

January 15, 1974

An adjourned meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Tuesday, January 15, 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 (7:05)  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

STAFF PRESENT:

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

The minutes of the January 7th and 8, 1974 Council Meetings came forward for adoption.

Deputy Municipal Clerk pointed out that he had changed the resolution on the last page of the January 7th meeting relating to the tabling of the 1974 Provisional Budget to reflect the fact the budget had been tabled until the January 21st meeting rather than the January 14th meeting.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That the minutes of the January 7th, 1974 meeting, with the change mentioned by the Deputy Clerk, and the minutes of the January 8th, 1974 Council meeting, be adopted."

CARRIED UNANIMOUSLY

#### ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 3, 1974, which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. Jonn Haver, Secretary, New Vista Recreation Society, submitted a letter expressing appreciation for the grant in the amount of \$125.25 Council gave the Society to cover the cost of the Society's Annual Christmas Dinner.

Mr. W. K. Smith, Deputy Minister of Municipal Affairs, wrote to advise that the matter of providing Municipalities with authority to enact by-laws regulating the use of all municipal property will be given consideration at the time a review is made of the legislative programme for the forthcoming session of the Legislature.

Mr. R. G. Marks, President, Union of B. C. Municipalities, submitted a circular:

- (a) providing an explanation as to the objectives of the U.B.C.M.
- (b) urging that Council familiarize itself with a report on municipal taxation and financial matters that was prepared in 1973.

Mr. Marks submitted a further circular with which he forwarded a copy of a Brief that was presented to the Attorney-General concerning the Provincial Government's proposal to assume responsibility for the administration of justice in the Province.

Mr. Douglas A. Hogarth, O.C., submitted a letter concerning a situation with respect to the possible involvement of Lot 2, D.L. 15, Plan 17870 with a major road planned in the area.

*Item #4 of the Municipal Manager's Report No. 3, 1974, which relates to the letter from Mr. Hogarth, was brought forward at this time. The following is the substance of that report:*

- (4) Lot 2, D.L. 15, Plan 17870  
SUBDIVISION REFERENCE NO. 208/71

On February 12, 1973, the Approving Officer submitted a report to Council stating his position that, until the study and design of the Broadway extension is complete, it would be premature to permit subdivision of the subject property. The Council endorsed the view of the Approving Officer at that time.

On February 19, 1973, the Council authorized the firm of Robert F. Binnie Ltd. to conduct a preliminary route study and design for an extension of Broadway between Gagliardi Way and North Road. The report of the Company has been prepared and Municipal staff is currently evaluating the three alternate routes proposed by the Company and will be recommending one to Council.

Two of the proposed routes will directly affect the subdivision potential of the subject property and, following consultation with the Sullivan Heights Ratepayers Association, staff will be in a position to recommend the selection of one of the alternatives. Once this has been done, it will be possible to process the subdivision application in question.

In view of the fact the alignment of the proposed Broadway-Como Lake extension has not been finalized, the Approving Officer has to refuse a subdivision application at this time, otherwise he would be acting against the public interest.

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

ALDERMAN LEWARNE ARRIVED AT THE MEETING.

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

CARRIED UNANIMOUSLY

Mr. F. M. Sharp, Secretary, Greater Vancouver Apartment Owners' Association, submitted a letter with which he forwarded a copy of a submission the Association sent to the City of North Vancouver relating to rent control.

T A B L E D I T E M

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That Item 3 of the Municipal Manager's Report No. 96, 1973 and Item 1 of the Municipal Manager's Report No. 1, 1974, which relate to the question of Employee Sick Leave Benefits, be lifted from the table; and further, Item 13 of the Municipal Manager's Report No. 3, 1974, which relates to the same matter, be brought forward for consideration at this time.

CARRIED UNANIMOUSLY

The following is the substance of the Manager's Report No. 3, 1974

(13) Employee Sick Leave Benefits

As a result of reviewing the subject matter in the light of comments which have been made when previous reports on the matter were received (December 27, 1973 and January 8, 1974), it was recommended that:

- (a) effective January 1, 1974, the Corporation assume responsibility for paying 100% of the premiums of M.S.A., Group Life, Dental and Extended Health Care premiums;
- (b) the Corporation discontinue the payment of 60% of the cost of sick benefit premiums;
- (c) the Corporation provide sick benefits at full cost to the Municipality of illnesses exceeding 85 working days to a maximum of 260 working days for any one long-term illness;
- (d) the Corporation's payment for days of illness in excess of 85 be calculated at 85% of gross earnings;
- (e) Council request the Burnaby Municipal Benefit Society to transfer the C.U. & C. Health Services Dental and Extended Health Care Contracts to the Corporation.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the recommendations of the Manager be adopted."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the previous motion be amended by deleting reference to Point (e) and substituting in its place the following:

"Subject to the Burnaby Municipal Benefit Society transferring the C.U. & C. Health Services Dental and Extended Health Care Contracts to the Corporation"."

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

ENQUIRIES

When Alderman Mercier enquired as to why a report had not been submitted on the point he raised at the January 8th Council Meeting concerning the renaming of Gagliardi Way to Simon Fraser Way, the Manager replied that the Municipal Engineer has written to the Department of Highways for comment on the matter and no response has been received as yet.

Mayor Constable added that the Manager intends to provide Council with a complete record of the situation mentioned by Alderman Mercier.

When Alderman McLean enquired as to whether any changes would occur in the Burnaby Human Resources Department like happened in Vancouver's, Mayor Constable stated that he had had three telephone conversations with the Minister of Human Resources, the Honorable Norman Levi, and would be meeting him at 10:30 A.M. on February 12, 1973 to discuss the situation as it affects Burnaby .

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

" Whereas there is considerable concern expressed by neighbourhood groups on the location of high-rises, the abruptness of transition from single family dwellings to high-rise apartments, the height of some of the proposed developments, the traffic generated by these developments through single family residential areas, and the lack of knowledge of the residents of the area about the apartment plan for their area;

I THEREFORE MOVE:

THAT the Planning Department undertake a review of the Apartment Study, giving consideration to the following suggestions:

- (a) Site . . . . . high-rises to include a buffer of lower rise buildings (i.e. three-storey or condominium);
- (b) Re-examine the location and density of high-rises in the Apartment Plan;
- (c) Limit the height of high-rises;
- (d) Ensure that adequate transportation routes are available to the high-rise development in order to prevent the flooding of single family residential areas with traffic from the high-rise development;
- (e) That residents of all areas in the Apartment Plan be sent, once a year with their Tax Notice, a brochure describing their area, its proposed development and advice on how they can ensure they get fair market value for the sale of their property;
- (f) That Area "L", particularly the area surrounding the proposed Narod development, be examined immediately with regard to the above suggestions and a report be submitted to Council before Third Reading is given the Zoning Amendment By-Law relating to this development."

Alderman Gunn stated that, in support of the above motion, he felt a review of Apartment Study should be made since the last one was conducted in 1969. He added that the six points listed in the motion were merely suggestions and not directions to the Planning Department.

In response to a question, the Planning Director stated that his Department was satisfied with the policy enunciated in Apartment Study. He added that, if this was not the case, a recommendation would have been made to Council to alter the Apartment Study. The Planning Director also commented that he felt there was nothing wrong with a periodic review being made of Apartment Study about every five years.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That the meeting now adjourn and reconvene after the Public Hearing that is about to commence."

CARRIED UNANIMOUSLY

The meeting reconvened at 9:05 P.M. after recessing for 20 minutes following the adjournment of the Public Hearing.

As a result of a discussion by the members of Council, Alderman Gunn, with the consent of his seconder, withdrew the motion <sup>shown above</sup>. Alderman Gunn introduced the following motion, and Alderman Lawson seconded it, concerning Apartment Study:

"That the Planning Department review Apartment Study and submit its conclusions to Council as a result and then Council, sitting as a Committee of the Whole, deal with the matter."

When it appeared, as a result of a discussion by members of Council, that the above motion was not acceptable to the majority, Alderman Gunn withdrew the motion.

Alderman Emmott suggested that Council, sitting as a Committee of the Whole, should meet with the Planning Department to review all aspects of Apartment Study and then indicate to the Department where changes were considered necessary.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the Planning Department submit a report to the January 21st meeting of Council indicating, in general terms, the extent and length of time that is felt would be necessary to conduct a review of Apartment Study."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 3, 1974, on the matters listed below as Items (1) to (16), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Building Department Monthly Report

A report of the Chief Building Inspector covering the operations of his Department from December 3rd to December 31, 1973 was submitted.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN McLEAN:

"That the report be received."

CARRIED UNANIMOUSLY

(2) 1974 Annual Dues - Canadian Federation of Mayors and Municipalities

It was recommended that Council authorize the payment of the 1974 annual dues, which amount to \$3,242.50, in the Canadian Federation of Mayors and Municipalities.

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

CARRIED UNANIMOUSLY

(3) Lots 13 and 14, Blk. 9, D.L. 32, Plan 7662  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2071

As a result of considering a proposed Gasoline Service Station rebuilding program on the above described properties, it was recommended that, in order to preserve the Town Centre development potential of the block in which the lots are located and to uphold community plan policies which have encouraged considerable investment in the area:

- (a) Preliminary plan approval for the proposed facility be withheld.
- (b) The site be rezoned to Comprehensive Development District (see D), to cover the existing uses and improvements on the site.
- (c) The Planning Department be authorized to continue to work with Gulf Oil Company to find another suitable location outside the Community Plan Town Centre area; or, less desirably, if Council does not wish to rezone the property as recommended, the proposed development be accepted only on the basis of a legal agreement based on an attached draft prepared by the Company.

MOVED BY ALDERMAN STUSIAK AND SECONDED BY ALDERMAN McLEAN:  
"That all the words from "or, less desirably," to the end of the Manager's report, as detailed above, be deleted and his recommendation, with this deletion, be adopted.

CARRIED

AGAINST -- ALDERMAN MERCIER

(4) Lot 2, D.L. 15, Plan 17870  
SUBDIVISION REFERENCE #208/71

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

(5) Monthly Report of R.C.M.P.

A report of the R.C.M.P. covering policing of the Municipality for the month of December, 1973 was submitted.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LAWSON:  
"That the report be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:  
"That the members of the Burnaby detachment of the R.C.M.P. be commended for the extremely efficient manner in which the armed robbery of the Canadian Imperial Bank of Commerce at the Lougheed Mall on December 17, 1973 was handled.

CARRIED UNANIMOUSLY

(6) Covenant - Subdivision Reference #170/72

It was recommended that Council authorize the execution of a covenant agreement, under Section 24(a) of the Land Registry Act, to ensure the provision of a 40 foot wide landscaped buffer on property covered by the above subdivision.

January 15, 1974

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

CARRIED UNANIMOUSLY

(7) Lot 9, Blk. 22, D.L. 152/3, Plan 3741 (6493 Bonsor Avenue)

It was recommended that Council authorize the acquisition of the 10 foot by 10 foot truncation from the above described property mentioned in the report, which is required for the installation of curb returns, for a consideration of \$1.00.

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

CARRIED UNANIMOUSLY

(8) Area Emergency Telephone No. 911

The Greater Vancouver Regional District referred to its member Municipalities, for concurrent cooperative consideration of similar arrangements, the matter of the City of Vancouver installing an emergency telephone number 911. The City has approved such an installation and it is expected that this will be completed by July 1, 1975.

January/15/1974

Vancouver plans to include the construction of an Information Centre in its Public Safety Building, to be supervised and manned by the Police Department. A caller located with<sup>in</sup> the area serviced by 911 would have his call routed by means of an automatic call distributor to a dispatcher who would refer the call to the appropriate unit for attention.

At this time, the transmittal of calls to the Crisis Centre is not included in Vancouver's plans, partly for economic reasons and partly because all calls will be monitored and recorded, a situation that callers experiencing emotional crises would be strongly adverse to. In addition, the Crisis Centre is designed for fast service and not to accommodate somewhat lengthy conversations often conducted when persons are under severe emotional stress.

In the City of Seattle, emergency calls are now answered 50% faster than before they had the emergency number 911.

Burnaby residents in the two telephone exchanges that are common to Vancouver and Burnaby (Hemlock and Cypress) will not be served by 911 but will be advised by Vancouver's dispatchers to consult the local directory for emergency numbers.

Should Burnaby adopt 911, consideration must be given the fact that not only do the Hemlock and Cypress exchanges serve Burnaby and Vancouver but Burnaby shares exchanges with New Westminster (Lakeview) and Coquitlam (Webster).

The City of Vancouver has provided \$24,000.00 in its Capital Budget for the installation of trunk lines, the construction of an equipment room, and expansion of its existing recording system. Thirty-five thousand dollars is included in its Annual Operating Budget for the rental of various pieces of equipment, including telephone trunks, the Automatic Call Distributor and counter equipment, and to provide 24 hour staffing at the Centre.

It is understood that between \$600,000.00 and \$1,000,000.00 will be expended by the B. C. Telephone Company to modify its exchange system to accommodate 911 in Vancouver and possibly in other neighbouring Municipalities.

Staff from the Vancouver Engineering Department hopes to meet with staff from other Municipalities to discuss the subject matter. The B. C. Telephone Company will also discuss 911 with Burnaby.

It would appear to be best for two or more Municipalities, such as Burnaby and New Westminster, to provide 911 services on a cost-sharing basis.

Burnaby's proposed Centrex equipment will be quite compatible with the 911 emergency number system.

*During consideration of the report, Alderman Emmott suggested that the City of Vancouver should be requested to instruct its 911 operators that, in the event calls are received from Burnaby residents in the telephone exchanges which are in both Vancouver and Burnaby, precise information as to the correct number to be called should be provided rather than merely providing the caller with instructions to refer to the Telephone Directory for the correct telephone number.*

*Alderman Emmott also enquired as to what consideration was given the matter of assigning 999 as the Emergency Telephone Number, which was the proposal that was originally made a few years ago.*

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

CARRIED UNANIMOUSLY

(9) Burnaby Lake Wildlife Sanctuary

The B. C. Waterfowl Society has indicated an interest in pursuing the development of the Burnaby Lake Wildlife Sanctuary.



The next course of action should be for representatives of the Society and the Municipality to meet in order that preliminary terms of reference can be established. In that regard, arrangements are presently being made for representatives of the Manager's Office, the Parks and Recreation Department and the Planning Department to meet in the near future with members of the Waterfowl Society. Following this, the basic terms of reference will be discussed with the Parks Department of the Greater Vancouver Regional District to ensure their general compatibility with the development policies proposed for the Burnaby Lake Regional Park.

It was recommended that a copy of the report at hand be sent to both the Greater Vancouver Regional District and to the Parks and Recreation Commission.

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

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:  
"That the previous motion be amended by adding "and further, that Alderman Lawson be appointed to the Committee mentioned in the report of the Manager"."

CARRIED UNANIMOUSLY

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

(10) Chevron Refinery Expansion Programme

(This item was dealt with at the January 14, 1974 Council meeting.)

(11) Amendments to Zoning By-Law

After a Public Hearing on a rezoning proposal is concluded, the Council should not, except in exceptional circumstances, hear any further submissions. If it does, it would appear that a second Public Hearing, properly called with proper notice, must be convened.

A Public Hearing can, of course, be adjourned from time to time. If it seems to Council that other submissions are likely to be made, it should merely adjourn the Public Hearing.

Section 704(2) provides the procedure which must be followed in the case of members of Council voting on the Amendment to the Zoning By-Law who were not present at the Public Hearing when the rezoning proposal was being considered.

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

CARRIED UNANIMOUSLY

(12) Lot 22, D.L. 155B, Plan 26369  
(5820 Byrne Road)  
BIG BEND AREA - PRELIMINARY PLAN APPROVAL APPLICATION NO. 2517

It was recommended that Council authorize the Planning Department to issue the above Preliminary Plan Approval, which is for the development of a second industrial building and expansion of the existing industrial building on the captioned property.

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

CARRIED UNANIMOUSLY

(13) Employee Sick Leave Benefits

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

(14) (Withdrawn)

(15) 1974 Provisional Capital Improvement Programme

It was recommended that the Budget for the above Programme be tabled until the adoption of the 1974 Provisional Operating Budget and that, in the meantime, no capital expenditure be made by any Department, the Parks and Recreation Commission and the Library Board unless they are specifically authorized by Council.

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

CARRIED UNANIMOUSLY

(16) Radio Communication Equipment

It was recommended that <sup>the</sup> tender of:

- (a) Canadian Motorola, in the total amount of \$25,038.04, for 36 mobile radios be accepted;
- (b) Canadian General Electric, in the amount of \$928.53, for one base station be accepted;
- (c) Canadian Motorola, in the amount of \$5,342.40, for 6 portable radios be accepted;
- (d) Canadian Motorola, in the amount of \$926.10, for 7 chargers be accepted.

*It was noted by the members of Council that each had received a submission from Pye Electronics Ltd. (one of those who bid on the equipment which is the subject of the Manager's Report).*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:  
"That action on the subject of the Manager's Report be deferred until the January 21st meeting of Council and a further report be submitted then:

- (1) on the submission from Pye Electronics Ltd.
- (2) indicating the amount the Consultant mentioned in the report at hand was paid for his services."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

BY - LAWS

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

- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1974" (#6424)
- "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1974" (#6423)

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

CARRIED UNANIMOUSLY

January/15/1974

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

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 1, 1974"  
"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1974"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY TAX ABATEMENT BY-LAW 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY