd. to carry out the design, preparation and specifications and quantity take off to the Corporation's standards for the above program, with payment to be based on the "Scale of Minimum Fees" (Scale I) of the Association of Professional Engineers of the Province of B.C. to a maximum of \$6700 plus disbursements plus a maximum fee of \$5,200 for soils investigation and report.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

4. Recycling Waste Material

The District of Coquitlam has no recycling program currently operating nor planned for the future either by the Municipality itself or by any known group of private individuals.

Such an operation was undertaken for approximately two years in Port Moody, and it terminated in the latter part of last year. This project was financed by a Federal L.I.P. grant and was never financially self-supporting because, in addition to the Federal grant, considerable input was supplied by voluntary workers.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

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5. Water License - 4916 Rowan Avenue (Dunblane Estates Ltd.)

It was recommended that the Comptroller of Water Rights be informed that the Municipality of Burnaby purchased the above property on February 4, 1974.

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

CARRIED UNANIMOUSLY.

6. Neighbourhood Improvement Program

It was recommended that Council approve the inclusion of Burnaby Heights, Willingdon Heights, Edmonds and Stride Avenue areas in an application to the Provincial Department of Housing for assistance under the Neighbourhood Improvement Program of the National Housing Act.

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

THE COMMITTEE RECONVENED AT 9:20 P.M.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:
"That the recommendation of the Manager under Item 6 above be adopted."

CARRIED
AGAINST - ALDERMAN McLEAN

7. Estimates

It was recommended that the Special Estimate of Work of the Municipal Engineer in the amount of \$10,000 be approved.

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

CARRIED UNANIMOUSLY

8. Rezoning Reference No. 29/73
Lots 16, 17, 18 and 19, Blocks 12/13
D.L. 79S, Plan 2298

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

9. Brighton Avenue from Lougheed Highway to Government Street

It was recommended that Council:

(a) Not add to Contract #3, 1973, which is the current asphalt supply contract, the provision of an asphalt surface course for Brighton Avenue from Lougheed Highway to Government Street.

(b) Include the project in either a Local Improvement street contract or the new asphalt supply contract to be awarded in 1974.

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

CARRIED
AGAINST - ALDERMAN McLEAN

10. Swangard Stadium

It was recommended that, as a result of considering all the information which has been furnished in regard to improving the turf on the playing field at Swangard Stadium:

(a) The complete reconstruction of the central and eastern portion of the field, including the drainage system, be undertaken as recommended by Ripley, Kohn and Leonoff, International Ltd. and by Messrs. T.M. Lord and A.J. Green.

(b) The estimated cost of this work (\$50,000) be financed by any surplus funds that are received from the Canada Summer Games Society and, if sufficient funds are not so received, provision be made in the

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Parks and Recreation Commission/^{Budget} for any shortfall.

- (c) An underground automatic irrigation system be installed at the same time that the corrective work is being undertaken, at an estimated cost of \$10,000 and at the expense of the Central Park Committee.
- (d) A copy of the report at hand be sent to the Canada Summer Games Society, the Central Park Committee, the City of New Westminster, The Burnaby Parks and Recreation Commission and the B.C. Juvenile Soccer Association.

The following points were made in Council during consideration of the report at hand:

- (1) What would be the cost of installing artificial turf on the field?*
- (2) The City of Ottawa should be asked for details about the methods employed by the City in installing artificial turf at Lansdowne Park.*
- (3) Enquiries should be made to ascertain the experience with artificial turf at Empire Stadium.*
- (4) Perhaps the senior levels of government and other responsible bodies should be asked to participate in the sharing of costs for artificial turf at Swangard Stadium.*
- (5) How many days in the year can fields of artificial turf be used?*
- (6) Is the Central Park Committee willing to absorb some of the cost if artificial turf was installed?*
- (7) What sort of revenues could be expected if the playing field in question had artificial turf?*

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LEWARNE:

"That action on the recommendations in the report of the Manager be deferred until a further report is submitted indicated the result of investigating the feasibility and desirability of providing an alternate surface on the playing field of Swangard Stadium and ascertaining the possibility of obtaining financial assistance from other jurisdictions."

CARRIED
AGAINST - MAYOR CONSTABLE,
ALDERMEN STUSIAK,
McLEAN

Municipal Manager stated that he would still proceed with plans for improving the field, as more particularly recommended in his report, so that no time would be lost in doing the work in the event Council authorizes it.

Alderman Mercier suggested that Council should establish a Committee of three of its members to investigate the situation reported this evening by the Municipal Manager because it appeared that the problems were the result of an exercise of bad judgement on the part of the Parks and Recreation Commission and its staff, but he received no support for such a proposal.

II. Subdivision Servicing Agreement SUBDIVISION REFERENCE #130/73

The Planning Department suggested the alignment for the walkway referred to in a report Council received on February 4th about the above subdivision, and the developer concerned agreed on this alignment.

The land dedication and walkway access from Jensen Place have been located so that they could become part of the eventual walkway connection to Burnaby Lake as well as providing a buffer between existing homes on Government Street and Jensen Place. At the present time, use is being made of a pathway which cuts across the subject properties from the end of Jensen Place. It was felt that, once the cul-de-sac had been constructed, the topography of the pathway would be altered so that the proposed walkway would appear

to function better as a semi-natural trail access in the proposed location rather than as direct access from the cul-de-sac.

It was recommended that Council:

- (a) endorse the location of the walkway in the subject subdivision that is detailed in the report at hand and the one Council received on February 4, 1974;
- (b) authorize the preparation and execution of the servicing agreement required.

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

CARRIED UNANIMOUSLY

(12) 6037 Kingsway (Neon Products Limited)

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

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

It was recommended that Council advance, to the Public Hearing being held on March 4, 1974 just prior to the Council meeting that evening, a proposal to rezone the above described property to COMPREHENSIVE DEVELOPMENT DISTRICT (CD), GENERAL INDUSTRIAL DISTRICT (I2) AND HEAVY INDUSTRIAL DISTRICT (H3), details of which are mentioned in the report.

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

CARRIED UNANIMOUSLY

(14) (a) Draft Community Plan Guidelines for Administrative and Cultural Areas
(b) Lot 26, D.L. 72, Plan 31328 (6460 Roberts Street)
REZONING REFERENCE NO. 38/73

As a result of reviewing the matters of concern to Canadian Freehold, *(a summary of which was provided earlier in the evening)*, it was recommended that the Planning Department be authorized to continue working with the Company toward the preparation of a suitable plan of development for its site, on the understanding that the specific matters of concern to the Company will be clarified after Council adopts a development for the area, and that the request in the letter from the Company be tabled until that time.

See Page 1 of these Minutes for details as to the decision rendered by Council on this item.

ALDERMAN MERCIER LEFT THE MEETING.

(15) Steel Water Pipes - Big Bend Area

It was recommended that Council accept the tenders of:

- (a) ITT Grinnell Sales Limited in the amount of \$27,284.00 plus 5% sales tax for the supply and delivery of 12" ID pipe;
 - (b) Comco Distributors Limited in the amount of \$100,435.00 plus 5% sales tax for the supply and delivery of 18" OD pipe,
- as more particularly explained in the report.

It was also recommended that Council:

- (i) authorize an expenditure of approximately \$2,000.00 for the costs associated with the delivery of all the pipe;
- (ii) direct that tenders be invited for the installation of the pipe when delivery is made.

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

CARRIED UNANIMOUSLY

(16) 2878 Douglas Road (Bowie)

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

ENQUIRIES

Alderman Stusiak enquired as to how long it would take to submit a report answering the questions raised earlier in the evening concerning Swangard Stadium.

Municipal Manager replied that, though he was not certain, it would likely take one or two weeks.

Alderman Lewarne commented that he understood the compacting of people in high-rise buildings has produced a higher crime rate than previously, ostensibly because of the relatively crowded living conditions of the people concerned.

It was understood that the R.C.M.P. would provide data about the statistics concerning the crime rate mentioned by Alderman Lewarne, and that the Medical Health Officer would provide information as to whether or not the compacting of people in the manner explained by Alderman Lewarne has the type of psychological effect as to cause misbehaviour in people.

When Alderman Lawson enquired as to the status of installing an incinerator at the Animal Pound, the Municipal Manager replied that he understood the delivery of the incinerator has been delayed but, if there was more than that, he would so advise Council.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 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 STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1974" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
 "That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 1 & 2, 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 -- ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
 "That the Committee now rise and report the By-Law complete."

CARRIED

AGAINST -- ALDERMAN GUNN

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
 "That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 1 & 2, 1974" be now read three times."

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
 "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. 35, 1973"
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1974"

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1973 provides for the following proposed rezoning:

Reference RZ #24/70

Lot 119, Block 5, D.L. 32, Plan 39167

6175 Nelson Avenue

FROM R5 TO CD

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

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1974 provides for a change in the Comprehensive Development Plan in the By-Law.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1974"

be now read three times."

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1973" came forward for Reconsideration and Final Adoption. This By-Law provides for a change in the Development Plan for Lot 89, D.L. 4, Plan 37535, as required by the Zoning By-Law.

PLANNING DEPARTMENT submitted a report indicating that a suitable plan of development incorporating the changes has been submitted.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1973" 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 LEWARNE:

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

CARRIED UNANIMOUSLY