

October 21, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, October 21, 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 J. L. Mercier
Alderman V. V. Stusiak
Alderman G. H. F. McLean

STAFF:

Mr. M. J. Shelley, Municipal Manager
Mr. E. E. Olson, Municipal Engineer
Mr. A. L. Parr, Director Of Planning
Mr. James Hudson, Municipal Clerk
Mr. J. Plesha, Administrative Assistant to
the Manager
Mr. B. D. Leche, Municipal Clerk's Assistant

The Minutes of the Special Meeting of Council held on October 9, 1974, and the Minutes of the Council Meeting held on October 15, 1974, were brought forward for adoption.

Alderman Ast noted that on Page 6 of the Minutes of the Council meeting of October 15, 1974, concerning his inquiry about filling operations which are apparently taking place on National Harbours Board property at the foot of Penzance Drive was in error.

The area of concern to him was at the foot of Willingdon Avenue.

Alderman Ast also noted that following consideration of Item 9, Municipal Manager's Report No. 67/74 on Page 16 of the Minutes of the Council Meeting of October 15, 1974 concerning the removal of underbrush on Newcombe Street between Tenth and Twelfth Avenues he had suggested that a "Welcome to Burnaby" sign be erected at this location. This was not reflected in the Minutes.

Alderman Stusiak noted that on Page 5 of the Minutes of the Council meeting of October 15, 1975, it was indicated that his motion which was seconded by Alderman Lawson whereby: "Council reaffirm that the Broadway extension should go through as a priority item in connection with the future development of Community Plan Area "G" was carried unanimously. He requested verification that this was true.

The Municipal Clerk advised that the words "Carried Unanimously" were in error and should be deleted from the Minutes. The correct vote on this motion is reflected in the following paragraph concerning this subject.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the Minutes of the Special Council Meeting held on October 9, 1974, and the Minutes of the Council meeting held on October 15, 1974, as amended, be now adopted."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. T. K. Bastable, 9785 Lyndhurst Street re: Road Closures in Sullivan Heights Area;
- (b) Mr. M. Andreone, 7691 Government Street re: Land Exchange

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the delegations be heard and all correspondence relating to their submissions be received."

CARRIED UNANIMOUSLY

Mr. T. K. Bastable then addressed Council on the subject of the road closures that had been authorized by Council on October 15, 1974, involving the closure of Casewell Street at North Road, David Drive at North Road, Sullivan Street at Noel Drive, and Cameron Street at North Road. Mr. Bastable expressed the opinion that Council had acted in haste in this matter and that proper consideration was not given to many aspects of the plan. Many residents of the area have expressed deep concern as to just what has been solved by this plan. To solve one section of the area's problems by creating a problem for another section is clearly not the answer. It would appear that the people on Casewell Street, David Drive and Sullivan Street would benefit most from this plan. Mr. Bastable did not consider this would be true. Through traffic now using these roads will not suddenly start using the major roads as long as there is an alternative open to them. By leaving Sullivan Street open at North Road the one escape hatch is there. Mr. Bastable was very certain that traffic would still infiltrate the area to use the Sullivan Street exit.

Mr. Bastable noted that he had had a discussion with only a few of the people living in the apartments south of Cameron Street and has been led to believe that there is serious concern on their part as to the closing of Cameron Street.

Mr. Bastable was also concerned that the planned barricades will add approximately two minutes to the time it will take emergency vehicles to reach a given destination in the Sullivan Heights area.

Mr. Bastable presented a petition representing approximately 270 signatures from 180 residents homes. While these petitions indicate the number of residents opposed to the blockages proposed by Burnaby Council, by no means does it indicate that they are opposed to required blockages. Also of interest is the opposition shown by the Norcrest, Broadway, and Larkin residents (from 28 homes 39 signatures were obtained) and their opposition can only be interpreted as their understanding that this proposed blockage would hasten the development of the Broadway Highway.

Mr. Bastable inquired if it would not be a simple solution to the traffic problems in this area for Burnaby Planning to provide the area with an engineered east-west traffic pattern which would both contain the volume of traffic created by the unbelievable expansion of commercial and multiple dwellings and also allow the original residents access without the necessity of road blocks.

After considerable discussion between members of Council and Mr. Bastable in which many facets of the problem were discussed, it was:

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That the following resolution concerning road closures in the Sullivan Heights area be now reconsidered.

"That as the next priority item Council confirm the request of the Sullivan Heights Ratepayers Association and close off the following streets on a trial basis:

- (a) Casewell Street at North Road
- (b) David Drive at North Road
- (c) Sullivan Street at Noel Drive
- (d) Cameron Street at North Road."

CARRIED

AGAINST -- ALDERMEN MERCIER, GUNN

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Alderman Stusiak stated that he would be introducing a tabling motion on this subject but would withhold his motion until all Council members had an opportunity to speak. Alderman Stusiak brought forward the following suggestions:

- (a) Rather than close Cameron Street at North Road he would prefer to see Cameron Street closed at the entrance to the Lougheed Mall with the Mall entrance designed to provide a split level entrance and exit;
- (b) An accurate one or two week traffic count on all affected streets that can be used for comparison purposes.
- (c) Communication should be held with Coquitlam advising them of the intent of the closures and asking their reaction thereto.

Alderman Ast suggested the possibility of the Municipality conducting a poll of the area in which perhaps three alternative plans would be presented.

Alderman McLean suggested that all the streets should be barricaded with the exception of Cameron Street which should be signalized as quickly as possible. Alderman McLean also requested the Planning Department to submit a report on the advisability of making Cameron Street a one way street from west to east.

Alderman Gunn was of the opinion that the streets concerned should be closed on a one month trial basis. Alderman Gunn supported the suggestions of Alderman Stusiak concerning the blocking of Cameron Street at the Mall entrance and constructing a split level entrance and exit at that point.

Alderman Mercier was against reconsidering the original motion. Alderman Mercier was of the opinion that the closures should be proceeded with on a trial basis.

Alderman Lewarne stated that in his opinion Cameron Street should always remain open. A closure at the parking lot entrance will force people to go around it. Closure of the streets will place greater pressure on North Road and the Lougheed Highway which, in turn, will create a greater demand for the Broadway extension. If Cameron Street were to remain open with a connection to the Beaverbrook extension this could possibly provide a solution to the problem.

Alderman Lawson considered that the Planning Department should be given an opportunity to submit a further report on this subject. Alderman Lawson was particularly concerned with the effect that the closures would have on access by emergency vehicles to the area. Alderman Lawson was hopeful that the Planning Department would give consideration to alternatives.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the question of road closures in the Sullivan Heights area be referred to the Director of Planning for a report, within two weeks if possible, which would take into consideration all of the aforementioned points which are of concern to individual Council members."

CARRIED

AGAINST -- ALDERMEN LEWARNE, MERCI
GUNN AND MCLEAN.

Mr. M. Andreone, 7691 Government Street, then addressed Council on the subject of being permitted to subdivide his property, being the rear portion of Lot 1, Block 2, D.L. 42, Plan 10871, or effecting a land exchange of a portion of the said property with the Municipality for Lot 89, D.L. 188, Plan 38681.

Mr. Andreone reviewed in detail his efforts to consolidate the property with two adjoining owners and his negotiations with the Approving Officer to effect the proposed subdivision and also the negotiations that had been carried on with the Land Agent to effect a land exchange of the two properties concerned.

The Approving Officer had ruled that the property because of the topography was not subdividable. It was Mr. Andreone's contention that the property could be suitably filled to make it a subdividable residential lot. Mr. Andreone noted that the Parks and Recreation Commission had filled the property across the creek and had constructed tennis courts on same and that the privately owned parcel immediately to the east had also been filled.

It was Mr. Andreone's opinion that his property should be considered as a subdividable residential lot and that the value placed on it should reflect this fact. This would make the exchange of Mr. Andreone's property for that of the Municipality a viable proposal.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"That this matter be referred to the Municipal Manager for comment and recommendations and that the Manager include in his report particulars of the land filling operations that have been carried on in this vicinity by the Parks and Recreation Commission and also on the privately owned parcel immediately to the east of Mr. Andreone's."

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"That:

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 2, 1974" (#6536)

"BURNABY ADVANCED POLL BY-LAW 1974" (#6557)

"BURNABY LOCAL IMPROVEMENT FINANCING BY-LAW NO. 1, 1974" (#6558)

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

CARRIED UNANIMOUSLY

C O R R E S P O N D E N C E A N D P E T I T I O N S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"That all of the following listed items of correspondence and petitions be received and those items of the Municipal Manager's Report No. 69, 1974, which relate thereto be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

Department of Housing submitted a circular letter advising that a Rental Information Services Grant had been established. The purpose of the program is to assist Municipalities, Regional Districts or Community Groups in providing, on a non profit community sponsored basis, assistance to persons and families seeking rental accommodation.

The Province will make an annual grant of up to \$.15 per capita to cover the deficits of Rental Information Services subject to the following conditions:

- (1) The Municipality makes a contribution to the Service equivalent to 50% of the Provincial Grant;
- (2) Fees levied by the service may not exceed \$10.00 with no charge for senior citizens, students, and social allowance recipients;
- (3) The service employs people from the Department of Human Resources "Opportunities Programme" wherever possible.

Municipalities and/or Regional Districts wishing to apply for a grant should submit a copy of the Council Resolution authorizing the Municipal expenditure, and a proposed budget covering the period September 1, 1974 to March 31, 1975. The submission should include a brief description of the service including auspices, location, procedures and staff.

Item 1, Municipal Manager's Report No. 69/74, was brought forward for consideration at this time. The following is the substance of that report:

The Human Resources Administrator upon receipt of the circular contacted Mrs. M. Dixon, Planning Consultant for the United Community Services to determine if the two existing Information Centres in Burnaby might be interested in accepting responsibility for such a project. The Administrator was advised that representatives from the two Centres would discuss the matter at a meeting on November 3, 1974. Council will receive a further submission on this matter following the November 3rd meeting.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

Greater Vancouver Regional District submitted a letter with an attached report to the Policy Review and Finance Committee by Director W. G. Hardwick, Chairman, in which it was suggested that in addition to Municipal Directors, one-quarter (possibly seven) of the Directors should be elected directly from the Regional District constituencies, each representing about 140,000 persons (give or take 10 per cent) as of the 1971 census. These electoral areas or constituencies would cover the whole Region, municipalities and unorganized territories alike. This would bring to the Greater Vancouver Regional District Board, both Directors whose prime concern is regional perspective in addition to those whose prime responsibility is to give a municipal perspective to regional matters.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That Burnaby Council confirm that in its judgement to best serve the interests of the public at large the Directors should be appointed by their respective Councils."

CARRIED
AGAINST - ALDERMEN EMMOTT AND
GUNN

Mr. J. S. Kingdon, Assistant Engineer, Greater Vancouver Sewerage and Drainage District, submitted a letter concerning the construction of the Marshend Sewage Pumping Station.

Council was advised that a Staff report on this subject would be available on November 4, 1974.

Mr. S. S. Shearer, Chairman, Elder Persons Information Centre, submitted a letter inquiring if Council intends to pass a By-Law covering a rebate of water bills for senior citizens.

Council was advised that a report on this subject would be available on October 28, 1974.

Mrs. Bridget Pritchard, 2407 Shawna Way, Coquitlam;

Mr. W. B. Douglas Carter, Executive Director, Canadian Mental Health Association;

Mr. J. Cloutier, President, Burnaby Association for the Mentally Retarded

all submitted letters protesting the remarks of Alderman W. A. Lewarne at the Council meeting of October 7, 1974, concerning the future use of the Willingdon School for Girls.

The Municipal Clerk was requested to advise the correspondents that Alderman Lewarne had submitted a formal apology to the Mayor, Council and those offended by the remarks to the Council meeting of October 15, 1974.

Mrs. M. M. Stevens, 5786 Portland Street, submitted a letter requesting that Council reconsider its previous decision to construct a cul-de-sac on Portland Street in front of her home. Mrs. Stevens suggested that consideration be given to filling the gully or depression at the head of the ravine and building the cul-de-sac in that area.

Item 4 of the Municipal Manager's Report No. 69/74, was brought forward for consideration at this time.

It was recommended that:

- (a) Council reaffirm their decision of September 30, 1974, to construct the turn around on Portland Street as designed;
- (b) Mrs. M. M. Stevens be provided with a copy of this report.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the recommendations of the Municipal Manager be adopted."

CARRIED

AGAINST - ALDERMEN LAWSON,
LEWARNE, EMMOTT,
AND MCLEAN

Mr. Arthur M. Spent, Pastor, Westminster Seventh-day Adventist Church wrote to request Council's permission to hold the Church's Annual Ingathering Appeal during the period December 1st to December 23, 1974. Funds collected will be used for the support of the missions and welfare services conducted by the Church.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

"That permission be granted for the Westminster Seventh-day Adventist Church to conduct their Annual Ingathering Appeal during the period December 1st to December 23, 1974.

CARRIED UNANIMOUSLY

Mrs. R. A. Bellinger, #711 - 9502 Erickson Drive, submitted a letter concerning problems of concern to her in Community Plan Area "G". Mrs. Bellinger was concerned with the lack of facilities for children in the apartment areas and with parking. Of particular concern to her was the traffic noise level in the area.

Item 15, Municipal Manager's Report No. 69, 1974 was brought forward for consideration at this time. The following is the substance of that report.

The Royal Canadian Mounted Police are currently investigating Mrs. Bellinger's complaint regarding intrusions of noise from vehicles in areas adjacent to North Road and the Lougheed Mall. If Council does not object, the Manager will convey the results of the investigation directly to Mrs. Bellinger when they become available in a few days time.

It was recommended that:

- (a) The Municipal Manager be instructed to reply directly to Mrs. Bellinger on the investigation of vehicular noise in the area when this information becomes available in a few days time;
- (b) A copy of the report be forwarded to Mrs. Bellinger.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Municipal Manager be adopted and that a copy of the report on noise levels which will be sent to Mrs. Bellinger be provided to Council for information."

CARRIED UNANIMOUSLY

Mr. and Mrs. H. Pedersen, 6133 Marine Drive, submitted a letter endorsing the residential development of the Stride Avenue Development Plan.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"That the letter from Mr. and Mrs. H. Pedersen concerning the Stride Avenue Development Plan be referred to the Special Meeting of Council which will be held to consider that subject."

CARRIED UNANIMOUSLY

The Council recessed at 9:00 P.M.

The Council reconvened at 9:15 P.M. with all Council members in attendance.

ENQUIRIES

Alderman Lewarne stated that he had received a letter from Mr. Cliff Wight, 5450 Portland Street, requesting that permission be granted for him to retain a circular driveway access to his property at the noted address. Construction of the Local Improvement Project on Portland Street at this point has already commenced.

The Municipal Engineer reported that the Local Improvement Project on Portland Street was 75 - 80% complete. The Municipal Engineer will hold up construction in front of the Wight property, will check this situation again and, pending verification of Mr. Wight's statements, will proceed as per Council policy.

Alderman Lawson noted that she had twice experienced delays at the Cariboo Street crossing of the Burlington Northern Railway. In each case the gates had come down considerably in advance of arrival of the train. Motorists were driving around the gates in the interval and Alderman Lawson considered

this a very dangerous practice. It was noted that the same situation applies to the crossings at Sperling Avenue and Douglas Road.

The Municipal Engineer stated that this situation had been discussed with the Yardmaster of the Burlington Northern Railway and that he had written to the Railway's Head Office in Seattle.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"That this matter be investigated further by Staff and a report submitted to Council as soon as possible."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

The Municipal Hall Capital Committee submitted a report on the proposed renovations to the Municipal Hall as follows:

The Municipal Hall Capital Committee met with the Architect, Mr. Bruno Freschi, Mr. Edwards Hibbs, Municipal Manager and Chief Building Inspector on Wednesday, October 16, 1974, to review a report dated October 7, 1974, from an Ad Hoc Committee, of the Municipal Manager, Architect, and Chief Building Inspector, making specific recommendations about a construction-management contracting proposal with respect to the renovations to the Municipal Hall.

The Municipal Hall Capital Committee concurs in the recommendations made by the Architect, Chief Building Inspector and the Municipal Manager which are as follows:

- (a) Use of a construction-management procedure for renovations to the Municipal Hall;
- (b) Retention of Mr. Edward Hibbs on a contract basis as a Construction Manager with employment to run from October 21, 1974, for twelve months, under conditions outlined in his proposal of September 27, 1974;
- (c) Commencement of construction-management procedure as soon as the Architect and Engineering Consultants can provide drawings and specifications for portions of the work or for major items of equipment necessary to be put into production or placed on order.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the recommendations of the Municipal Hall Capital Committee be adopted."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"That the Municipal Manager be instructed to include a profit incentive term in the contract to encourage the project Manager to complete the project at the lowest possible cost."

FOR: ALDERMEN MERCIER, GUNN

AGAINST: ALDERMEN LAWSON, LEWARNE, STUSIAK, EMMOTT, AST AND MCLEAN

MOTION DEFEATED.

A vote was then taken on the original motion as moved by Alderman Stusiak AND SECONDED BY Alderman Ast and it was CARRIED UNANIMOUSLY.

October 21, 1974

The Traffic Safety Committee submitted a report dated October 21, 1974, on the matters listed therein as Items (1) to (10) inclusive and recommending various courses of action.

(1) Willingdon Avenue and Moscrop Street

The Traffic Safety Committee recommended that no action be taken on a suggestion that it might be possible to install a right turn slot at the subject intersection for south bound Willingdon Avenue traffic wishing to turn west on Moscrop Street.

(2) Signing - Lochdale School

The Traffic Safety Committee recommended that standard playground signs with school and 20 M.P.H. tabs be installed on a year round basis at the existing school sign locations on Aubrey Street and Cliff Avenue.

(3) Elgin Avenue and Irving Street

The Traffic Safety Committee recommended that an advance intersection sign with a 15 M.P.H. tab be installed on the north bound Elgin Avenue approach to Irving Street.

(4) Sixteenth Avenue

A request was received from a resident of Sixteenth Avenue for the installation of a marked crosswalk at the intersection of Sixteenth Avenue and Kingsway in order to cross Kingsway. It was also requested that a street light be installed on Sixteenth Avenue midblock between Kingsway and Humphries Avenue.

The question of the marked crosswalk has been referred to the Department of Highways for consideration.

The Traffic Safety Committee recommended that the request for the installation of a midblock interim street light be denied.

(5) Sullivan Heights - Crosswalk Request

The Traffic Safety Committee recommended that action on a request to install a pedestrian crosswalk in the Erickson Drive/Cameron Street area be denied because the warrants for same had not been met and because of the proposed revisions to traffic movements in the area.

(6) Crosswalk and Patrol - Gilpin Street

The Traffic Safety Committee recommended that a marked school crosswalk be installed across Gilpin Street at Chapple Crescent following the establishment of a school patrol.

(7) Stop Signs - 18th Avenue and 4th Street

The Traffic Safety Committee recommended that the action of the Municipal Engineer in installing Yield Signs on 4th Street at 18th Avenue be ratified and that stop signs not be installed until the entire length of the 18th Avenue collector has been improved between 6th Street and 1st Street.

(8) 20 M.P.H. Zone - Curtis Street

The Traffic Safety Committee recommended that a 20 M.P.H. speed zone not be installed on Curtis Street adjacent to Aubrey School.

(9) Stoney Creek School - Signing and Crosswalks

The Traffic Safety Committee considered that because in all probability school children will continue to make level crossings on Beaverbrook Drive in the vicinity of Beaverbrook Crescent, that some form of supervision will be required. The Municipal Engineer is opposed to the marking of a crosswalk without a school patrol and as the school only goes to Grade Two and cannot provide a patrol he could only suggest that parents organize a system of parental supervision particularly for the high morning volume crossing which meets the normal crosswalk warrant.

The Traffic Safety Committee recommended concurrence with the report of the Municipal Engineer.

(10) Imperial Street and Walker Avenue

The Municipal Engineer reported that over the past eight months the subject intersection has experienced 15 right angled collisions. In the past 2½ years, a total of 28 accidents have been recorded, the majority being right angle. Field inspections and traffic counts have made it obvious that the existing two stop signs are controlling the wrong approach to the intersection and should be placed to give the right-of-way to Imperial Street. Because of the past poor results in just changing stop signs around, the Engineer has adopted a procedure where such a desired change is conducted over a fairly long period of time. The intersection would be controlled by installing stop signs on all approaches for a period of six months at the end of which time the two unwarranted stop signs would be removed. Due to the seriousness of the present accident trend the four way stop at Imperial Street and Walker Avenue have already been installed.

The Traffic Safety Committee recommended that the actions of the Municipal Engineer in this respect be ratified.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Traffic Safety Committee be adopted."

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That the advisability of retaining the four way stop signs at Imperial Street and Walker Avenue as outlined in the item aforementioned be reviewed and a further report submitted to Council at the conclusion of the six month period following installation."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as moved by Alderman McLean and seconded by Alderman Mercier and it was CARRIED UNANIMOUSLY.

The Municipal Manager submitted Report No. 69, 1974, on the matters listed below as Items (1) to (17) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Information Circular Dated September 1974
Rental Information Services Grant

This item was dealt with previously in the meeting.

- (2) Tenders - Janitorial Service for Municipal Hall,
Justice Building and West Building

It was recommended that:

- (a) a contract for the above services be awarded to the low bidder, Banner Building Maintenance Limited, to provide Janitor Services at the following prices:

Justice Building	\$ 2,780.00 per month
Municipal Hall	\$ 4,350.00 per month
West Building	\$ 1,450.00 per month

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (3) Road Access to Property at 8720 Government Street (Love)

The Municipal Manager was advised by Mr. Colin D. McQuarrie, Mr. Love's solicitor, on October 11th that the Department of Highways has "--- agreed to hold up further construction of the access road pending an opportunity for me to discuss this with you." The Municipal Manager, Director of Planning, and the Land Agent met with Mr. McQuarrie on October 17th to

discuss the whole general problem including the acquisition of the property. Mr. McQuarrie was advised of the right-of-way width which would be required even if the property was developed on an A2 zoning designation. Mr. McQuarrie was also advised that on November 9, 1973, the Land Agent made an offer to Mr. and Mrs. Love for the acquisition of the property and asked them if this was not acceptable, to give some indication of the amount that would be accepted. An answer was received on November 11th but the answer given was general in that they stated they would be interested in an offer that is "fair market value". An extreme range of acreage values was mentioned in the same letter and so the letter was not much help in furthering negotiations. Mr. McQuarrie is now going to take the matter in hand and speak to Mr. and Mrs. Love so that we can have some idea of the offer that is "fair market value". Presumably, he will now undertake further discussions with the Department of Highways as well and we are continuing our negotiations for the property.

MOVED BY ALDERMAN MGLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN GUNN:

"That the Director of Planning bring forward a report on the desirability and feasibility of rezoning this property for industrial, or some other suitable alternate use, with the proper consideration being given to maintaining the continuity of the Park Trail System."

CARRIED UNANIMOUSLY

- (4) Letter dated October 11, 1974, from Mrs. M.M. Stevens
5786 Portland Street - Construction of Cul-de-sac on Portland Street

This item was dealt with previously in the meeting.

- (5) Completion of Site Development at 5550 Hastings Street
(Acco Holdings Ltd.)

On September 3, 1974, Council tabled a report on a request from Mr. Seifner for an extension of time to complete outstanding Preliminary Plan Approvals and Building Permit obligations at 5550 Hastings Street (the report recommended that all screening and landscaping be done immediately, but that paving be deferred for up to six months with a bond to be posted to guarantee its completion). Council in tabling the report directed the Planning Department to discuss the matter with Mr. Seifner in an effort to arrive at a mutually acceptable plan under which the required work could be carried out.

It was recommended that Council accept Mr. Seifner's guarantee in the form of cash, certified cheque, or acceptable letter of credit, in the amount of \$ 3,400.00, together with an appropriate undertaking to complete the described landscaping and screening along the southerly six feet of the property on or before April 21, 1975, with the understanding that the balance of the outstanding site improvements will be completed without delay.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (6) Municipal Lands Being Exchanged for Park Lands

It was recommended that:

- (a) the present policy be changed so that Municipally-owned land is charged to a particular public project at its market value in order to ensure that, in considering sites for public projects, full consideration is given to alternate sites in relation to their highest and best use;
- (b) this policy be applied effective immediately as outlined in the Treasurer's report as follows:

"Where a parcel of land not designated for parks purposes is traded for a piece of land that is to be used for parks purposes and where the land to be acquired appears on the current approved list of lands to be acquired for park purposes, Parks and Recreation Commission Capital Improvement Program Funds equivalent to the value assigned to the land being acquired, as determined by the trade transactions that have taken place, be transferred to the Tax Sale Fund;

Where a parcel of land not designated for parks purposes is traded for a piece of land that is to be used for parks purposes and when the land to be acquired does not appear on the current approved list of lands to be acquired, the annual budget of the Parks and Recreation Commission be charged a sum annually for a period of ten years, large enough to liquidate the principal sum involved, together with interest;

That when a parcel of land not on the approved list of lands for parks purposes presents itself, subject to funds being available, an appropriation for its purchase should be made from the Tax Sale Monies Reserve to be repaid annually over a period of ten years, together with interest at 6%, from the annual Parks and Recreation Commission budget;

That \$65,415.00 be transferred from the Parks and Recreation Commission Capital Improvement Program to the Tax Sale Monies Reserve to reimburse for the loss of funds in land exchanges as detailed on Page 2 of the report;

That when the transaction concerning the Norwegian Government Seamen's Centre is complete, \$80,000.00 be transferred from the Parks and Recreation Commission Capital Improvement Program to Tax Sales Monies Reserve."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (7) Preliminary Plan Approval #2932
Kask Bros. Ready Mix Ltd.
7501 Barnet Highway

It was recommended that Council authorize the Planning Department to approve the application for two additional hoppers and related equipment, subject to the upgrading to municipal standard of the vehicular crossing, a portion of the driveway, and those areas of the crossing/driveway environs visually significant to Barnet Highway.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"That the recommendations of the Municipal Manager be adopted."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That further consideration of this matter be tabled for one week to allow the Director of Planning to clarify or correct Paragraph 1 of his report which appears to not reflect the wording to Council of the Advisory Planning Commission which was previously adopted by Council."

CARRIED

AGAINST: ALDERMAN MERCIER

- (8) Proposed Drainage Easement over 5405 Kingsway
Lot 11, D.L. 94, Plan 440 Except (1) Part Shown on R.P. 10940, and
(2) Part Shown on Plan with By-Law, filed 30078, N.W.D.

It was recommended that the subject easement be acquired for the sum of \$1.00 on the understanding that the property be left in a neat and tidy condition and that the two house trailers that are bordering the easement area not be damaged or moved.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(9) Brief on Property Taxation Presented to the Select Standing Committee on Municipal Matters

The Municipal Manager presented a copy of a Brief which he had presented to the Select Standing Committee on Municipal Matters in Vancouver on October 18, 1974 on behalf of the District of Burnaby.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

(10) Undated Letter from Mr. M. Andreone 7691 Government Street - Proposed Land Exchange

The Municipal Manager reported that Council will recall that a motion was passed at the October 7, 1974, meeting of Council discontinued discussion on the subject matter because it was scheduled for a hearing in Court. (Mr. Andreone's solicitor had been recognized as a delegation at the time the motion was passed.) We have since that time been served with a legal document advising that Mr. Andreone has discontinued his action against the Municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

(11) Proposed Sale of Municipal Land - W. 33' MacDonald Avenue, North From Regent Street For Consolidation to Create Lot 42

It was recommended that the subject parcel of land be sold to Vanant Development Company for \$20,037.60 with the understanding that it will be consolidated to create Lot 42 as shown on Figure 3 of the report received.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(12) Bus Routes in Sullivan Heights

It was recommended that:

- (a) Council approve the new route change of the #33 Government North Bus Service through the Sullivan Heights Area necessitated by the road closures previously authorized by Council;
- (b) the B.C. Hydro and Power Authority be advised of such approval as soon as possible;
- (c) a copy of this report item, together with a copy of the resolutions passed by Council on October 15, 1974, in this connection, be forwarded for information purposes to the Department of Highways and the Municipal Manager of the District of Coquitlam.

October 21, 1974

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That this item of the Municipal Manager's Report be tabled pending receipt of the additional report of the Director of Planning on traffic patterns in Community Plan Area "G" requested by Council earlier this evening."

CARRIED UNANIMOUSLY

(13) Preparation of Metrotown Development Guidelines

It was recommended that:

- (a) the Planning Department work jointly with the Greater Vancouver Regional District Planning Staff in the preparation of development guidelines for the Burnaby Metrotown area;
- (b) Council endorse the expenditure of \$3,000.00 from the Planning Department's consultants budget as the Municipal share of the proposed consultant's fees for the preparation of the Burnaby Metrotown development guidelines.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

(14) Assessment Department to British Columbia Assessment Authority

All assessment personnel have signed and returned letters of designation. This action officially makes us a part of the B. C. Assessment Authority.

It is evident that there is going to be a substantial period of transition while the administration of all the assessment organizations in the Province is transferred from existing individual jurisdictions to the newly formed Authority. As indicated in some of the correspondence to Council from the Authority, support is needed during the near future as all of the planning is not yet complete and many decisions have yet to be made.

We have operated as a part of the municipal administration for so many years that we take support from other departments and municipal administrative controls for granted. It is going to take some timetto determine how to continue the support and replace the controls.

So far, general arrangements have been made by the Authority for the repayment of assessment salaries and benefits from July 2, 1974, and a rental agreement for the space that we occupy is in preparation but there are many other aspects of our municipal relationship that have yet to be dealt with.

For instance, Business Tax and Local Improvement determinations are two functions normally carried out by assessment personnel but are not a part of the Assessment Authority responsibility. We will continue carrying out this work until alternatives are explored and some definite arrangements made.

Another matter of common concern is records. We have kept some which we make available and are useful to other municipal departments and, similarly, they maintain some that we find of value. How this arrangement should be developed for the future is not yet clear but in the meantime, if it is agreeable, we will continue to operate on the existing basis.

There are many other illustrations of this kind of support and it is the obvious wish of the Interim Board of the Authority that we cooperate as much as possible while the problems are being identified and the need for alternatives explored.

The Municipal Manager reported that with respect to the Business Tax function, there are only ten municipalities in the Province using this legislation. At this point in time there is the possibility that Business Tax will be done away with but this will depend upon the Province's policy decisions with respect to changes in the taxation system. In the meantime we hope to continue to operate as we are presently doing. We are presently undertaking a review to

determine all of the working relationships that the Assessment Department has with other Municipal Departments.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

- (15) Letter dated October 10, 1974, from Mrs. R. A. Bellinger
#711 - 9502 Erickson Drive - Community Plan Area "G"

This item was dealt with previously in the meeting.

- (16) Letter from Mr. and Mrs. S. Hatcher and Mr. and Mrs. C. Constable
Pedestrian Access to Parker Street via Private Properties

As a result of a letter submitted to Council by two owners on Parker Street, the Planning Department has investigated the request for walkway provision from Springdale Court through to Parker Street. Due to the siting of existing homes the most viable location for a walkway appeared to be via Lot 174 which is owned by one of the petitioning owners. Accordingly, we have requested acquisition and construction estimates from the Lands and Engineering Departments. The Engineering Department reports a preliminary estimate of \$4,500.00 to construct a concrete sidewalk and protective fence along the route proposed. The Land Agent, after discussion with the petitioning owners involved, has reported that the owner of Lot 174 is not in favour of the walkway through his property and that there is sufficient space (5 feet) on the other petitioning owner's property to accommodate the walkway on that site. Due to the lack of willingness to sell the necessary land to the Corporation for walkway purposes, the Land Agent has not given an acquisition estimate.

The other less attractive routes have not been researched fully; however, both acquisition and construction costs would seem to negate the use of these.

It was recommended that:

- (a) a copy of this report be sent to Mr. and Mrs. S. Hatcher and Mr. and Mrs. G. Constable;
- (b) no further action be undertaken.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (17) Rezoning Reference #8/74
Residential/Commercial Development
Hastings Street Urban Renewal

Rezoning Reference #8/74

- (a) Lots 34 and 35, D.L. 116, Plan 37208
- (b) Lots 11 and 12, Block 10, D.L. 116N $\frac{1}{2}$, Plan 1236
- (c) Lot 16, Block 11, D.L. 116N $\frac{1}{2}$, Plan 1236

FROM RESIDENTIAL DISTRICT (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that:

- (a) Council authorize the introduction of a Lane Exchange By-Law according to the terms outlined in Section 3.1 of the report of the Planning Director, contingent upon the granting by Council of First and Second Reading of the subject Rezoning By-Law;

(b) Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing to be held on November 19, 1974, and that the following be established as prerequisites to the completion of the rezoning:

- (1) The submission of a suitable plan of development.
- (2) The completion of the requisite Lane Exchange By-Law.
- (3) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third reading of the by-law.
- (4) The consolidation of the site into one legal parcel.
- (5) The granting of any necessary easements.
- (6) The deposit of sufficient monies to cover the costs of all of the services necessary to serve the site.
- (7) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
- (8) The provision of a public pedestrian walkway easement from Hastings Street to Pender Street and the construction of a concrete sidewalk to the municipal standard.
- (9) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (10) The development of the Civic Plaza and its continued maintenance.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That the meeting do now adjourn."

CARRIED UNANIMOUSLY

The meeting adjourned at 10:08 P.M.

CONFIRMED:


MAYOR

CERTIFIED CORRECT:


MUNICIPAL CLERK'S ASSISTANT

BL/sr/sb