

March 11, 1974

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, March 11, 1974 at 7:00 p.m.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman B. M. Gunn
Alderman D. A. Lawson (7:05 p.m.)
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman A. H. Emmott

ABSENT: Alderman W. A. Lewarne
Alderman V. V. Stusiak

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

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:
"That the Minutes of the Council meeting held on February 25, 1974 and the Public Hearing on March 4, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:
"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 19, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mrs. M. Flood, Secretary, Branch No. 10, Senior Citizens' Association of Burnaby, wrote to express appreciation for the donation of \$150.00 Council made to that Branch toward its Annual Christmas Dinner that was held on December 7, 1973.

Mr. R. G. Marks, President, Union of British Columbia Municipalities, submitted a circular with which he forwarded a copy of a Brief the U.B.C.M. presented to the Special Committee of the Legislature on Assessments.

Mrs. Amy H. Wright submitted a letter indicating why she felt the name "Simon Fraser Way" should be retained for the street that was formerly called "Gaglardi Way".

She also commented that Canada Way is a far more appropriate name than Grandview-Douglas Highway.

Item #17 of the Municipal Manager's Report No. 19, 1974, which relates to the subject of the letter from Mrs. Wright, was brought forward for consideration at this time. The following is the substance of that report:

(17) Simon Fraser Way (nee Gaglardi Way)

According to the Municipal Engineer, Council can name highways in the Municipality it governs under Sections 513(b) and (g) of the Municipal Act.

The Provincial Minister of Highways has advised that the Order-in-Council relating to Simon Fraser Way was passed for the purpose of only classifying it as an access to Simon Fraser University. He points out that the name is descriptive in nature and is not necessarily intended to be used as the legal street name.

In view of the above, it was recommended that Council direct that a By-Law be prepared to name the access road North of Lougheed Highway to Simon Fraser University as Gaglardi Way.

It was also recommended that Mrs. Wright be informed of Council's decision on the matter.

ALDERMAN LAWSON ARRIVED AT THE MEETING.

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

CARRIED

AGAINST -- MAYOR CONSTABLE, ALDERMEN
GUNN AND AST

Mr. William E. Malone submitted a letter requesting that he be allowed to fill the Stride Dump with clean dirt from excavations in the area.

Item #16 of the Municipal Manager's Report No. 19, 1974, which relates to the subject of the letter from Mr. Malone, was brought forward for consideration at this time. The following is the substance of that report:

(16) Stride Dump

Mr. Malone proposes to finance the operation of the Stride Dump by charging for dumping. This would produce undesirable problems associated with "pay-dumps", as more particularly explained in a report Council received on February 4, 1974 about the general garbage disposal situation.

The major single dumper at the Stride Dump is the Corporation and its contractors who presently deposit garbage there without charge.

If Council was to accept Mr. Malone's offer, the Corporation and its contractors would need to pay the levy that's made. Any costs saved by the elimination of the need for the municipal bulldozer and operator would be offset by the charges.

The Stride Dump is presently available to all within economical hauling distances because the prime purpose of the current operation is to fill the pits there to produce useable land areas. Commercial operations would produce, with charges, a degree of exclusiveness that would slow the rate of filling.

It was recommended that the offer of Mr. Malone to operate the Stride Dump as a commercial enterprise in the manner outlined in his submission not be accepted.

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

CARRIED UNANIMOUSLY

Mrs. Gladys Stelp wrote to express disappointment with the action taken by Council on January 14, 1974 to approve the Chevron Refinery Expansion Programme.

Mrs. Rita Jones submitted a letter in which she provided reasons why she felt oil refineries should not be allowed to expand in Burnaby.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:
"That both Mrs. Stelp and Mrs. Jones be provided with details of the decisions Council has rendered in connection with both the Chevron Refinery Expansion proposal and the Eastern Burrard Inlet Development Concept."

CARRIED UNANIMOUSLY

Mr. D. Weber, C.P.M., General Manager, Dunhill Management, submitted a letter outlining a contain rized waste disposal scheme.

Item #21 of the Municipal Manager's Report No. 19, 1974, which relates to the subject of the letter from Mr. Weber, was brought forward for consideration at this time. The following is the substance of that report:

(21) Containerized Waste Disposal (Dunhill Management)

The Council, on February 18, 1974, resolved to make no change at this time in the policy pertaining to garbage disposal services and related matters, and directed that a thorough study of the matter be made.

In view of that situation, it was recommended that Dunhill Management be informed that the subject of its submission will be considered by Council following completion of the study mentioned and the submission of a report by staff on approximately May 20, 1974.

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

CARRIED UNANIMOUSLY

Mrs. B. Murphy, Secretary, Sullivan Heights Ratepayers Association, submitted a letter relating to a drainage course in the Burnaby-Coquitlam boundary area.

Item #20 of the Municipal Manager's Report No. 19, 1974, which relates to the subject of the letter from Mrs. Murphy, was brought forward for consideration at this time. The following is the substance of that report:

(20) Drainage Course - Burnaby/Coquitlam Area
(Sullivan Heights Ratepayers Association)

There is an intermittent discharge of petroleum trade waste in the streams referred to in the letter from the Sullivan Heights Ratepayers Association. Investigation reveals this discharge originates in Coquitlam. The situation has been reported to the Simon Fraser Health Unit on several occasions over the past two years but, to date, there has been little improvement.

On March 6, 1974, a discussion took place between representatives of the Burnaby Health Department and the Simon Fraser Health Unit and it was ascertained that the Senior Public Health Inspector for the Unit, Mr. T. Moore, has not had an opportunity to familiarize himself with the problem due to the fact he has only occupied his position for a relatively short time. Mr. Moore did agree, however, to investigate the situation immediately and take appropriate action to alleviate the problem. Mr. Moore will advise the Health Department of his findings by March 22, 1974.

If the problem cannot be satisfactorily resolved by March 22, 1974, the Health Department will refer the matter to appropriate governmental authorities and will advise the Sullivan Heights Ratepayers Association accordingly.

Mrs. Murphy of the Association was so informed on March 6, 1974 and agrees with the action proposed.

It was recommended that a copy of the report at hand be sent to the Sullivan Heights Ratepayers Association.

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

CARRIED UNANIMOUSLY

T A B L E D I T E M

The following matter was then lifted from the table:

Fraser Estuary - Annacis Island Sewage Treatment Plant

Municipal Manager stated that he had not been able to receive all the information Council is seeking about the above matter.

In view of the statement by the Manager, the Council left the subject matter on the table until the report containing the information desired is submitted.

Mayor Constable returned, for reconsideration, the subject of a report Council received from the Municipal Manager on February 25, 1974 relating to a request for permission to extend the use of an illegal suite at 6660 Lochdale Street.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:
 "That Item #13 of the Municipal Manager's Report No. 19, 1974, which relates to the subject of the matter mentioned by Mayor Constable, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report from the Manager:

(13) 6660 Lochdale Street

In response to questions that were raised at the February 25th meeting of Council relating to the above premises:

- (a) The main floor is occupied by Mr. and Mrs. H. Rajwani, the lower floor is occupied by Mr. and Mrs. Jinnah and their son, Mr. Kassam, and Mr. and Mrs. R. Mulji occupy the entire half of the duplex involved, which has an address of 6662 Lochdale Street.

None of the families in each of the three areas are related.

- (b) The charges which were laid and the dates on which offences were committed under the Building and Zoning By-Laws were:

- (i) on or before September 10, 1973, the accused did change the class of occupancy of the building without obtaining an Occupancy Certificate;

- (ii) on or before September 10, 1973, the accused changed the permitted use from two-family to four separate living units;

- (iii) on or before September 19, 1973, the accused permitted the installation of a sink in each basement of the subject premises without obtaining a plumbing permit;

- (iv) on or before September 11, 1973, the accused permitted the installation of an electric range in each basement area without benefit of an Electrical Permit.

- (c) The answer to the question as to why the suite is illegal is found in the second of the above four charges in that the owners introduced two additional unapproved living units in an approved two-family dwelling. The tenants in the basement at 6660 Lochdale Street are not related to those living on the main floor.

The owners have complied with the Zoning By-Law in regard to the illegal suite which previously existed at 6662 Lochdale Street. The only non-conforming use at this time is the illegal suite at 6660 Lochdale Street.

It was recommended that the use of the illegal suite at 6660 Lochdale Street be extended to July 31, 1974.

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

CARRIED

AGAINST -- ALDERMEN MERCIER
 AND MCLEAN

ENQUIRIES

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:
 "That Council write to the Minister of Health Services, and Hospital Insurance for the Province, The Honourable Dennis Cocke, to commend ^{him} and the Government on their recent action to assume the full costs of providing ambulance service to the citizens of British Columbia."

CARRIED UNANIMOUSLY

Alderman Lawson mentioned that the Provincial Government has made \$100,000.00 available for the control of wildlife in the Province.

She added that it was understood this amount of money was principally to be used for wildlife control in the Fraser Valley and also for the regulation of hunters of wildlife.

Alderman Lawson enquired as to whether any of this sum could be made available for the Wildlife Sanctuary proposed for Burnaby Lake.

It was understood by Council that the Municipal Manager would submit a report answering this question.

Alderman Mercier suggested that when Council was establishing a prerequisite to rezoning proposals that buildings on the properties covered by the proposals be removed within six months of the rezoning being completed, it be required that a bond be posted to guarantee such removals by the time the redevelopment of the sites arise rather than having the buildings removed within six months of the rezoning being completed. He pointed out that, if this was done, some of the buildings would likely remain on the sites for more than six months after the rezoning was completed, and the Municipality could collect taxes on the basis of the sites being improved with buildings.

Mr. Parr replied that the reason for the prerequisite his Department advances about the removal of buildings which are on properties subject to rezoning within six months is that sometimes the sites are not redeveloped immediately and the homes thereon are often vacant, which frequently invites vandalism. He added that, when the condition of such buildings deteriorates due to vandalism or for other reasons, the Municipality sometimes is required to demolish the buildings.

Alderman Mercier suggested that, because Council earlier directed that the 69KV electrical service desired by Bingham Pump Company Limited be installed underground, perhaps the lines for electrical service for residential and other developments in the general area could be laid in the same trench that is built to accommodate the 69KV line so that this underground service would be available for such other developments whenever it was deemed that their electrical services should be connected to the underground installation.

It was understood by Council that the Municipal Manager would submit a report on this suggestion of Alderman Mercier.

Alderman McLean served a Notice that he proposed to introduce a Motion that buildings which Council requires be removed from sites which are the subject of rezoning proposals not be so removed until after the Amendment to the Zoning By-Law covering such proposals has received its Third Reading.

Alderman Ast mentioned that there was an upset at the Shell Refinery last Friday between 5:00 p.m. and 5:30 p.m.

It was understood by Council that the Municipal Manager would submit a report explaining the circumstances of the upset and the action that was taken to remedy it.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN AST:

"That the Union of British Columbia Municipalities be asked to determine the desirability and feasibility of pursuing the matter of having legislation introduced which will allow persons to claim mortgage payments as deductions from their personal income tax returns, including the research required to further that end."

CARRIED

AGAINST -- ALDERMAN GUNN

When Alderman Gunn asked when reports would be ready relating to the "Future of Burnaby" Study and the Major Road Study, Mr. Parr replied that he expected they would be available around the end of March, 1974.

When Alderman Gunn asked how signs relating to traffic control, parking in particular, are erected when Council does not authorize such installations, the Municipal Engineer stated that his Department, whenever a traffic problem is drawn to its attention, investigates the situation and take appropriate action, such as signing, if it is deemed that this is necessary.

When Alderman Gunn mentioned that the particular situation about which he was thinking involved a parking prohibition in the 200 Block North Sea Avenue, the Engineer replied that he was aware of this matter and his Department was prepared to make a report in the event representations were made to Council about the situation.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

R E P O R T S

MAYOR CONSTABLE submitted a report advising that on March 6th, the Board of Directors of the Greater Vancouver Regional District passed the following motion:

"That an appeal be filed with respect to the Pollution Control Board's amended Annacis Island permit dated February 22, 1974; and further, that the Pollution Control Board be requested to present technical documentation as to why secondary treatment is necessary; and further, that a representative of the Pollution Control Board be requested to meet with the Administrative Board of the Greater Vancouver Sewerage and Drainage District."

He also advised that most of the information available on the subject of secondary treatment for sewage disposal at Annacis Island is contained in Volume II of a Brief submitted to the Public Enquiry on Municipal Waste Disposal by the Regional District, which can be made available to any member of Council so desiring.

He mentioned that the members of Council were being provided this evening with a copy of the draft of the Regional District's Commissioner ^{report} dated February 27, 1974 pertaining to the matter.

Alderman Gunn suggested that the members of the public concerned about environmental and ecological matters relating to the Fraser River and the treatment of sewage entering the River disagree with the Commissioner for the Greater Vancouver Regional District and have pointed out that primary treatment of effluent entering the River does not produce an effective "mix" that enhances the life of fish in the River.

As a result of a question raised by Alderman Gunn, Mayor Constable stated that it was his understanding the Special Committee of the G.V.R.D. investigating the subject matter would seek input from all persons expressing concern about the question of secondary treatment at the Plant on Annacis Island, which would include all those members of the public evincing an interest in environmental matters and the particular ecological situation involving the treatment of sewage in the Fraser River.

It was understood by Council that Mayor Constable would check with the appropriate officials of G.V.R.D. to determine whether this course of action would be followed by the Special Committee.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the report of the Mayor be received."

CARRIED UNANIMOUSLY

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

- (1) Life Line Society - \$5,000.00 - to assist in its activities
- (2) Greater Vancouver Visitors and Convention Bureau --\$20,000.00 - to assist in its activities.

It was also recommended that the 1975 Grants and Publicity Committee take into account the situation outlined in the report relating to the reasoning for the recommended grant to the Bureau when dealing with any subsequent applications

from that Bureau.

- (3) Kiwanis Music Festival - \$500.00 - to assist in its activities.
- (4) Burnaby North Senior Secondary School - \$250.00 - to defray some of the expenses incurred when the United Nations Club of Burnaby North and the United Nations Association co-sponsored a Provincial Debating Championship on March 2, 1974.
- (5) Burnaby Fire Department Band - \$450.00 - to assist in its activities.
- (6) Burnaby Division of United Community Services - \$8,000.00 - to assist in its activities.

The Committee also recommended that the applications from the following four organizations for grants for the purpose mentioned not be entertained because a contribution of the type they are seeking does not comply with the policy of the Corporation governing the making of grants:

- (a) Burnaby Chapter of the Society for the Preservation and Encouragement of Barber Shop Quartet Singing in America - to offset the cost of hosting the District International Quartet Competition.
- (b) Simon Fraser Student Society - to defray the costs of hosting the 10th Annual Undergraduate Physics Conference in October, 1974 at Simon Fraser University.
- (c) Burnaby South Senior Secondary School - to assist in sending a number of students and others to New Zealand, Australia, and Fiji on a cultural rugby exchange.
- (d) Canadian National Women's Softball Team - to assist the team in travelling to Australia to participate in the World Championships.

The Committee pointed out that, if Council was to financially assist groups such as the four above, the budget for grants would need to be increased by at least 30%.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee dealing with Item (1) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee dealing with Item (2) above be adopted."

CARRIED

AGAINST -- ALDERMAN MCLEAN

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Committee dealing with Items (3), (4) and (5) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Committee dealing with Item (6) above be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER
AND MCLEAN

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Committee relating to last four agencies listed in its report be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 19, 1974, on the matters listed below as Items (1) to (24), either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Lot 9, D.L. 87, Plan 1494
SUBDIVISION REFERENCE NO. 188/73

As a result of a request from the owner of the property adjacent to the above described lot to purchase this property in order to realize the optimum potential for his present lot by consolidating it with the said municipal property and resubdividing to create two 60-foot wide lots, a subdivision layout for all municipal property in the block was prepared. This plan will produce five lots 60 feet in width, one lot 62.36 feet wide and another 72 feet wide. The portion of the municipal property desired by the abutting owner is 27.6 feet wide and it should fetch \$10,500.00.

Servicing is also required by the Municipality for the land involved.

The Municipality should realize a net gain of \$175,150.00 if the transaction proceeds as planned.

It was recommended that Council authorize:

- (a) the sale of the Westerly 27.6 feet of the captioned property for \$10,500.00, with the purchaser to contribute \$8,400.00 toward servicing costs;
- (b) an expenditure of \$31,350.00 for servicing all the land involved, as more particularly explained in the report;
- (c) the sale of the municipallots to be created by public tender.

It was suggested in Council that consideration should be given the matter of the Municipality sharing in the profits to be derived from the sale of the parcels to be created by the subject subdivision, because the acquisition of the municipal land desired by the abutting owner will enable him to consummate a sale which he could never realize without the municipal property involved.

It was understood by Council that the Land Agent would submit his comments on the suggestion.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That action on the recommendation in the report of the Manager be deferred until a report is submitted on the suggestion made this evening in Council, as detailed above."

CARRIED UNANIMOUSLY

(2) Easement - Subdivision Reference No. 130/71

It was recommended that Council authorize the granting of an easement to the B.C. Hydro and Power Authority and the B.C. Telephone Company over the portion of the property covered by the above subdivision mentioned in the report.

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

CARRIED UNANIMOUSLY

(3) Municipal Property on Monarch Street
SUBDIVISION REFERENCE NO. 21/74

It was recommended that Council authorize:

- (a) an expenditure of approximately \$47900.00 to service the above property, as more particularly described in the report.
- (b) the sale of the lots in question by Public Tender after they are so serviced.

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

CARRIED UNANIMOUSLY

(4) Fertilizer

It was recommended that Council accept the tender of Green Valley Fertilizer Limited in the amount of \$21,254.00 less 2% terms for the supply of the fertilizer required by the Corporation that is more particularly described in the report.

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

CARRIED UNANIMOUSLY

(5) Data Processing

As a result of reviewing the needs of the Corporation for revisions in its data processing equipment caused by possible changes in the procedures to be followed for assessing real property and assessments, it was recommended that Council authorize:

- (a) the purchase of 16K additional core storage for the System 360 Model 20 data processing equipment at a cost of \$43,805.00, as more particularly outlined in the report.
- (b) a loan in that amount from the Royal Bank of Canada on the basis indicated in the report.
- (c) the hiring of two extra programmers, also on the basis explained in the report.

Alderman Mercier suggested that he was not certain the action recommended by the Manager was correct because the Council has not had an opportunity to thoroughly consider all ramifications of the subject of the report. He commented that he resented the attempt of the Municipal Treasurer to expedite the question of purchasing the additional equipment mentioned.

Alderman Mercier suggested that Council should first engage an independent consultant to determine the justification for the purchase recommended by the Manager.

Alderman Gunn suggested that, if Council chose to follow the course of action proposed by Alderman Mercier, the person engaged should be entirely removed from established Data Processing firms so that a completely unprejudiced opinion could be given.

When Alderman Emmott enquired as to whether some of the data processing equipment

owned by the Municipality would be redundant if the data processing system was regionalized, the Municipal Treasurer responded that, even if the question of the Municipality continuing the assessment function was removed, the expenditure recommended this evening for data processing equipment would not be wasted no matter what materializes at the Regional level with respect to data processing equipment.

He also remarked that the present equipment can handle all work assigned to it other than the possible impositions resulting from the situation with respect to assessments that is mentioned above.

The Treasurer stated that the present equipment is worth several hundred thousand dollars and it is used on the basis of one and one-half shifts per day for five days a week.

The Treasurer advised that the Corporation has never had a Consultant to examine the data processing needs of the Municipality but, if one was engaged, he would likely confirm the need outlined in the report at hand.

The Treasurer also stated that, in his opinion, the Municipality should not connect its data processing equipment to a central or any other type of system.

The Treasurer concluded by advising that he felt a delay of one month in acting on the recommendations of the Manager would pose no problems.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That the subject matter of the report from the Manager be referred back to him for further information on the points covered this evening, as detailed above, relating to data processing equipment."

IN FAVOUR: Aldermen Gunn, Mercier, and Lawson

AGAINST: Mayor Constable, Aldermen Emmott, Ast, McLean

MOTION LOST

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST: Aldermen Mercier, Gunn and McLean

(6) Lot 176, Block "G", D.L. 216, Plan 11850
(440 Northcliff Crescent)

It was recommended that Council authorize the acquisition of a 10-foot wide easement over the above described property, for sanitary sewer purposes, for a consideration of \$600.00 on the conditions noted in the report, and direct that all costs of surveying, negotiating and registering the easement document be invoiced to the Greater Vancouver Sewerage and Drainage District.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Camrose Park Subdivision - Subdivision Reference No. 215/73
BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1974

It was recommended that the above By-Law, which will cancel and exchange portions of land required in connection with the above subdivision, as more particularly shown on plans accompanying the By-Law, be given Three Readings.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) Spur Siding Agreement SV-3553
(Trackage at Mile 6.69 of Westminster Branch of the V.&L.I. Railway)

It was recommended that Council authorize the execution of a surrender of the above Agreement on the understanding the Municipality will not be required to pay the spur removal fee referred to in the report.

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

CARRIED UNANIMOUSLY

(9) Contracts Division - Engineering Department

It was recommended that Council authorize the creation and filling of the positions of Construction Technician and Senior Contracts Clerk in the Contracts Division of the Engineering Department.

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

CARRIED UNANIMOUSLY

(10) Estimates

It was recommended that Council approve the special estimate of work of the Municipal Engineer in the total amount of \$1,651.50 outlined in the report.

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

CARRIED UNANIMOUSLY

(11) Lot 65, D.L. 29, Plan 38396 (7450/78 - 13th Avenue)
STRATA PLAN APPLICATION NO. 3/74

It was recommended that the above Strata Plan Application be approved, subject to the fulfillment of Section 2.1.2, 2.1.4, 2.1.6, and 2.1.8 of the Guidelines for Residential Condominiums and Conversions, as more particularly detailed in the report.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:
"That the recommendation of the Manager not be adopted."

CARRIED

AGAINST-- ALDERMAN EMMOTT

When Alderman Mercier suggested that the plan of development for the site covered by the above Strata Plan / ^{application} was not, in his opinion, a desirable one, Mr. Parr replied that the developer had followed the standards under the RM 1 Zoning Regulations when the development was first being considered, which was a few years ago. He pointed out that the standards for RM 1 have changed since that time.

Mr. Parr also mentioned that, because of the location of an easement on the property, the buildings proposed to be built thereon needed to be crowded into that portion of the site where there is no easement.

Alderman Mercier stated that he would raise the point he made this evening at some future date.

(12) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 79/73

It was recommended that Council authorize the preparation and execution of a Servicing Agreement for the above subdivision in accordance with the particulars detailed in the report.

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

CARRIED UNANIMOUSLY

(13) 6660 Lochdale Street

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

(14) Building, Plumbing, Gas, and Electrical Permit Fees

It was recommended that Council:

- (a) adopt the revised fees schedules for the Building, Plumbing and Gas By-Laws detailed in the report.
- (b) authorize the Building Department to distribute information respecting the proposed revised fees to contractors so that they may have time to notify their customers of the changes.
- (c) authorize the same Department to provide identical information in respect of fees for electrical permits, which Council approved on February 25, 1974.
- (d) ask the Municipal Solicitor to prepare the amending By-Laws required to reflect the changes referred to above, to be effective April 1, 1974.

A request was made in Council for information as to the total cost of all permits required in the construction of an average single family dwelling.

It was understood the Chief Building Inspector would provide this information.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the recommendations of the Manager, as detailed under Item 14 above, be adopted.

CARRIED UNANIMOUSLY

(15) Willington Avenue from Eton Street to Pandora Street

It was recommended that Council authorize the construction of a chip screenings sidewalk on the west side of the above portion of Willington Avenue, at an estimated cost of \$4,000.00 to be charged to Budget Code 15-06 (Special Road Projects).

It was also recommended that Mrs. E.M. Dowling, who wrote the Council about the above and other matters, be sent a copy of the report at hand.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN MCLEAN

(16) Stride Dump

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

(17) Simon Fraser Way (nee Gaglardi Way)

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

(18) Municipal Land in D.L. 80

It was recommended that Council authorize:

- (a) the development and subsequent sale, by public tender, of the Corporation land in the above area that is mentioned in the report;
- (b) an expenditure of \$144,00.00 for servicing the properties;
- (c) the Land Agent to negotiate the sales and exchanges detailed in the report.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the first two recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That consideration of the third recommendation be deferred until a report is submitted indicating the possibility of the Municipality sharing in the profits from the sale of the parcels to be created because of the benefit accruing from the involvement of municipal land in the scheme."

CARRIED UNANIMOUSLY

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

It was recommended that the Planning Department be authorized to grant the above P.P.A. application, which/for the development of an automobile wrecking and storage/on the captioned property, subject to the provision of satisfactory facilities for the collection and disposal of wastes.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That the recommendation of the Manager be adopted."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:

"That further consideration of the recommendation of the Manager be deferred until information is submitted as to whether the proposed waste disposal arrangement on the property will be adequate to ensure that there will be no adverse effect, it being suggested that it may be more satisfactory if the site was paved and drained and the waste products piped to a holding tank."

CARRIED

AGAINST -- ALDERMAN MERCIER

(20) Drainage Course - Burnaby/Coquitlam Area
(Sullivan Heights Ratepayers Association)

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

(21) Containerized Waste Disposal (Dunhill Management)

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

(22) Dishes in Community Centres

The Chief Public Health Inspector was herewith providing the results of the considerations given the matter of preparing and serving foodstuffs in Park facilities and the use of dishes and other eating or drinking utensils in such facilities.

His Department has no objections to the use of dishes and cutlery in such facilities, providing the equipment required for the proper washing, sanitizing and storage of these items is installed. His department also has no objection to the preparation of food for medium and major functions providing the necessary equipment for the preservation of perishable foodstuffs is installed.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That a report be submitted by the Municipal Manager indicating the possibility, including costs, of the Municipality providing proper equipment (e.g. refrigerators, sinks, etc.) in Community Centres to allow for the sanitary preparation and serving of food, with it being made clear to the users in the form of signs or the like that their use in that regard is at their own risk."

CARRIED UNANIMOUSLY

MAYOR CONSTABLE DECLARED A RECESS AT 9.05 P.M.

THE COMMITTEE RECONVENED AT 9.20 P.M.

(23) Chevron Refinery

The Planning Director was herewith submitting a detailed report outlining the implementation procedures to be followed during the processing of the Chevron Refinery Expansion Proposal.

Alderman Gumm suggested that it would be helpful to the Members of Council if each could receive a "flow chart or sheet" to illustrate the various steps to be taken by Chevron Canada Limited in the processing of its proposal.

It was understood that the Planning Director would produce such a chart or sheet for the Council members.

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

CARRIED UNANIMOUSLY

(24) Lot 2, Block 10, D.L. 40, Plan 3048 (8042 Winston Street)

It was recommended that Council authorize the sale of the above described property to Mr. S. Balic for the sum of \$135,000.00 subject to the conditions established by Council on October 9, 1973, relating to the matter.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:
"That the Committee now rise and report."

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

B Y- L A W S

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1974 (#6457)

BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1974 (#6455)

BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1974 (6456)

BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1974 (#6432)

be now introduced and that Council resolve itself into a Committee of the whole to consider and report on the By-Laws."

CARRIED UNANIMOUSLY

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

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That :

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1974 (#6457)
BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1974 (#6455)
BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1974 (#6456)
BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1974 (#6432)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:
"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. 47, 1973".
This By-Law provides for the following proposed rezoning : CARRIED UNANIMOUSLY
Reference RZ 78/72

- (a) Lots 1, 4, 5, 6, 7 and 8, Block 33, D.L. 34, Plan 1355
- (b) Lots "A", "B" and "C", S.D. 9, Block 33, D.L. 34, Plan 3979
- (c) Lots "A", "B", "C" and "D", S.D. 2/3, D.L. 34, Plan 1911

Located in the area bounded by Patterson Avenue on the West, Barker Avenue on the East, Sardis Street on the North and Grange Street on the South.

FROM RESIDENTIAL DISTRICT FIVE (RZ) AND SERVICE COMMERCIAL DISTRICT FOUR (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Mr. H. D. Watson, Mr. M. D. Henderson and Charles and Shirley Connolly each submitted letters relating to the rezoning proposal covered by the above By-Law. All of them indicated opposition to the proposed rezoning.

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with this rezoning proposal are now nearing completion.

Some members of Council contended that the current plan of development for the above site contains a number of major changes from the original plan that was presented at the Public Hearing held on the matter on December 18, 1973.

The Planning Director stated that, in the opinion of his Department, these changes were not of such significance that it would be necessary to have another Public Hearing.

Alderman McLean suggested that the site in question should be developed for three-storey apartment purposes rather than the high-rise currently planned. He pointed out that the presence of such three-storey structures would not have the deleterious effect on adjacent residential development as high-rises.

Alderman McLean also commented that he felt high-rises should not be allowed in the ^{immediately} area North of Kingsway.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the Municipal Solicitor provide an opinion as to whether the changes in the plan of development for the above site are of sufficient importance that a new Public Hearing should be held."

CARRIED

AGAINST -- MAYOR CONSTABLE AND ALDERMAN MERCIER

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 43, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1973"

"BURNABY ROAD CLOSING BY-LAW NO. 2, 1974"

"BURNABY ROAD CLOSING BY-LAW NO. 3, 1974"

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY