

February 18, 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 18, 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. V. Kennedy, Deputy Municipal Engineer  
Mr. D. Stenson, Assistant Director - Current Planning  
Mr. E. A. J. Ward, Deputy Municipal Clerk  
Mr. B. D. Leche, Municipal Clerk's Assistant

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:

"That the Minutes of the Council meeting held on February 4, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 13, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. J. C. Bryan submitted a letter expressing appreciation for the services rendered by staff of the Engineering and Parks and Recreation Departments in doing certain work to his driveway and a dead ornamental boulevard tree on and in front of his property at 4621 Northlawn Drive, respectively.

*It was understood by Council that a copy of Mr. Bryan's letter would be sent to both the Engineering and Parks and Recreation Departments for posting on their respective notice boards for the attention of the employees who were involved.*

Mrs. Louise E. Hulse, Executive Secretary, Burnaby Arts Council, wrote to invite members of Council to attend a Workshop entitled "Fund Raising for the Arts: How?" on March 9th between 1:00 p.m. and 5:00 p.m.

Mr. A. L. Pearson, Associate Deputy Attorney-General, submitted a circular advising that it is anticipated the assumption by the Provincial Government of full responsibility for the administration of justice throughout the Province, including a like action insofar as costs relating to Coroner's Inquests and Inquiries are concerned, will be effective April 1, 1974.

Mr. Pearson also outlined the procedure to be followed in submitting accounts for expenses incurred in connection with the Coroner's Court.

Mrs. E. M. Dowling submitted a letter:

- (a) expressing opposition to the expansion of oil refineries in the Municipality, such as the one proposed by Chevron Canada Limited;
- (b) enquiring as to who the Montreal Trust Company holds most of the property for in the 4400 Block Fton Street;
- (c) complaining about the noise from loaded trucks leaving the Chevron Refinery and travelling South on Willingdon Avenue.

- (d) suggesting that construction of a sidewalk on Willingdon Avenue between Eton Street and the Burnaby Heights School would lessen the danger to children using the Park nearby;
- (e) mentioning an air pollution problem resulting from an odour emanating from the Chevron Refinery on February 6, 1974;
- (f) respectfully requesting that Council reconsider its decision to permit the expansion of all refineries.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That Mrs. Dowling be provided with details of the decisions Council has rendered with respect to both the Chevron Refinery matter and the Eastern Burrard Inlet Development Concept; and further, she be advised that the other matters broached in her letter covered by Points (c) to (e) above have been referred to the appropriate departments for investigation and report to Council."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a circular providing details of Orders-in-Council relating to Daylight Saving Time and the Insurance Corporation of British Columbia.

The Honourable Robert Andras, Minister of State for Urban Affairs, submitted a booklet outlining details of the procedure to be followed in obtaining loans for sewage treatment projects.

Mr. F. B. Ellam, Corporate Secretary, National Harbours Board, submitted a letter explaining how members of the local Port Authorities of the Board are appointed and suggesting that, since the representative of the Greater Vancouver Regional District is Mr. Henry A. Anderson, the Council contact him to convey its request that representatives of Council of the Municipalities affected by the activities of the local Port Authority be appointed.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LEWARNE:

"That Council approach the appropriate Federal Minister to ask for more representation from Municipalities on the local Port Authorities of the National Harbours Board."

MOVED BY ALDERMAN ENMOTT, SECONDED BY ALDERMAN MERCIER:

"That action on the previous motion be deferred and an enquiry be made of Mr. Henry A. Anderson, the representative of the Greater Vancouver Regional District on the local Port Authority, as to his views on the proposal embraced by the motion."

CARRIED

AGAINST -- ALDERMAN GUNN

The Honourable Dennis Cocke, Minister of Health for the Province of B. C. wrote to advise that a copy of a January 10, 1974 letter from the Deputy Municipal Clerk, including all the attachments thereto, addressed to Premier Barrett relating to the George Derby Health and Occupational Centre has been forwarded to him for attention.

Mr. Cocke mentioned that it is the intention of the Provincial Government to limit the transfer of the George Derby site that had been negotiated with the Department of Veterans' Affairs for Canada in connection with the Shaughnessy Hospital complex to the some 25 - 30 acres on which the George Derby facility is actually located.

Mr. T. Brian Prentice, President, Burnaby Chamber of Commerce, submitted a copy of a letter addressed to the Chairman of The Derby Land is Our Land Association indicating support for the objective of the Association, which is to see the George Derby Health and Occupational Centre site returned to the Municipality for the use of its citizens.

*Mayor Constable mentioned that he had arranged a meeting with the Minister of Veterans' Affairs for March 1, 1974, and he recommended that Council authorize those who attended upon the Minister on October 24, 1973 in connection with the George Derby matter to again travel to Ottawa for the purpose of discussing the current situation with respect to the site in the light of the action which has now been taken by the Provincial Government in regard to the matter.*

-3-

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

CARRIED UNANIMOUSLY

Mr. Paul H. Russell, Lower Mainland Society for Residences for the Physically Handicapped, submitted a letter requesting that the Municipality assist the Society in searching for a suitable site on which to build a residence for severely handicapped young adults.

*Item #18 of the Municipal Manager's Report, which relates to the subject of the letter from Mr. Russell, was brought forward at this time. The following is the substance of that report:*

(18) Residence for Handicapped Young Adults (Lower Mainland Society for Residences for the Physically Handicapped)

As a result of considering the request of the above Society, it was recommended that:

- (a) the concept described in the letter from the Society and in a report at hand from the Planning Department be endorsed;
- (b) the Planning Department be authorized to work with the Society toward the selection of a suitable site, on the understanding that all municipal taxes on the property are to be paid by the Society;
- (c) it be further understood that the Society will be expected to either purchase or lease a site at the going rate.

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

CARRIED UNANIMOUSLY

Mrs. Terri Souter, Secretary, Burnaby Minor Lacrosse Association wrote to request permission to hold a Walkathon on June 23rd along a route outlined on an accompanying map.

Mrs. Souter also wrote in the same capacity to request permission to hold a Tag Day at various locations in the Burnaby South area on the weekend of April 26th and 27, 1974.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:  
"That permission be granted to the Burnaby Minor Lacrosse Association to conduct both its Walkathon and Tag Day at the locations and at the times indicated, with the Walkathon to be subject to the approvals of the Municipal Engineer and the Burnaby Detachment of the R.C.M.P."

CARRIED UNANIMOUSLY

Mr. J. A. Meder, Property Management Department, Wolstencroft Agencies Ltd., submitted a letter requesting that the Municipality not bill J. Crowe Construction Ltd. separately for garbage service to the premises at 7421-7435 - 13th Avenue because the residential accommodation there has been converted to a condominium and the owners thereof are required to pay for their garbage collection through property taxes.

*Item #17 of the Municipal Manager's Report No. 13, 1974, which relates to the letter from Mr. J. A. Meder, was brought forward at this time. The following is the substance of that report:*

(17) 7421-35 13th Avenue

As a result of considering the request of Wolstencroft Agencies Ltd., it was recommended that Council make no changes in the present policy respecting the collecting for garbage services but that a thorough study of garbage disposal services and charges therefor relating to Strata Title premises be conducted by the Municipal Engineer and the Municipal Treasurer and that the request of the Company be reconsidered after the results of the study have been presented.

*It was understood by Council, as a result of a question, that the Municipal Manager would endeavour to provide the report containing the results of the study of garbage disposal services and charges therefor in less than three months time if possible.*

*He was also asked to determine the policies in effect in other Municipalities in the Lower Mainland regarding garbage collection charges.*

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

CARRIED UNANIMOUSLY

Mr. W. Heckmann and others submitted a petition requesting that Council take severe action to avoid the constant repetition of the nuisance caused by trucks parking in the Miller-Maitland area.

*Item #16 of the Municipal Manager's Report No. 13, 1974, which relates to the petition from Mr. Heckmann and others, was brought forward at this time. The following is the substance of that report:*

(16) Miller-Maitland Area

On February 9, 1974, a member of the Traffic Section of the R.C.M.P. attended the premises at 5937 Miller Avenue and advised the person owning the truck there, Mr. Madore, that he was in violation of the Zoning By-Law, the Truck Route By-Law and the Burnaby Street and Traffic By-Law when he brings his truck to his residence as he has been doing periodically during the past year for repairs.

The R.C.M.P. pointed out to Mr. Madore that continued violation will result in Court action. However, as the truck was in Mr. Madore's yard and not in the lane, Mr. Madore was not observed driving which has to be proven on a charge for being off a truck route. The only applicable charge would be under the Zoning By-Law.

Further enquiries by the R.C.M.P. indicated that the second truck, which was occasionally parked at 4869 Grange Street and operated by Mr. Norris, has recently been sold and therefore no further action is necessary.

The R.C.M.P. will continue to check the subject area for any continuing violations.

The Licence Department has written to Mr. Madore and advised him that his site cannot be used for the parking or maintenance of trucks because such violate the Zoning By-Law. The Department also indicated that a charge would be laid if there was a further violation.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:  
"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 scheduled to be lifted from the table:

Alarm System for Burnaby Art Gallery

*MUNICIPAL MANAGER stated that he had not been able to produce a report for Council on the above matter, which was the subject of Item #2 of his Report No. 11, 1974 that Council received on February 11, 1974.*

The matter was therefore left on the table.

# ENQUIRIES

Alderman Emmott mentioned that the building on municipal property on Royal Oak Avenue South of Kingsway, which has latterly been used by an Air Cadet Squadron, is in rather a dilapidated condition.

He suggested that the situation should be investigated to determine whether the building should be demolished and the present occupants relocated.

Mr. Stenson of the Planning Department advised that the situation was under investigation at the present time and that he could provide a report on the matter, if desired.

It was understood by Council that such a report would be submitted.

Alderman Stusiak stated that it had been reported that the Greater Vancouver Regional District proposed to provide a secondary treatment plant for sewage disposal at Annacis Island in 1977.

It was understood by Council that Mayor Constable would submit a report conveying complete details of the decision made by the Regional District, including information relating to the costs of the proposal.

Alderman Gunn mentioned that he had received a complaint from a resident in the Burnaby Heights area concerning the Seton Villa development there. He made the following points in that regard:

- (a) There was not sufficient parking on the site for guests and therefore a lot of them park on the street.
- (b) The management of the Seton Villa was accepting 55-year old people as tenants when a minimum of 65 is required because it is a senior citizens development.
- (c) Is it possible that the building could be sold and used for some purpose other than a senior citizens development?
- (d) The rent charged for the suites in the building is high.

Alderman Lewarne advised that he was a Director of the Action Line Society, which manages the Seton Villa, and mentioned the following in response to the points made by Alderman Gunn:

- (1) The Society is restricted in the amounts it can charge for rent in the building.
- (2) The parking lot that is to be developed cannot be blacktopped because of weather conditions.
- (3) The Society is considering asking the Greater Vancouver Water District to use a portion of its site, on a temporary basis, for parking purposes.
- (4) The Society has been losing approximately \$28,000.00 per month, in terms of the interest on the mortgage on the property and other factors, because the premises cannot be rented due to an 8-month old elevator strike.
- (5) The minimum age limit for occupants is 65.
- (6) There are 94 vacancies in the building at the present time.

- (7) The points made this evening by Alderman Gunn would be conveyed to Mr. Emmet Cafferky of the Action Line Society.

It was understood by Council that Alderman Gunn would give Alderman Lewarne the name of the complainant so that he can arrange to explain the situation concerning that person.

Alderman Mercier introduced a complaint he had endeavoured to lodge at the last Council meeting concerning staff in the Planning Department, which arose from Council's consideration at that time of the matter of a walkway at the end of Jensen Place.

He stated that the route chosen was circuitous and was not in the best interest of those who would use it.

Alderman Mercier also pointed out that property adjacent to the walkway is being used by the Parks and Recreation Department for purposes that appear to be contrary to the Zoning By-Law.

He suggested that, since others in the Municipality who violate the Zoning By-Law are warned and sometimes prosecuted, steps should be taken by Council to ensure that the use being made of the adjacent property by the Parks and Recreation Department should be stopped.

It was understood by Council that the Planning Department would submit a report on the matter broached by Alderman Mercier concerning the Parks and Recreation Department.

Alderman Lewarne mentioned that he had received a complaint that access to the South Burnaby Library site from the rear (Edmonds Street) was being closed.

He suggested that it would be preferable for users of the Library wishing to travel in a Westerly direction to continue using that rear access because otherwise they would need to turn left off Kingsway.

Mr. Stenson of the Planning Department explained that the closing of the access at Edmonds Street was a part of a redevelopment scheme for the general area.

Alderman Lewarne suggested that, since it may be some time before such a redevelopment scheme is implemented, it would be desirable to leave the rear access to Edmonds Street.

It was understood by Council that the Planning Department would submit a report on the point made by Alderman Lewarne.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 13, 1974, on the matters listed below as Items (1) to (30), either providing the information shown or recommending the courses of action indicated for the reasons given:

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

A report of the R.C.M.P. covering the policing of the Municipality during January, 1974 was submitted.

It was indicated in the report that, among other things, a fatality had occurred where a child got off a bus, ran out onto the street in front of the bus and was struck by a passing car.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the report of the R.C.M.P. be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the Traffic Safety Committee study, in conjunction with the B. C. Hydro and Power Authority, possible methods by which the type of accident referred to above could be avoided, it being suggested in that regard that perhaps some sort of light or other signal could be activated by bus drivers when passengers are alighting so that any approaching motorist would be alerted."

CARRIED UNANIMOUSLY

*Alderman Lewarne pointed out that an R.C.M.P. vehicle was observed by him by-passing long line ups of private automobiles at the Motor Vehicle Testing Station in Burnaby and that the R.C.M.P. car received preferential treatment.*

*He suggested that arrangements could possibly be made so that police vehicles requiring inspection could be so serviced at their maintenance yard or sent to the Motor Vehicle Testing Station at specific times when there would be no conflict with private cars.*

*It was understood by Council that the Municipal Manager would discuss the situation with the Officer-in-Charge of the Burnaby Detachment of the R.C.M.P.*

(2) Agreement - Watermain Under Railway in Big Bend Area

It was recommended that Council authorize the execution of an Agreement between the Canadian Pacific Railway, the B. C. Hydro Power Authority and the Municipality to allow the installation by the Municipality of an 18" watermain 5 feet below the base of rail of the Canadian Pacific Railway in the Big Bend Area, as shown more particularly on a sketch accompanying the report.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Lot 2, Block 10, D.L. 40, Plan 3048

The above described property was advertised for sale on January 11th and 12, 1974, with bids returnable up to January 30, 1974, but no offers were received.

The parcel is somewhat narrow and will require land fill before development can proceed.

It was recommended that the Land Agent be authorized to offer the property for sale, at a price of not less than \$100,000.00, subject to ultimate Council approval and to the same terms and conditions applying that were mentioned in Item #19 of the Municipal Manager's Report No. 94, 1973.

*It was suggested by Alderman Emmott that the site which is the subject of the report from the Manager should be filled, whenever suitable material becomes available, to enhance its value before offering it for sale.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN EMMOTT:

"That action on the recommendation in the report of the Manager be deferred until a further report is provided to Council in regard to the filling proposition mentioned by Alderman Emmott."

CARRIED UNANIMOUSLY

(4) Canadian Council on Social Development

The above organization was formerly called the Canadian Welfare Council. This non-profit, social work-oriented body undertakes to explore and review social legislation and Social Service Programmes throughout Canada. It also reviews, formulates and promotes current need in the social field through social research, study, seminars and public education.

The Municipality has supported, and has been very active in, the organization for approximately 20 years.

-8-

Funding is by the Provincial and Federal Governments and member Municipalities generally contribute an amount equivalent to about \$2.00 per 1,000 population.

The remittance of \$251.32 for renewal of membership in the Canadian Council on Social Development was included in the 1974 Human Resources Department's budget.

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

CARRIED UNANIMOUSLY

(5) Section 411 of the Municipal Act

It was recommended that the following allowance of percentage addition charges pursuant to Section 411 of the Municipal Act be approved:

A. J. Code	Lot 4, Block 2, N 1/2 of	1973 penalties	\$ 30.80
7342 Willingdon Avenue	SW 1/4 of D.L. 149, Plan	1973 interest	12.68
Burnaby 2, B.C.	1373	1974 interest	1.83
			<u>\$ 45.31</u>

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN LEWIS:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Assessment Increase - Bill 71

A report of the Municipal Assessor indicating the effect an amendment to the Assessment Equalization Act (Bill 71) has had on the assessment of properties in the Municipality was being submitted herewith.

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

CARRIED UNANIMOUSLY

(7) Burnaby Art Gallery

It was recommended that Council authorize an advance of \$10,000.00 toward the grant to the Burnaby Art Gallery, on the understanding that this does not necessarily represent one-quarter of the final grant that may be made.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

(8) 6090/6092 Canada Way (Kiechle)

The following was being provided in response to questions asked by Council at its meeting on February 4, 1974 relating to the above premises:

- (a) The Municipality does not have any vacant houses for rent at the present time.
- (b) On October 31, 1973, Mr. Kiechle sold a house which he previously owned in North Burnaby.
- (c) The Municipality cannot prosecute the owner of the property concerned if he should proceed to evict his tenants, despite the action taken by Council to grant the extension to June 30, 1974.



The Municipality is not a party to the Landlord/Tenant Agreement.

Council's action is a direction to the landlord only and, if he wishes to ignore it, he may do so without fear of prosecution by the Municipality.

- (d) The Municipality can take no action at this time against Mr. Kiechle for his illegal rental of the suites in the premises in question.

The Municipality has already prosecuted Mr. Kiechle under the Zoning By-Law and, according to the assessment of Mr. Kiechle's actions to date, he intends to discontinue the illegal use of the suites.

The Corporation is also not in a position to initiate further legal action at this time because it is countenancing the illegal use by extending the deadline for compliance with the By-Law until the end of June.

It is therefore recommended that further prosecution proceedings involving the illegal rental of suites at 6090/92 Canada Way not be initiated by the Corporation at this time.

The tenants who occupy the suites would have to incur damages before they could initiate any legal action against Mr. Kiechle. However, if Mr. Kiechle was to give the occupants the required one month notice to vacate, the question of damages would in all probability be very difficult to prove.

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

CARRIED UNANIMOUSLY

(9) Agreement - R.C.M.P.

It was recommended that Council authorize the execution of an Agreement to cover police services by the R.C.M.P. until March 31, 1976.

*It was understood by Council, as a result of a question, that an answer would be supplied to a query as to whether the 3,100 mile per annum figure under Clause 9(4) of the Agreement for mileage travelled by R.C.M.P. vehicles applied to each vehicle or the fleet as a whole.*

*It was also understood that the Municipal Manager would submit a report to Council after the Provincial Government has completely assumed the responsibility for the administration of justice in the Province indicating, among other things, the difference in cost to the Municipality before and after that action by the Provincial Government.*

*Alderman McLean mentioned that he had heard the Provincial Government was considering the matter of establishing a Provincial Police Force.*

*It was understood that Mayor Constable would enquire about the matter and advise Council of the results.*

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

CARRIED UNANIMOUSLY

(10) Estimates

It was recommended that the Special Estimates of Work of the Municipal Engineer in the total amount of \$46,600.00 be approved.

-10-

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That Work Order No. 6-702 in the amount of \$5,100.00 be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That Work Order No. 62-039 in the amount of \$15,000.00 covering the modification and rearranging of office accommodations and the Municipal Service Centre be approved."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the previous motion be tabled until consideration of the Annual Budget by Council this Spring."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That Work Order No. 22-133 be approved."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That Work Order No. 22-134 be approved."

CARRIED UNANIMOUSLY

(11) Business Tax

An analysis of the business accounts <sup>owing</sup> / as at December 31, 1973 was being provided herewith.

*Alderman Lewarne drew attention to a situation involving dates on business tax bills.*

*It was understood by Council that, in order to avoid any confusion in the future, the dates on business tax bills would be indicated by using the abbreviations of the months concerned rather than by indicating the month by a number; e.g. 1 Feb. 74 rather than 1/2/74.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(12) Boundary Road from Hastings Street to Charles Street

It was recommended that Council agree to pay 50% of the cost of improving the above portion of Boundary Road, with the appropriation involved (\$51,500.00) to be charged to the Special Roads Project (Code 15-06).

It was also recommended that the decision of Council be conveyed to the City of Vancouver, which will paying the remaining 50%.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(13) Lot 13, Block 9, D.L. 173, Plan 1034

PRELIMINARY PLAN APPROVAL APPLICATION NO. 2545

It was recommended that the Planning Department be authorized to grant the above Preliminary Plan Approval for the development of a new warehouse building on the property described in caption.

*Alderman Lewarne pointed out that, at the present time, waste oil products from wrecked vehicles on the subject property, after being directed to a swamp, are discharged to the existing drainage system over the asphalt surface on the site.*

*He suggested that perhaps the waste material could be pumped from the sump via an enclosed system to the underground drainage facilities.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LAWSON:

"That action on the recommendations in the report of the Manager be deferred until information is provided as to whether suitable arrangements are planned, or can be made, in the development on the property in question to adequately dispose of petroleum products from wrecked vehicles."

CARRIED UNANIMOUSLY

(14) Lot 13, S.D. "A", Block 23, D.L. 32, Plan 4481  
REZONING REFERENCE NO. 6/74

It was recommended that Council approve in principle the landscaping proposal for the above described property outlined in the report and advance this proposal to a Public Hearing to take place on March 19, 1974 and establish the following prerequisites in connection with the matter:

- (a) The submission of a suitable plan of development for the site.
- (b) The removal of all existing buildings on the site within six months of the rezoning being completed.
- (c) The completion of a land exchange involving the closure of a portion of the lane at the rear of the property and the dedication, by the owner, of the land required for road, as more particularly explained in the report, at no cost to the Municipality.
- (d) The maintenance of a 15-foot wide easement to protect an existing sewer line within the existing lane.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(15) Lower Mainland of B. C. Gun Club Association  
(4120 Sperling Avenue)

It was recommended that:

- (a) the Lower Mainland of British Columbia Gun Club Association, which operates a trap and skeet shooting facility on the above municipal property, be allowed to remain at this location for the sum of \$100.00 per year and that the Agreement contain a provision whereby the rental arrangement can be terminated on three months notice.
- (b) the Association be required to fence the property and plant a 25-foot wide belt of trees on each side of the fence, with the choice of trees to be made in consultation with the Parks and Recreation Department and the Health Department in order to ensure maximum noise lessening effects.

- (c) a copy of the report at hand be sent to the Parks and Recreation Commission.

*As a result of an enquiry by Alderman Lewarne regarding the body of the report from the Manager <sup>making</sup> / reference to a rental fee of \$110 whereas the recommendation indicated \$100, the Manager advised that the correct amount was \$110.*

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LEWARNE:  
"That the recommendations of the Manager, with the change in the amount mentioned from \$100 per year to \$110 per year, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:  
"That the previous motion be amended by changing the words in the first recommendation from "three-months' notice" to "one-year's notice"."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

(16) Miller-Maitland Area

(17) 7421-35 13th Avenue

(18) Residence for Handicapped Young Adults (Lower Mainland Society for Residences for the Physically Handicapped)

(These items were dealt with previously in the meeting).

(19) Lease Numbers V-1365(2) and V-1359(2)

It was recommended that:

- (a) Council authorize the execution of the above Leases which, among other things, include a termination date in both of December 30, 1991, and, in the case of Lease V-1359(2), the clause therein reading "Westridge Park" be changed to "Barnet Beach" Park.
- (b) The National Harbours Board be advised that the Municipality will soon approach the Board with a request that the 180-day cancellation clause in the Leases be removed when the municipal proposal to develop the walkway mentioned in the Eastern Burrard Inlet Development Concept Report is considered.
- (c) A copy of the report at hand be sent to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

*When Alderman Gunn suggested that the waterlots in front of the Marine Zones that are proposed to be created be consolidated, he was informed that a report on this matter would be submitted in due course.*

(20) REZONING REFERENCE NO. 4/73

- (a) Lots 31, 32 and 33, Block 5, D.L. 4, Plan 2121
- (b) Lot "C", Block 5, D.L. 4, Plan 7400

It was recommended that Council approve in principle the proposed development of a 31-unit townhouse condominium on the above described properties and advance this matter to a Public Hearing on March 19, 1974 and establish the following as prerequisites in connection with the matter:

February 18, 1974.

- (1) The submission of a suitable plan of development for the site.
- (2) The consolidation of the parcels, after the deductions of the land mentioned in the report, into one site.
- (3) The dedication of any road rights-of-way deemed requisite by the Municipality.
- (4) The deposit of monies to cover the cost of providing all necessary services to the site.
- (5) The deposit of the designated levy per unit for the acquisition of the park/school site and the construction of the pedestrian underpass, as more particularly explained in the report.
- (6) The provision of the 15-foot wide easement for storm sewers that is mentioned in the report.
- (7) The acceptance, by the applicant, of all condominium guidelines adopted by Council.
- (8) The installation, underground, of all electrical servicing, telephone, and cable installations throughout the development.

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

CARRIED UNANIMOUSLY

- (21) REZONING REFERENCE NO. 55/73
- (a) Block 2, Part South of Highway on Plan 4800  
Except Part on Plan 17642, D.L. 130, Plan 3071
  - (b) Lot "A" Except Part on Plan 2112, Block 2, D.L. 130, Plan 17642

It was recommended that Council approve in principle the proposed development of extensive warehousing, offices and an existing garden centre on the above described properties and advance this proposal to a Public Hearing to be held on March 19, 1974, and establish the following prerequisites in connection with the matter:

- (1) The submission of a suitable plan of development for the site.
- (2) The relocation of Roy Street 264 feet to the North, as more particularly explained in the report.
- (3) The dedication of all required rights-of-way and the subdivision of the overall site into four parcels, as mentioned in the report.
- (4) The provision of all requisite easements for servicing purposes that are indicated in the report.
- (5) The deposit of monies to provide all required services to the site, as explained in the report.
- (6) The installation, underground, of all electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations throughout the development.

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

CARRIED UNANIMOUSLY

- (22) Street Exchange By-Law  
SUBDIVISION REFERENCE NO. 238/73

It was recommended that a By-Law be prepared to exchange an existing 33-foot wide road allowance in the area of the captioned subdivision for another street being dedicated as a requirement of the subdivision.

*It was mentioned at the meeting that the Approving Officer could insist on the dedication of land for the new road as a prerequisite to his approval of the subdivision, and that therefore the Municipality was in fact giving the existing road allowance away to the owner of the property involved.*

*It was also mentioned that in the event the area in which the subject property is located was re-plotted, the land that is presently dedicated for road would be considered as Municipal property in determining the values of the parcels which may be involved in the replot.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That action on the recommendations in the report of the Manager be deferred until he provides a further report containing comments on the above points."

CARRIED UNANIMOUSLY

(23) D.L. 86 - SUBDIVISION REFERENCE #237/73

It was recommended that Council authorize:

- (a) The land exchange relating to the above Subdivision detailed in the report.
- (b) The dedication of the portion of the municipal property mentioned in the report for street purposes.
- (c) The sharing, by the Municipality, in the cost of services to the site to a maximum of \$5,200.

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

CARRIED UNANIMOUSLY

(24) Contract - Ready Mix Concrete

It was recommended that Council ratify the action of the Purchasing Agent in extending the ready mix supply contract with Kask Brothers Ready Mix Ltd. to April 30, 1974, as more particularly explained in the report.

*It was understood by Council that tenders for a new supply contract would be called prior to April 30, 1974.*

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

CARRIED UNANIMOUSLY

(25) REZONING REFERENCE NO. 73/73

- (a) Lots 6 and 7, Block 26, D.L. 95, Plan 9019
- (b) Lots "A" and "B", Block 26, D.L. 95, Plan 9592

It was recommended that Council approve for further consideration the proposed rezoning of the above described properties to Comprehensive Development District (CD) and establish the following prerequisites to the rezoning:

- (1) The submission of a suitable plan of development for the site that conforms in all respects with the guidelines set out in "General Report on Residential Condominiums and Conversions".
- (2) The provision of an undertaking to remove all existing improvements from the site within six months of the rezoning being completed.
- (3) The consolidation of the properties into one site.
- (4) The dedication of the Easterly 12 feet of the site for the upgrading of Acorn Avenue; the dedication of the Southerly 17 feet of the site for the upgrading of Beresford Street; the dedication of a 20' x 20' truncation from the Southeast corner of the site and the dedication of a 10' x 10' truncation from the Southwest corner of the site, as more particularly explained in the report.
- (5) The deposit of sufficient monies to cover the costs of all street improvements, particularly those outlined under Points 4.1 and 4.2 of the report, including asphalt paving, curbs and gutters, sidewalks, boulevard landscaping and boulevard trees.
- (6) The deposit of sufficient monies to cover the costs of providing storm sewer service to the site.
- (7) The installation of all electrical, telephone and cable servicing, and all other wiring, underground throughout the development.

February 18, 1974.

Alderman Emmott suggested there would be merit in determining the value of the right-of-way owned by the B.C. Hydro and Power Authority from the Griffiths sub-station to Edmonds Street and Kingsway because this area was no longer used by the railway and is regarded as being redundant.

Mr. Stenson indicated that this proposal was discussed with representatives of the B.C. Hydro and Power Authority and it was indicated that the Authority might consider leasing the area to the Municipality. He added that the right-of-way concerned is recognized by the Municipality as a linear park strip.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(26) REZONING REFERENCE #28/73  
COMMUNITY PLAN AREA "H"

The Parks and Recreation Commission, on February 6, 1974, considered a report of the Planning Department on a proposal to develop a High-Rise Condominium adjacent to Carrigan Court and Lougheed Highway.

The particular item of concern to the Commission was a comment in the report of the Planning Department that increased emphasis be placed on the development of land already purchased for park use in the Community Plan Area "H", specifically in the Keswick-Government School/Park area.

The Commission wishes to draw the attention of Council to the concern about the requirements and need for recreation space and facilities in the Carrigan Court/Lougheed Highway complex and, in that regard, the Commission was recommending the establishment of a per unit payment by developers specifically for park area.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(27) 1973/74 Collective Bargaining

Bulletin No. 16 concerning the 1973/74 collective bargaining situation was being provided herewith.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That the Bulletin be received."

CARRIED UNANIMOUSLY

(28) 1974 Agreement - Civic Employees' Union (Local 23)

It was recommended that Council:

- (a) Accept the terms of the settlement relating to the above matter that are detailed in the report.
- (b) Direct that those positions in the "Exempt" status with Pay Grades no higher than those within the scope of the Agreement (i.e. Pay Grade No. 30 and below) be awarded the same settlement.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Manager be adopted."

CARRIED

ALDERMAN MERCIER -- AGAINST

MAYOR CONSTABLE DECLARED A RECESS AT 9:20 P.M.

THE COMMITTEE RECONVENED AT 9:40 P.M.



ALDERMAN EMMOTT WAS ABSENT.

(29) 1973 Final Recast Budget  
"BURNABY BUDGET AUTHORIZATION BY-LAW 1973"

- It was recommended that Council authorize the preparation of an amendment to the above By-Law to reflect the results of the Final Recast Budget for 1973 that are detailed in the report.

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

CARRIED UNANIMOUSLY

- (30) (1) (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  
REZONING REFERENCE NO. 78/72

(2) Grange-Patterson-Kingsway Intersection

and their capability  
Information on the above intersection, their operational characteristics/to accommodate traffic flows related to the development proposal planned for the captioned property were being provided to Council this evening, along with a sketch illustrating the situation.

Several alternative arrangements in street patterns were considered, along with traffic turning movements, for the area. It was concluded, as a result of this study, that the configuration of channelization currently installed would best serve the needs of the traffic in the area.

Alterations in the lane designations for the Kingsway traffic movements will be made when that street is widened.

The Planning Department feels there will be adequate facilities for dispersing traffic from the area after the development in question takes place.

With regard to the incoming traffic from the West along Kingsway, it was recommended that vigilance be maintained to confirm that the storage capacity in the left turn slot on Kingsway is not exceeded.

Statistics relating to bus service to the area along Kingsway at certain times of the day were being provided to Council herewith, along with the anticipated pedestrian walking pattern to the bus stops. In that regard, it is anticipated that the majority of bus patrons from the development will cross Kingsway at Patterson Avenue.

*The following points were made in Council when considering the report:*

- (a) *Traffic counts on all legs of the intersection should be made.*
- (b) *Traffic travelling West on Grange Street cannot make a left turn to travel South on Patterson Avenue but must continue through. The possibility of removing the existing island and providing a left turn slot for the Westbound Grange Street movement at this point should be investigated. If that was done, it probably would require the dedication of land for an extra traffic lane from the property described in caption.*
- (c) *The use of residential streets in the area by Westbound Grange Street traffic wishing to go South would create problems for the residents on such streets.*

- (d) *Northbound traffic on Patterson Avenue must turn right on Grange Street to Barker Avenue or left on Kingsway to Inman Avenue.*
- (e) *Direct access to the subject properties could be provided for Eastbound traffic on Kingsway by the provision of a tunnel under the Kingsway which would probably require the use of a portion of Central Park.*
- (f) *Would the extension of Willingdon Avenue south have any effect on the subject intersection.*
- (g) *Perhaps one-way traffic movements should be considered on Grange Street.*

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:  
"That the Municipal Manager provide Council with a report answering the above questions and providing any other information deemed pertinent."

CARRIED

AGAINST - ALDERMAN MCLEAN

*It was understood that Mr. J. Jankola would be sent two copies of the report the Manager submitted to Council this evening.*

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

February/18/1974

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY LEASE AUTHORIZATION BY-LAW NO. 7, 1973" 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 LAWSON:  
"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY LEASE AUTHORIZATION BY-LAW NO. 7, 1973" be now read three times."

CARRIED UNANIMOUSLY

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

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1974"  
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 2, 1974"

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

CARRIED

ALDERMEN MERCIER AND GUNN OPPOSED TO BURNABY LOCAL IMPROVEMENT  
CONSTRUCTION BY-LAW NO. 1, 1974

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1973 came forward for  
Reconsideration and Final Adoption. This By-Law provides for the following  
proposed rezoning:

Reference RZ #53/73

- (a) Lot 1, Block "N", D.L. 90, Plan 16923
- (b) Lot 4, Block "N", D.L. 90, Plan 16923

6630 and 6650 Canada Way

FROM RESIDENTIAL DISTRICT TWO (R2) TO RESIDENTIAL DISTRICT FIVE (R5)

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. 35, 1973 came forward for  
Reconsideration and Final Adoption. This By-Law provides for the following  
proposed rezoning:

Reference RZ #24/70

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

6175 Nelson Avenue

FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE DEVELOPMENT  
DISTRICT (CD)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1973"

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

"That Council do now resolve into a Committee of the Whole to consider and report  
on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1971"."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1971" be abandoned."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY