

February 25, 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 25, 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 W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak  
Alderman D. A. Lawson

**ABSENT:**

**STAFF PRESENT:**

Mr. M. J. Shelley, Municipal Manager  
Mr. E. E. Olson, Municipal Engineer  
Mr. A. L. Parr, Planning Director  
Mr. B. D. Leche, Municipal Clerk's Assistant  
Mr. R. F. Norcliffe, Municipal Clerk's Assistant

The Minutes of the Council meetings of February 11, 1974, February 18, 1974 and the Minutes of the Public Hearing of February 19, 1974, came forward for approval.

Alderman Gunn drew attention to Page 5 of the Minutes of the February 11th meeting concerning the letter received from the Vancouver and District Labour Council in regard to the expansion programme of the Chevron Refinery. Alderman Gunn was of the opinion that the Minutes as written were not complete and should be amended by the addition of the following paragraph:

"This Labour Council respectfully suggests that Burnaby Council reconsider the decision made to allow the expansion of the Chevron Refinery."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the meeting of February 11, 1973, amended as shown above, the Minutes of the meeting of February 18, 1973 and the Minutes of the Public Hearing of February 19, 1973, be adopted."

CARRIED UNANIMOUSLY

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 15, 1974, which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. Ron Gobis, Treasurer, The Clef Society of Burnaby, wrote to express his organization's appreciation for the grant of \$500.00 recently made by Council to The Clef Society.

Mrs. J. Lambert and others submitted a petition requesting that the bushes growing along the Northeast side of the Westridge School grounds be removed as they were a hazard to small children in the area.

*Item #10 of the Municipal Manager's Report No. 15, 1974, which relates to Mrs. Lambert's petition was brought forward at this time. The following is the substance of that report:*

(10) Petition from Property Owners in the Vicinity of Westridge School

In connection with a petition received from property owners complaining of the hazard to safety of small children arising from the existence of brush in the vicinity of Westridge School, the Engineering Department has inspected the area to the North and the East of Westridge School and has found that the brush and trees in question are situated on unopened portions of Ellerslie Avenue and Invergary Avenue and Corporation-owned property between Hastings Street and Westridge School.

It was recommended that the petitioners be advised that the Engineering Department will undertake to remove the light brush which is located on the unopened portions of Ellerslie Avenue, Invergarry Avenue and Corporation land between Hastings Street and Westridge School.

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

CARRIED UNANIMOUSLY

Mrs. Norcen McMillan, 3815 Hurst Street and others, submitted a petition requesting that the Local Improvement Project proposed for Hurst Street from Joffre Avenue to Mandy Avenue be removed from the 1974 Local Improvement Programme.

*Item #21 of the Municipal Manager's Report No. 15, 1974, which relates to Mrs. McMillan's petition was brought forward at this time. The following is the substance of that report.*

(21) Hurst Street - Joffre Avenue to Mandy Avenue  
1974 Proposed Local Improvement Programme

The Clerk's Office has received a petition indicating that the majority of property owners on Hurst Street from Joffre Avenue to Mandy Avenue are not in favour of proposed improvements to their street which were to be initiated by the Corporation soon.

It was recommended that the 3800 Block of Hurst Street, from Joffre Avenue to Mandy Avenue, be deleted from the proposed 1974 Local Improvement Programme and that the petitioners be advised accordingly.

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

CARRIED UNANIMOUSLY

Mr. L. Szabo, 4052 Farrington Street, submitted a letter objecting to high-rise development in the vicinity of his home. In his opinion, this area must stay a residential one-family zone in order that he may continue to enjoy the amenities which had been built up by he and his neighbours over the years. He considered that Council gave more consideration to the wishes of developers rather than to those of private citizens such as himself. He also pointed out that municipal fire fighting equipment was not capable of handling fires in high-rise buildings.

Miss C. Pipe, Guardian Secretary, International Order of Job's Daughters, wrote requesting permission for that organization to hold a Candy Drive on March 6, 1974.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:  
"That permission be granted the International Order of Job's Daughters to hold a Candy Drive on March 6, 1974."

CARRIED UNANIMOUSLY

Geraldine O'Neil, Second Vice-President, Association for the Protection of Fur-Bearing Animals, wrote to request permission to hold a Tag Day in Burnaby on May 18, 1974.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:  
"That permission be granted to the Association for the Protection of Fur-Bearing Animals to hold a Tag Day in Burnaby on May 18, 1974."

CARRIED UNANIMOUSLY

Mr. W. A. Ferguson, 7549 Aubrey Street, submitted a letter on behalf of himself and other residents in the 7400, 7500 and 7600 Blocks on Aubrey Street protesting the long delay that has been experienced in obtaining a decision on applications for rezoning and subdivision which were filed in March, 1973. Mr. Ferguson and his fellow petitioners were very disturbed that the report requested by Council on this matter, already three months overdue, has not yet been finished and is unlikely to be presented to Council in the near future. Mr. Ferguson requested that Council now fix a definite date for the submission of this report in order that the citizens concerned can at long last have a decision on their rezoning and subdivision applications.

Item #13 of the Municipal Manager's Report No. 15, 1974, which relates to the letter from Mr. Ferguson, was brought forward for consideration at this time. The following is the substance of that report:

(13) Report Summarizing the Findings of a Series of Meetings

The preparation of this report has been, and is a priority item with the Planning Department Work Programme and the commencement of the final working draft has started. Its completion is now being afforded undivided attention with the result that it is anticipated that the report will be forwarded to Council by the end of March. Departmental recommendations concerning the proposed subdivision in the Phillips-Abrey area are currently being reviewed in the light of existing and potential policies emanating from the Public Meetings Report. Final recommendations relating to the proposed rezoning and subdivision will be submitted concurrently to Council with the aforementioned report.

It was recommended that a copy of this report item be forward<sup>-ed</sup> to Mr. Ferguson.

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

CARRIED UNANIMOUSLY

Mrs. J. D. Drummond, 3986 Trinity Street, submitted a letter requesting specific answers to the following questions:

- (a) Has Shell and MacMillan Bloedell Ltd. made an application to Council to build a refinery in Burnaby and, if so, has there been a tentative date set for a Public Hearing?
- (b) How are variances to **Municipal** By-Laws and ordinances granted to oil companies?

What variances have been granted to the Standard Oil Refinery?

- (c) What procedure is used when a company asks for an easement through municipal land?

Can Council re-acquire land (i.e. an easement) that has been granted to a company in the past. For example, Standard Oil has an easement for its pipeline through the parcel of land behind Confederation Park? Could Council re-acquire this land so that residents of the area could have access to the water?

- (d) Are there any fire regulations which limit the distance of one storage tank to another?

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN GUNN:

"That the Municipal Manager be directed to reply to Mrs. Drummond's letter on a point to point basis and that a copy of the Manager's reply be forwarded to Council members."

CARRIED UNANIMOUSLY

The Honourable David Barrett, Premier, Province of British Columbia submitted a letter concerning the Assessment Equalization Act. He noted that Council wished clarification on the point of whether future Government policy would result in additional costs to Municipalities in British Columbia. The Premier made the following observations:

The Government will introduce tax deferral legislation this Session. He was not at liberty to discuss details of these measures until the legislation has been brought before the house except to point out that these measures will not result in a loss of revenues to Municipalities. A more detailed view of this situation can be taken after the legislation has been introduced.

Council appears to be concerned that any future government policies on assessment should not lead to additional costs to municipalities. For obvious reasons it is impossible to answer this question. For example, a Special Legislative Committee has been created to study assessment legislation. Its terms of reference require that it make recommendations for new legislation before the end of this Session. The Government will not interfere with the Committee's deliberations

and, therefore, he was not in a position to speculate on what recommendations it may make and the administrative implications flowing from any of these recommendations, i.e. will a new assessment structure result in additional costs to the Municipalities. The Government will not commit itself to new legislation until we have had time to study the Committee's report.

Perhaps Council's question is premature at this time because any public statement on their request could be construed as prejudicing the Committee's ability to function within the broad terms of reference it has been given.

Mr. David Richards, President, Deep Cove-Dollarton Community Association submitted a letter stating that his organization was opposed to the "Seymour Development Concept" and enclosing a copy of a resolution to this effect which had been forwarded to the Mayor and Council of the Corporation of the District of North Vancouver.

ENQUIRIES

Alderman Emmott expressed concern regarding the question of voting rights of an alternate, attending a meeting of the Board of the Greater Vancouver Regional District in place of the elected Director, voting on an issue where perhaps no authority for the alternate to vote exists.

Mayor Constable stated that he would discuss this matter with the Deputy Minister of Municipal Affairs.

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

CARRIED UNANIMOUSLY

MAYOR CONSTABLE submitted a report recommending that Alderman W. A. Lewarne be appointed Acting Mayor for the months of March and April, 1974.

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

CARRIED UNANIMOUSLY

ADVISORY PLANNING COMMISSION submitted reports on the matters listed below as Items (1) and (2) recommending the courses of action indicated for the reasons given:

(1) Deer Lake Development Concept

The Advisory Planning Commission could see little point in commenting on this subject as Council has already approved in principle the Planning Department report dealing with the matter and has gone on record accordingly with the Minister of Municipal Affairs and the Attorney General.

The Commission recommended that Council refer policy matters upon which they wish the Commission's comments, prior to acting upon them.

(2) Strata Plans for Residential Duplex Condominiums and Conversions

The Advisory Planning Commission recommended that Council approve all applications for Strata Title Duplex Condominiums and Conversions. However, in the event that Council decides that guidelines are necessary, the Commission recommends that the guidelines contained in the Planning Department's report dated January 25, 1974, Sections 5.0, 6.0 and 8.2 be adopted, with the following amendments:

Section 5.1 - That the first sentence in the Section be eliminated.

"Sanitary sewer, storm sewer, and water connections and basement storm drainage for duplexes shall be on a separate service to each unit in accordance with the municipal specifications and requirements."

Section 6.2 - That Point 1 apply in accordance with the recommended amendment in Section 5.1.

The Commission noted that at present Section 4.5 Paragraph 2, of the suggested Guidelines reads as follows:

"However, the Planning Department would suggest that the Province as framers of the Strata Titles Act, be approached with reference to an examination of this deadlock problem.

It may be necessary to provide appeal procedures through which duplex condominium deadlock situations may be quickly and efficiently resolved."

The Advisory Planning Commission felt that, in any event, the By-Laws of a duplex condominium should contain procedures for resolving deadlock situations.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:

"That the report of the Advisory Planning Commission be received and that the recommended amendments to Section 5.1 and Section 6.2 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That the Guidelines for the municipal approval of Strata Plans for Residential Duplex Condominiums and Conversions presented to Council with Item 14, Municipal Manager's Report No. 9, 1974, amended as shown above, be approved."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 15, 1974, on the matters listed below as Items (1) to (22), either providing the information shown or recommending the courses of action indicated for the reasons given:

ALDERMAN LEWARNE LEFT THE MEETING.

(1) Lane between Allman and Stanley Streets

It was reported that the Corporation's offer of \$350.00 was not acceptable to the owner of the property concerned. The owner was claiming \$7,500.00 for injurious affection by severance, and \$2,800.00 for the land to be taken.

It was apparent that the offer and terms of acceptance are so diverse that a successful negotiation is very unlikely at this time.

It was recommended that:

- (a) Council approve the appointment of Mr. James R. Insley as the Corporation's nominee to the Arbitration Board;
- (b) that Mr. K. I. Williamson be authorized to do an appraisal of the property on behalf of the Corporation at an approximate cost of \$300.00 to \$400.00.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN LEWARNE RETURNED TO THE MEETING.

(2) Sub-Lease - Water Lot 5870  
MacMillan Bloedell Limited

It was recommended that:

- (a) Waterlot 5870 be leased to MacMillan Bloedell Limited for the sum of \$145.00;
- (b) the term of the sub-lease be for one year to commence February 26, 1974;
- (c) the sub-lease is to be subject to the terms of the head lease between the Province and the North Fraser Harbour Commission;
- (d) if the rent for this water lot is raised by the North Fraser Harbour Commission, any increase be passed onto MacMillan Bloedell Limited.

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

CARRIED UNANIMOUSLY

(3) Traffic Congestion on Lougheed Highway

At the Council meeting of October 15, 1973, Alderman Mercier suggested that some remedial action be taken to alleviate traffic problems at the Lougheed Highway and Delta Avenue intersection. At that meeting, the Municipal Engineer advised Council that the Department of Highways had been asked to institute measures that would improve the situation, both at the Lougheed/Delta intersection and other parts of the Lougheed Highway. The Engineer also advised that the ultimate plan was to close Delta Avenue at Lougheed Highway to one block north (such closure is included with long-range plans but is subject to decisions regarding ultimate development of the area).

On November 26, 1973, the following report on our efforts to acquire a Provincial evaluation of traffic progression problems on Lougheed Highway was received by Council:

"On July 4, 1973, we wrote to the Senior Traffic Engineer, Department of Highways, requesting that his Department look into the present signal system along the Lougheed Highway. We expressed the opinion that the serious congestion being experienced along the Highway could be greatly alleviated if the present traffic-actuated non-interconnected signalized intersections were re-designed to provide a proper progression of traffic.

We received a reply on July 23, 1973, in which we were advised that an evaluation of the signal control along the Lougheed Highway would be undertaken as soon as their present heavy load of signal and lighting installations eases.

While the Senior Traffic Engineer's reply was dated some four months ago, it should be appreciated that the research into this problem will be quite extensive and time-consuming. However, we felt that it would be in order to make further inquiries at this time regarding the status of their investigation and, accordingly, we have written another letter in this regard. We will keep the Municipal Council apprised of any new information or developments as they occur from time to time."

Following is a further report from the Engineer on this matter:

"We have been informed by the Department of Highways that to date they have been unable to undertake the indepth study of signal progression we requested because of an increased workload. They have also indicated that they cannot foresee just when they would be able to start on such a study. We will continue in our efforts to secure the cooperation of the Department, and will keep Council advised accordingly."

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:

"That a letter be written to the Provincial Government suggesting that in view of the large staff increases being enjoyed by other Government Departments, that consideration be given to increasing the staff of the Department of Highways to a point where urgent matters such as the above can be handled in a more expeditious manner."

CARRIED UNANIMOUSLY

(4) Request for Permission to Extend the Use of an Illegal Suite  
6660 Lochdale Street

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The owners of the subject dwelling were arraigned in Burnaby Provincial Court, found guilty and fined on four counts of violating Municipal building and zoning regulations. The Building Department subsequently directed the owners to return the structure to a conforming two-family dwelling, with the understanding that further charges would be sworn against them if the violations were permitted to exist beyond a stipulated deadline.

Mr. Kassam, the son of Mr. & Mrs. Jinnah (different surnames for members of a family appears to be customary in the country from which these persons emigrated), in a letter to the Manager dated February 10, 1974, requested that he and his family be allowed to remain as tenants in the illegal suite for an additional six months.

Following are comments from the Human Resources Administrator which will assist Council in its deliberation of this matter:

"The Jinnahs have been asked to vacate the basement suite as it is illegal. Presently they are living in the basement suite along with their unmarried son. The surroundings were immaculate, and the home appears to be very well kept.

The Jinnahs along with other relatives arrived from Uganda on February 29, 1972. It appears that Mr. & Mrs. Rajwani, the owners and occupants of the main floor at 6660 Lochdale, are distant relatives to Mr. & Mrs. Jinnah. Mr. Kassam explained that as he worked during the day and attended night school classes in the evening, his parents were alone quite a bit and the Rajwanis allowed his parents the run of the household. Mr. Kassam stated that if his parents were forced to move to an apartment or basement suite, they would be completely alone as they did not understand the language nor the customs in this country. Apparently Mr. Jinnah suffers from diabetes and is presently on medication to control the diabetes. Mr. Jinnah has been to a specialist and there is a strong possibility that Mr. Jinnah may have to be hospitalized. It is also for this reason that it is important that the Jinnahs remain with people that understand their problems.

An application for Social Assistance and Handicapped Persons Income Assistance was considered on behalf of Mr. & Mrs. Jinnah, however, they do not qualify for either of these benefits due to assets on hand, which are in excess of the allowable exemption for two persons.

Mr. Kassam realizes that the present housing arrangement can not be a permanent one. He feels, however, that if he were given a six month extension, he would be able to find alternate housing arrangements that are suitable to his parents' needs. He advises that his sister will be coming to Canada from England within the next six months and she is hoping to purchase a home and her parents will then be living with her. Mr. Kassam feels that a six month extension would be sufficient to enable him to find alternate accommodations for his parents, in conjunction with his sister's home finding intentions."

This matter is referred to Council for disposition because the Chief Building Inspector believes that he does not have the authority to extend the use of illegal suites. He advises as follows:

"It would be unfair to other building owners in this Municipality who have received notices concerning unauthorized occupancy of premises, and who are responding to such notices, if the Chief Building Inspector attempted to make personal judgments of "hardship" cases. The Building Department is taking care to try to apply the Zoning Bylaw fairly and equitably to all property owners."

Council recently extended the use of illegal suites at 6090/92 Canada Way to the end of June. The extension was made on the basis of the presumed hardship that would be imposed on the occupants if they were required to relocate prior to that date.

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

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

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:  
"That this matter be tabled for one week to allow the Municipal Manager to submit a further report on the subject."

IN FAVOUR -- ALDERMEN EMMOTT, MERCIER AND MCLEAN

AGAINST -- MAYOR CONSTABLE, ALDERMEN AST, LEWARNE, GUNN AND STUSIAK

MOTION LOST

A vote was then taken on the original motion with the following result:

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN AST, GUNN, STUSIAK

AGAINST -- ALDERMEN EMMOTT, LEWARNE, MCLEAN AND MERCIER

MOTION NEGATIVED

*It was Council's understanding that the Mayor would return this matter to Council for further consideration at a subsequent meeting.*

(5) Sewer Financing

It was recommended that:

- (a) the present charge of \$5.00 remain unchanged;
- (b) the \$25.00 rate be increased to \$28.00 for the year 1974;
- (c) these rates be reviewed annually and be increased sufficiently to match the actual debt, maintenance and operation costs of the municipal sewer system;
- (d) consideration be given in 1975 to increasing these rates to include G.V.R.D. costs applicable to sanitary sewers.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That the above motion be amended as indicated below:



- (i) the present charge of \$5.00 remain unchanged;
- (ii) the \$25.00 rate be increased to \$32.25 for the year 1974;
- (iii) that metered sewer rates be increased accordingly so as to make the utility self supporting for 1974, excluding G.V.R.D. costs;
- (iv) that the above rates be increased during 1975 and 1976 equally to make the utility entirely self supporting by the end of 1976, including G.V.R.D. costs."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:

"That the feasibility of sending out Parcel Tax Bills on the Annual Assessment Notices be investigated with a view to implementing such a system in 1975."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the Provincial Government be petitioned to assume 50% of the cost of pollution control devices which have been imposed on a Municipality by Government direction."

CARRIED UNANIMOUSLY

(6) Speed Bumps

On February 4, 1974, Council was advised in a report from staff that any of seven lanes listed in the report would be suitable for a study on speed bumps. It was pointed out during discussion of the matter that the City of Vancouver is experimenting with a type of speed bump that rises to a height of four or five inches over a distance of nine feet, and then returns to lane level over about the same distance. Staff was subsequently directed to provide a further report on the type of speed bump now in use in Vancouver, including a breakdown of related costs and any other information of a relevant nature.

During the discussion, a motion to have speed bumps installed in three Municipal lanes was seconded but not acted upon. These lanes were as follows:

<u>Lane</u>	<u>From</u>	<u>To</u>	<u>Length</u>
North/Kitchener	Cliff Avenue	West	1200'
West/Jubilee	Victory	Watling	1000'
East/Stride	15th Avenue	18th Ave.	1600'

If speed bumps are to be installed in the Municipality, the Engineering Department suggests implementation of the type that is now in use in Vancouver.

Following is a further report from the Engineer on this matter.

"The City of Vancouver is investigating the use of speed bumps as a means of speed control in lanes. To date, they have only treated one lane and using this for observations and public reaction. In checking with the City of Vancouver, it was advised that they did a fair amount of research on this particular type of speed bump on an actual installation in their works yard. They appear to be quite satisfied with the design and the effects they have observed are intending to recommend further installations on city lanes that meet certain criteria such as use by commuter traffic, short cutting street congestion, high degree of speeding, etc.

The type of speed bump being used by the City of Vancouver actually consists of pairs of bumps which are placed about 100 feet in from the lane entrances. A typical asphalt bump rises five inches in nine feet, level for two feet, and then slopes back to the lane level in nine feet. There is a ten foot section of lane and then the same bump is repeated. A full installation occupies 50 feet of lane.

In checking the speed bumps it was found that vehicles with a short wheel base such as Volkswagens and Toyotas were able to cross the bumps at 30 m.ph. <sup>with</sup> ~~with~~ too much of a problem and would not be much of a deterrent if the driver was intent of speeding up to 30 m.p.h. On longer wheel base cars such as the standard American model, it was a different story. On a test run it was found that between 25 and 30 m.p.h. the vehicle bottomed out going down the first bump and on the second bump. It was quite obvious that if a motorist was not prepared for the bump and hit one at a speed in excess of 30 m.p.h. he stood a good chance of losing control. It goes without saying that the motorist in a standard American model would not try the bumps at 30 m.p.h. or greater a second time.

In estimating the costs for a typical lane treatment the following figures were used:

Two sets of bumps @ \$420.00 each,	\$840.00
Two warning signs @ \$36.00 each	<u>72.00</u>
	\$912.00

It was recommended that if speed bumps are to be installed in the Municipality, that the type of bump designed by the City of Vancouver be used.

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

CARRIED UNANIMOUSLY

*Alderman Lewarne proposed that owners abutting lanes on which speed bumps are to be installed be made fully responsible for any costs incurred by such installations. There was no seconder to Alderman Lewarne's proposal.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:  
 "That the Municipal Manager investigate methods by which the cost of the installation of speed bumps would be borne by the affected owners of properties abutting the lanes concerned and that a further report on this subject be submitted in due course."

CARRIED

AGAINST -- ALDERMEN GUNN AND MCLEAN

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:  
 "That speed bumps of the type designed by the City of Vancouver be installed on the three lanes detailed in the report of the Municipal Manager as shown above."

CARRIED

AGAINST -- ALDERMAN LEWARNE

(7) Proposed Enclosure of Still Creek Properties East of Boundary Road

Council on January 28, 1974 following receipt of submissions from Mr. P. Nairn McConnachie, Landon Agencies Ltd. and Mr. Norman Jones, his architect, together with a report from the Planning Department, referred the question of whether Still Creek should be maintain in an open condition at the above location or enclosed so as to accommodate the proposed development to the Parks and Recreation Commission for comment, particularly on the following:

- (a) The cost and any other aspects involved in enclosing the creek and relocating it.
- (b) Would better public access to the walkway be provided if Still Creek was enclosed.

The Parks and Recreation Commission, during consideration of the proposed enclosure on February 20, 1974, passed the following motion:

"That the Commission approve-in-principle the acceptance of a Still Creek water course realignment on the Link Belt property, and any cost accruing therefrom is not to be borne by the Commission."

The Commission during the course of discussion considered the nature of the improvements that might be made to the waterway and its environs. Specific mention was made to the possibility of realigning the watercourse to a location adjacent to the proposed Still Creek Street Walkway, and the realization of improvements by creating a lined channel of suitable design and an appropriate landscaping scheme. The Commission understood that a realignment and standard for the channel would be subject to establishment of technical feasibility as to engineering concerns.

The Commission clearly reaffirmed its contention that enclosure of the Creek should not be permitted.

It should also be pointed out that the developer would benefit from the proposal because realignment of the Creek would result in the creation of a superior development site. The realignment and related landscaping would also provide the Municipality with a benefit because a closer relationship between the natural features of the watercourse and this portion of the trail system would be achieved. There would also be a tangible improvement in this portion of the creek system which is presently in a relatively unattractive condition.

It was recommended that:

- (a) Council's resolutions as adopted August 6, 1973 and December 10, 1973, be upheld;
- (b) Council approve in principle the retention of Still Creek as an improved open watercourse along the South property line of the subject site adjacent to the proposed future walkway, with the understanding that a suitable channel realignment and landscaping will be required as prerequisites, at no cost to the Municipality.
- (c) Mr. McConnachie, of Landen Agencies Ltd., be advised that no walkway easements are contemplated across the subject properties and consequently the Municipality is not prepared to consider acquisition of the sites.

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

CARRIED UNANIMOUSLY

(3) Sidewalks on Willingdon Avenue from Eton Street to Pandora Street

Council, at its meeting of February 18, 1974, received the above-noted correspondence, dated February 11, 1974 from Mrs. E.M. Dowling, 4455 Cambridge Street, which noted that a sidewalk is not provided on Willingdon Avenue from "Eton to Burnaby Heights School". Council referred the matter to the Municipal Engineer for information as to plans for future construction of a sidewalk on the subject portion of Willingdon Avenue.

Following is the report of the Municipal Engineer with respect to the subject sidewalk.

Council is advised that the matters of noise from trucks on Willingdon Avenue and odours in the area, items also referenced with Mrs. Dowling's correspondence, will be the subjects of a staff report to be submitted to Council in the near future.

In answer to a query raised at Council re the above named, the Planning Department has advised that the long-range plans for the subject portion of Willingdon Avenue call for the widening of the allowance by an additional 20 feet on the east side and the construction of a 60' major road thereon. Any plans to install a permanent walking facility on the existing allowance in the immediate future would be premature.

Notwithstanding the future of the street, the advancement of a Local Improvement sidewalk project could not be recommended until 1976-77 due to the recent extension of the 1974 Local Improvement Program to 2½ years to mid 1976 because of financial limitations.

It was recommended that a copy of this report be forwarded to Mrs. E. M. Dowling.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN GUNN:  
"That the Municipal Engineer provide a cost estimate for the installation of chip sidewalks on the West side of Willingdon Avenue from Eton Street to Pandora Street."

CARRIED UNANIMOUSLY

(9) North Fraser Harbour Commission Placement of River Sand  
on Corporation Property at the Fraser River West of Byrne Road

It was recommended that the Municipality approve of the proposal of the North Fraser Harbour Commissioners to place approximately 100,000 cubic yards of dredged river sand on Corporation owned property West of Byrne Road as shown on the sketch attached to the report received at a cost of 25¢ per cubic yard, and that the sum of \$25,000.00 be provided in the 1974 budget for this purpose.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:  
"That the Municipal Manager submit a report concerning the estimated cost of barging sand from sites near the mouth of the Fraser River, should it become available, to the proposed Barnet Beach site in Eastern Burrard Inlet."

CARRIED UNANIMOUSLY

(10) Petition for Removal of Brush  
Westridge School Area

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

(11) Underground Power Distribution

At the January 8 meeting of Council, a report on cost sharing for underground power distribution in developed areas was considered, at which time Council resolved to not embark at this time on a program of placing underground wiring generally throughout the Municipality on existing streets, but to recognize in long-term physical and financial planning, the desirability of ultimately replacing poles and overhead distribution lines with underground works on existing streets. During consideration, it was requested that the possibility of hardship arising from Municipal regulations requiring the installation of underground electrical facilities be studied, and that a report on cases of possible hardships be submitted.

The Municipal Council has a number of policies concerned with the general subject of underground wiring, including the following:

1. General support for the prohibition of new major overhead transmission lines in the metropolitan area;
2. A requirement that new subdivisions, whether residential or non-residential, be provided with underground power distribution services; and
3. A requirement that no further overhead distribution services should be located on existing streets.

Moreover, the Council on July 16, 1973 adopted an amendment to the Burnaby Building Bylaw 1969, requiring new electrical and telecommunications service connections to be placed and maintained wholly underground, and prohibiting overhead service lines and transformers. Specific exceptions to this bylaw, which clarified and stabilized in the form of a Municipal bylaw what had formerly been Council policy, are existing poles and overhead distribution lines of the utility companies on dedicated roads or on rights-of-way, and overhead electrical or telephone service lines and overhead electrical transformers placed or maintained in connection with the single-family or two-family dwellings and accessory buildings within the R, RM, A1, or A2 Districts.

(On August 23, 1973 the amendment to the Building Bylaw was replaced by adoption of its contents as the "Burnaby Electrical Connection Regulation Bylaw 1974", in order to facilitate adoption of the uniform National Building Code.)

This bylaw has now been in effect for eight months, and over 1800 electrical permits were issued between the date of adoption and December 31, 1973, many of which involved the placing of service connections underground. On the basis of this experience, it has been possible to review and evaluate performance, and to this end the Chief Building Inspector, Electrical Inspection Division staff and Planning Department staff met recently with representatives of B.C. Hydro. The meeting was to determine whether serious problems are being encountered by electrical users due to the application of the bylaw, and whether any changes in administration or application of the regulations should be contemplated at this time.

We are advised by Hydro's representatives, who are closely involved in the design and costing of all electrical service connections, that by and large the bylaw is working well and being applied fairly and equitably. In the early months of the Bylaw's existence there were frequent instances requiring special staff attention due to the newness of the regulations, but as knowledge of the Municipality's standards has become common and widespread, these instances have been greatly reduced. At this time, only cases which may be considered "borderline" (such as special temporary connections and conversions or minor capacity increases in existing electrical or telephone services) are requiring particular attention or creating peculiar hardship.

There is no doubt that an element of additional cost to the developer is involved in providing underground service connections in comparison with overhead wiring. This is a fact that Council fully recognized when the initial policy was created, and the matter has been brought to the attention of Council on several occasions over the past two or three years by applicants who requested exemption from the requirements. However, on each such occasion the Council has upheld the policy, or more recently, the Bylaw, in recognition of the long-term benefits to the community by removal of unsightly overhead systems, of the need to begin at some point in time to commence the change-over, and of the need to be consistent in application of the bylaw's regulations in order to maintain a level of servicing equity for all applicants in the Municipality.

In the case of new developments or major building expansions, the Planning Department makes a practice of advising the applicant for PPA of the underground servicing requirement at an early date, and making the appropriate notation on the approved drawings. This is done in an effort to make applicants who might not have had recent development experience in Burnaby or might be otherwise unacquainted with the regulations, aware of the requirement and to allow this factor to be taken into account at an early stage of design and project costing. It is proposed that this practice be continued until the Bylaw has been in effect for at least a year, or until there is widespread general knowledge of the requirement.

As mentioned above, instances where peculiar hardship is being encountered are generally related to special circumstances such as system conversions and temporary connections. In general, the rule that is applied in issuing electrical permits is that conversions or expansions to existing electrical services which would involve significant changes or increases in existing external overhead plant (conduit, service entry, aerial conductors, or on-site overhead transformer installations) are considered to be new services requiring undergrounding. With the cooperation of the utility company, the electrical inspector is now able to determine whether or not proposed changes will involve significant change or increase in the external plant and to apply the Bylaw accordingly. Problems which had been experienced in the past in making judgements in this area have been overcome and a uniform application of the requirement should now be possible.

In the case of temporary connections for special circumstances, the Building Inspector has provision under the temporary structures section of the Zoning Bylaw and the temporary connections section of the Electrical Bylaw to control genuine temporary installations on a strictly limited-time basis, thereby eliminating potential hardships brought about during construction, system change-over, or extraordinary temporary electrical demands. Individual borderline cases have generally been worked out in an acceptable way respecting the intent of the bylaw and the respective policies.

In the case of telephone and cablevision services, the B. C. Telephone Company applies the Bylaw regulations in approving new connections. Only minor inquiries and no cases of hardship to developers have been reported to date in this regard, and the Bylaw seems to be operating effectively and without serious problems.

#### SUMMARY:

The Municipal policies and Bylaw respecting underground power distribution and service connections have now been in existence for some time and are proving to be effective as the logical first step toward the long-range objective of eventually eliminating poles and overhead wires.

The present requirements have generally achieved acceptance and the application of the Bylaw is now generally understood by those involved in development activity or electrical installations. The instances of objection to or confusion resulting from the regulations have been all but overcome as public knowledge has increased and experience has been gained in administering the controls. At this time, it is fair to state that underground servicing is generally being accepted as a normal cost of new development, similar to the cost of connecting to water or sewer services. Questions relating to conversions, temporary services and other complications are being handled on the fairest and most equitable basis, achieved through day-to-day experience in administering the Bylaw over recent months. Technical difficulties occasionally encountered in determining the best and most economical means of complying with the requirements are worked out by the electrical inspector, the applicant, and B.C. Hydro, with whom a good working relationship has been established. Where genuine hardships arise, efforts are made to minimize the hardship in any way fully consistent with the intent of the Bylaw.

In general terms, many of the early difficulties encountered by developers prior to and immediately upon passage of the Bylaw have been overcome, and B.C. Hydro authorities, who deal on a daily basis with individual developers in many municipalities, state that the regulations are operating smoothly and equitably, and are unable to suggest any improvements in the Bylaw or its method of application. This is for the information of Council.

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

CARRIED UNANIMOUSLY

(12) Electrical Inspection Fees

It was recommended that:

- (a) the fees for Electrical Permits be increased by deleting the current schedules for Electrical Permits from Burnaby Electrical Inspection By-Law No. 761 and Amendment By-Law No. 3875, and substituting therefor the schedules that are set out in regulations in the Province of British Columbia passed by Order-in-Council No. 1999, June 12, 1973;
- (b) the minimum permit fee be \$6.00;
- (c) the above changes be effective April 1, 1974.

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN GUNN:  
"That the foregoing motion be amended as follows:

- (a) the fees for Electrical Permits be increased by deleting the current schedules for Electrical Permits from Burnaby Electrical Inspection By-Law No. 761 and Amendment By-Law No. 3875, and substituting therefore the schedules that are set out in regulations in the Province of British Columbia passed by Order-in-Council No. 1999, June 12, 1973, plus 25%."

CARRIED UNANIMOUSLY

as amended

A vote was then taken on the original motion/and it was carried unanimously.

(13) Report Summarizing the Findings of a Series of Public Hearings

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

(14) Restrictive Covenant  
SUBDIVISION REFERENCE NO. 117/73

The Engineering Department has received and approved design drawings for the services required for the subject subdivision. Due to the limited depth of the existing sanitary sewer, the construction of a house on Lot 405 must be limited to a non-basement structure with a minimum slab elevation of 293.7 in order that connection of sanitary facilities can be made. It is necessary that a covenant be registered against this lot so that any purchaser would be apprised of this limitation.

It was recommended that Council authorize the preparation and execution of a Restrictive covenant for Subdivision Reference No. 177/73.

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

CARRIED UNANIMOUSLY

(15) Sale of Municipal Property  
Lot 2, Block 10, D.L. 40, Plan 3048  
8042 Winston Street (Formerly Rollco Pipe Property)

It was recommended that the Land Agent be authorized to offer the above described property for sale for a price of not less than \$100,000.00, subject to ultimate Council approval and subject to the same conditions as documented with Item 19, Municipal Manager's Report No. 94, 1973, and that the property be posted or signed as being for sale by the Municipality.

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

CARRIED

AGAINST -- ALDERMAN LEWARNE

(16) Subdivision Servicing Agreement  
SUBDIVISION REFERENCE NO. 117/73

It was recommended that Council authorize the preparation and execution of the Servicing Agreement for the above subdivision, particulars of which are as follows:

Subdivider

Name: Northgate Developments Ltd.  
Address: 6565 Sumas Drive,  
Burnaby 2, B.C.

Legal Description of all properties  
within the subdivision:

D.L.131, Lots 4 & 5, Pl.6982  
Lot "A" and the N65' of Lot "B", Pl.13650

3. Description of Services to be installed  
by the Subdivider:

According to Schedule "A"

(Note: this schedule is prepared by the  
Engineering Department based on the  
approved Engineering Design Drawing #730548)

4. Completion date:

The 15th day of March, 1974

6. Contractor:

Name: Harvey Construction Ltd.  
Address: 7050 Greenwood Street,  
Burnaby 2, B.C.

Contract Price:

Full Amount: \$ 23,520.00

8. Insurance:

Copies of all insurance policies as required in the body of the servicing agreement will be forthcoming. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractual Liability and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider).



9. Inspection Fee:  
4% of full contract price: \$ 940.80
10. Irrevocable Letter of Credit or  
Cash Bond posted with Municipality  
\$7,000.00 (which amount covers the value  
of servicing which has not been  
completed or inspected)

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

CARRIED UNANIMOUSLY

(17) Street Lighting Improvements

The Municipal Engineer has requested approval for the installation of a 300 watt mercury vapour light to illuminate the middle of the <sup>6000</sup> / Block 9th Avenue. Additional illumination has been requested as the result of a recent burglary and incidents of vandalism in the area. The light is to be leased from B. C. Hydro and Power Authority at a cost of \$4.15 per month. No installation cost will be charged to the Municipality.

It was also reported that since the opening of the new skating rink in Kensington Park requests have been received for additional lighting on Curtis Street. As this facility and the Park and School Complex generate high pedestrian volumes and as Curtis is serving the function of a major arterial, it is felt that the present interim lease lighting is insufficient.

The Municipal Engineer recommended that the present interim lease lighting be upgraded on Curtis Street between Holdom Avenue and Sperling Avenue by leasing sufficient 400 watt mercury vapour light to provide spacing of about 220 feet or 10 additional lights. The lighting is to be leased from the B.C. Hydro and Power Authority at a cost of \$5.15 per light per month.

It was recommended that Council approve the lighting improvements as outlined above.

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

CARRIED UNANIMOUSLY

(18) Data Processing

Currently, we are faced with four serious problems in the Data Processing Department:

1. The Province of B.C. has announced that there will be a new form of tax bill in mandatory use by the municipalities in 1974. Details will become available after the budget is brought down in the House.
2. We have insufficient programmers on staff to cope with existing work levels, let alone look after the increased work load that will result from this latest move of the Government.
3. We have insufficient core storage available in the computer to ensure efficient output of the computer and of the programmers.
4. If the additional core storage is not ordered soon, it will likely become unobtainable.

The Municipal Act prescribes the form of tax bill that must be used by municipalities. Burnaby incorporates this onto a punch card which saves approximately 210 hours in keypunch and verifying time. This means that office records are quickly updated after the volume of tax receipts are on hand in the first week of July each year. However, this form of tax bill has its drawbacks, mainly the length of time in which it takes to obtain delivery from the supplier - at least seventy-five days after obtaining printer's proof.

An order for the bills went forward on 28 January 1974. On receipt of the Provincial announcement, this order was cancelled but as it will be several weeks before the form of the new tax bill becomes available, the supplier has refused to give us a slot in the production line. This means that if we are to use a punch card, the due date for taxes must be advanced from 3 July to at least 7 August.

This step, if followed, would cost the Corporation upwards of one hundred and fifty thousand dollars in extra interest charges and loss in interest earnings on money that would otherwise be invested.

The alternative is to use a paper bill produced locally. This has not the advantages of the punch card and will slow down our processing time. Hopefully, though, its use will permit us to meet normal deadlines, although at a cost higher than in previous years.

In any event, the upcoming changes in the form of the bill will require extensive work on computer programs and this work comes at a time when our programmers are already fully employed.

A computer is a wonderful instrument, but it can only do what it is told. It must be instructed in a language it can understand and this requires the services of persons specially skilled in writing the language.

One great value of a computer is that one batch of information can be employed in a great many ways. However, to extract the information requires the services of a programmer. As a consequence, the four programmers on staff are constantly altering existing programs to change the output of data as required. Additionally, they are writing new programs, as well as converting the many punch card programs on hand from the previous card oriented 360 Model 20 system to the magnetic tape and disc oriented machine now in use.

Adverting to the first mentioned problem on hand, existing programmers will be re-deployed as required to the problem on hand and deadlines for their normal production will be advanced to a date in the future - as awkward as this may prove to be.

In our judgment, this step is better than attempting to have the work done by contract through one or other of the private computer firms. It will take some time for a stranger to analyse our problems so that he can write adequate programs. Our people have this background and can proceed as soon as the information concerning the new tax bill becomes available.

With respect to problem two, the four programmers on staff are fully engaged, yet work flow from the Assessment and Planning Departments, as well as Treasury and Personnel, is such that we can no longer meet the deadlines that have been established.

In 1971, Burnaby's card oriented system 360 Model 20 system was converted to magnetic tapes and discs. This, as was planned, opened new horizons in the handling of statistical data and the manipulation of arithmetic and algebraic calculations. At the time of conversion, all of the programs and master files of data were in punch form. Now, three years later, there

are ten such systems entailing 136 programs still in punch card form.

Programmers' time has primarily been used on conversion of the large bulk systems such as assessment, taxation and payrolls and new work.

Insofar as the card oriented programs are concerned, they can remain in that form provided that they do not take up too much central processor time. Currently, the equipment is operating three second shifts a week. This will be extended to five second shifts a week before long. A rewrite of the programs would save much of this time and volumes are rising to such an extent that a rewrite will become necessary before long to permit more volume to be handled by the machine.

Attached for the members of Council only are reports from the Assessor and the Director of Planning regarding needs that are not currently being met. Indications are that to cope with their problems and others arising from Treasury and Personnel Departments, two additional programmers should be engaged.

In this respect, it is interesting to note that the following work was performed for the Assessment Department in 1973:

Miscellaneous analyses	\$ 381.67
File upkeep	15,366.23
Appraisals	6,986.07
Rolls and notices	3,941.87
Local improvement rolls	3,307.18
Sales analyses	1,594.20
Sewer rolls	1,558.89
	<u>\$ 33,136.11</u>

This is the equivalent of salaries payable to three clerks, yet the work performed represents the efforts of many times this number of personnel. Additionally, some of the work performed is too difficult to be done manually at reasonable cost.

With respect to the third problem, our master file for assessments is now becoming so large that it must be transferred to two reels of magnetic tape. The consequence of this is that either of two steps must be taken:

There are about twenty programs involved. Each must be altered to cope with the two reels. A rewrite of all of them would take about twelve months of a programmer's time. Furthermore, a rewrite of the master file update would take a further six months. The cost of this process is about \$38,815.

An alternative is to purchase additional core storage (16K) at a cash cost of \$43,805 amortized at the rate of \$11,298 per annum over a five year period. In addition to permitting the use of multi tapes without extensive reprogramming, additional core storage will permit more efficient use of programmers. Currently, they are working within the constraints of 16K. Demands on the computer are now such that it takes two or more programs of 16K capacity to perform a single task.

What often happens is that after a programmer has written his program, he will find it too large for the computer. Then he must devise ways of cutting its size or to subdivide it into two or more parts. This, of course, is not an efficient use of his time. Larger core storage will get rid of this problem in many instances. This is one of the reasons why many installations have such large core storage - Vancouver, for example, with 64K, and on order, a Honeywell with 514K. However, core storage costs money and for this reason Burnaby has made do with less capacity than is available. Now, however, the savings involved will far exceed the cost of the additional 16K in storage.

Herein lies the final problem. When Burnaby acquired its 360 Model 20 card system in 1965 it was one of the first in Vancouver. The 360 Model 20 was one of the first of a new generation in computers. At the time, I.B.M. had a plan available to municipalities which made it cheaper to buy the equipment over 55 months than to rent it. In 1968 Burnaby opted to buy it on this time purchase plan. Purchase price was \$113,896.14. When the decision to upgrade to tapes and discs was made on 20 December 1971, the central processor was returned to I.B.M. and the multi-function card machine and the printer were retained. A new central processor, together with a tape drive, was obtained from I.B.M., and a disc drive from the Telex Corporation. The central processor and tape drives cost \$153,000 and are being financed through The Royal Bank of Canada over five years. Telex Corporation itself is financing the disc drive over 39 months. Current monthly payments amount to \$4,000, including interest and service costs. Granted, this equipment would cost us \$5,344 per month in rentals plus periodic adjustments ad infinitum. As it is, at the end of three years, we will own all of the equipment and may expect to realize perhaps \$20,000 on its sale, whenever that may be.

Provided Burnaby gets five years of use out of the equipment, it is cheaper to buy the equipment than to rent it. From time to time, I.B.M. and the computer companies bring out more advanced models. This causes existing equipment to become obsolete. Nevertheless, these obsolete models continue to be serviced by the manufacturer and there continues to be a market for them. For example, I.B.M. 1401 and 1620 Models have not been made for years, but there are still many in use and occasionally change hands. B.C. Institute of Technology, for example, has a Model 1620 in use in its teaching programs. The Model 20 has been replaced with the System 3. The Model 20 is now obsolete.

However, the time comes when core storage can no longer be obtained for these obsolete models. Such is becoming the case with the Model 20. Orders are of special manufacture. The next batch will be processed in May or June this year. Subject to approval of Council, the company has tentatively accepted an order for this batch. This step is necessary to ensure that our order will be in the production line. If Council does not approve within the next month, our order will be cancelled.

It is appreciated that Council has asked the Regional District to look into the possibility of a data processing centre for use by all members of the District. It is respectfully suggested that this is a problem separate from the matter on hand. Our problems are immediate and should be given prompt attention and not await the outcome of the deliberations of the Regional District.

It is appreciated, too, that we currently are in a belt-tightening process. It is respectfully suggested that data processing is not the place to do it at this time. The proposed expenditure now will more than pay for itself.

It was recommended that:

- (a) authority be given to purchase 16K additional core storage for the system 360 Model 20, at a cost of \$43,805.00;
- (b) a loan for this sum be obtained from the Royal Bank of Canada at a rate of prime plus  $\frac{1}{2}\%$  (currently 10%) repayable within 5 years (\$941.50 per month, \$11,298.00 annually);
- (c) authority be given for the hiring of two extra programmers, one now to assist in the immediate reprogramming job necessary for the tax bill and the second by May 1st for the exclusive use of the Municipal Assessor.

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

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MCLEAN:

"That further consideration of this item be tabled for two weeks to allow the Municipal Manager to submit a further report on this subject which is to include information on the following points raised by Council:

- (1) Pending Provincial legislation will make assessment procedures a lot simpler. The Government is apparently considering methods of centralizing and consolidating assessment functions by areas.
- (2) Is all the information currently in E.D.P. necessary
- (3) Other commercial organizations, as complex as Burnaby, employ less programmers than the Municipality currently employs.
- (4) Possibly what is required rather than additional programmers is a systems analyst to review current programmes and to make the necessary changes.
- (5) The possibility of obtaining outside professional consultants to review Burnaby's Data Processing operation both from an equipment and personnel point of view should also be investigated.
- (6) The possibility of using blank punch cards at this time to be followed by overprinting when the format of the new tax bills is available should also be examined."

CARRIED UNANIMOUSLY

(19) Request to Lease Municipal Property for Parking Purposes  
Lot 5, Block 7, D.L. 32, Plan 1229 - 6278 McMurray Avenue

The Canadian Imperial Bank of Commerce has expressed an interest in either leasing or purchasing the subject property from the Municipality. The Bank has arrived at a satisfactory layout which shows the lot as a proposed paved parking area with appropriately marked stalls.

The Planning Department has no objections to the proposed use provided that the lease is negotiable on an annual basis.

The Engineering Department advises that it has no objection to having the lot, which is fully serviced, leased for parking purposes.

Bank personnel are aware that the property is presently zoned R5 and that they would have to make application to rezone to a parking P8 zone.

It was recommended that the Land Agent be authorized to negotiate a lease with the Canadian Imperial Bank of Commerce with the understanding that the negotiations would be for a one year lease subject to renewal considerations on an annual basis.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(20) Central Administrative Area Development Concept

It was recommended that:

- (1) Council approve in principle the objectives of the Central Administrative Area Development Concept report which was presented to Council this evening in relation the study area;
- (2) Council adopt the Development Plan Concept as described in the report and summarized below:
  - (a) The study area to feature only moderately scaled, lower profile development in a parklike setting.
  - (b) A high stand of building design and landscaping to take place in the area.
  - (c) The concept of providing a satisfactory system of landscaped pedestrian walkways to be implemented throughout the study area.

- (d) A well designed pedestrian bridge to be provided over Canada Way near Ledger Avenue.
- (e) The proposal to provide a high proportion of underground parking with a correspondingly low proportion of permissible surface parking to be implemented.
- (f) In order to preserve important sightlines and control scale of buildings in the area, specific sectors to be created each governed by a maximum building height.
- (g) In order to ensure the objective of low profile and moderately scaled development, buildings are not to exceed six stories above grade and a scale of permissible site coverage shall be applied to buildings ranging in height from one to six storeys.
- (h) The recommended use categories are to be in the form of administrative offices East of Norland Avenue with a limited amount of service-retail components close to Canada Way. West of Norland Avenue, community institutional uses are to be the acceptable form of development.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLFAN:

"That the Central Administrative Area Development Concept be referred to the Advisory Planning Commission for study and comment."

CARRIED UNANIMOUSLY

*It was suggested in Council that the Advisory Planning Commission invite Mr. Douglas A. Hall, Project Manager, Canadian Freehold Properties Ltd., to attend the meeting of the Commission at which the Central Administrative Area Development Concept will be discussed in order to present his views. Mr. Hall was in attendance at the meeting this evening for the purpose of discussing this matter with Council.*

- (21) Hurst Street - Joffre Avenue to Mandy Avenue  
1975 Local Improvement Programme

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

- (22) Swangard Stadium Turf

Council at its meeting of February 11, 1974, received Item 10, Report No. 11 and tabled the recommendations therein until a further report was submitted indicating the result of investigating the feasibility and desirability of providing an alternate surface on the playing field of Swangard Stadium and ascertaining the possibility of obtaining financial assistance from other jurisdictions.

The Parks and Recreation Administrator has conducted a preliminary investigation.

During the discussion on February 11, 1974, the comment was made that we should check with the city of Ottawa to see about the details for the method that that city proposes to use in rebuilding Lansdowne Park. We are advised that Ottawa is planning to replace Lansdowne with a natural turf and to use a "system" type of field which is the type of field that Ron Davies and Associates Limited have recently recommended for Swangard Stadium. This is a slightly different version than the consultants have recommended and it would mean that we would have to remove the westerly one-third of the field that has been rebuilt and start again there. The total cost of Mr. Davies' proposal would be about \$65,000 assuming that we would receive some credits from the sand that could be re-used in the field. The proposal by the consultants is estimated to cost \$50,000 plus \$10,000 for an underground automatic irrigation system.

It should be noted that with the proposal recommended by the consultants, we would hope to have the field in operation for play in the Fall, i.e. August, of 1974. If everything went our way, it is possible that it might be playable even before that time.

The staff have noted that Empire Stadium receives revenue of approximately \$40,000 per year from amateur sports as opposed to about \$12,000 per year from Swangard, and the staff feel that Empire Stadium is fully utilized. This being the case, we cannot assume \$40,000 revenue from Swangard Stadium during the first year should it be reconstructed with an artificial turf.

The Stadium Manager has noted that it now takes about 16 hours for the field to "drain" at Empire Stadium after a heavy rain. At the beginning it used to take only 4 to 6 hours but apparently the dust from the air blocks the passage of water through the turf at the edges of the field and retards its flow into the perimeter drain. To overcome this problem, they are talking about buying a large vacuum cleaner.

We have not been able to ascertain what financial assistance might be available from the senior levels of government, but it is noted that Empire Stadium received a grant from the Federal Government of \$50,000 when it was built in 1969. We feel that if any financial assistance is to come, the most of it will come from the Province as opposed to the Federal Government. In this connection, the Province has the Community Recreational Facilities Fund and under that Fund it could give a grant of one-third of the capital cost, although preliminary discussion between the Mayor and the Honourable Mr. Radford leads us to believe that we might get a maximum grant of about \$100,000. It should be noted that we are talking of \$1,000,000 to put in an artificial turf at Swangard Stadium as opposed to approximately \$60,000 for a natural turf. Incidentally, Mr. Ron Davies has supplied the Municipal Manager with a copy of a letter dated February 12, 1974, from the Honourable Jack Radford, Minister of Recreation and Conservation, in which the Minister notes that -

"This is in response to your letter of January 23 to myself inquiring about the possibility of government assistance to you and your firm to design and construct a demonstration playing field.

I believe that this is a worthwhile proposal in that serious problems in the maintenance of playing fields, particularly in the lower mainland and Greater Victoria areas, persist. Research and experimentation towards resolving this problem should be supported. Towards this end, should a municipality in the lower mainland or Greater Victoria Area undertake the development of a playing field in line with your proposal, I would be most sympathetic towards an application to underwrite one-third of the capital construction cost of such a facility from the Community Recreational Facilities Fund.

Please keep me informed as to any progress you may be making towards the development of such a facility."

We seem to have detected the same interest in the Province sharing one-third of the cost of what the consultants have proposed for Swangard Stadium as well.

In summary then, it looks like the amount of financial assistance for artificial turf from the Federal Government would be somewhat token and that most of it would come from the Province where the maximum would probably be about \$100,000. There may be some doubt about paying one-third of the cost of an artificial turf but there seems to be little doubt about the Province paying one-third of the cost of doing either what the consultants recommended or what Mr. Davies has suggested. Incidentally, the Central Park Committee has absolutely no funds of its own. The only funds it has are the ones provided by the Municipality of Burnaby and the City of Vancouver; i.e. if the Committee were to provide funds, it would simply have to ask Burnaby and Vancouver to provide them.

The cost of maintenance of an artificial field as noted by the Parks and Recreation Administrator is quite minimal, but the cost of replacing the turf alone at Empire Stadium is estimated to be some \$450,000 and that is why the P.N.E. is setting aside \$4,000 per month for eight years (the estimated life of the field). The area of the field in Swangard Stadium would be substantially the same kind of cost except that costs have gone up since the field was laid in Empire Stadium. The cost of maintenance at Empire Stadium seems to be in the neighborhood of \$5,000 - \$10,000 per annum, which is basically the salary of one man to glue down and repair the turf from time to time, as well as roll it to squeegee the water to the edge of the field or to vacuum it. The cost of cutting grass, watering and patching the field at Swangard Stadium is \$15,000 - \$20,000 per year.

If one were to construct an artificially turfed field at a cost of \$1,000,000 as opposed to a natural turf field at \$60,000, one would have to use the artificially turfed field 16 times as much as the natural turf field to break even assuming maintenance costs are equal and not allowing for the replacement cost of the artificial turf in time. There are many factors to consider when reaching a decision on which type of turfed field to construct, but at first glance it would appear that the expenditure for an artificially turfed field cannot be justified for amateur sport.

We are now at the point where we have our drawings complete and can call for tenders for the work that the consultant has recommended. Any further delay in making a decision on the corrective work recommended by the consultant will cut into the playing season in the Fall of 1974.

It was recommended that:

- (a) the complete reconstruction of the central and eastern portion of the field, including the drainage system, be undertaken as recommended by Ripley, Klohn and Leonoff International Limited, and by Messrs. T. M. Lord and A. J. Green;
- (b) the estimated cost of \$50,000.00 be financed by any undesignated surplus funds received from the Canada Summer Games Society and, if sufficient undesignated funds are not received from the Society, that provision be made in the 1974 Budget of the Parks and Recreation Commission for any shortfall;
- (c) an underground, automatic irrigation system be installed at the same time that the corrective work is being undertaken at an estimated cost of \$10,000.00 and at the expense of the Central Park Committee;
- (d) copies of this report item be forwarded for information purposes to the Canada Summer Games Society, Central Park Committee, Burnaby Parks and Recreation Commission, and the B. C. Juvenile Soccer Association.

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

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:  
"That further consideration of this matter be tabled for two weeks to obtain a cost ratio study of the benefits of artificial turf as compared with natural turf."

IN FAVOUR -- ALDERMAN GUNN AND MERCIER

AGAINST -- ALDERMEN AST, LEWARNE, MCLEAN  
AND STUSIAK

MOTION LOST

A vote was then taken on the original motion and it was carried with Aldermen Gunn and Mercier opposed.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY



BY - LAWS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That:

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 9, 1974" (#6371)

"BURNABY BUDGET AUTHORIZATION BY-LAW 1973,  
AMENDMENT BY-LAW 1974" (#6450)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That:

"BURNABY LEASE AUTHORIZATION BY-LAW NO. 9, 1974"

"BURNABY BUDGET AUTHORIZATION BY-LAW 1973, AMENDMENT BY-LAW 1974"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY LEASE AUTHORIZATION BY-LAW NO. 7, 1973" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

AGAINST -- ALDERMAN GUNN

This By-Law provides for the following proposed rezoning:

Reference RZ #69/73

Lots 31, 32 and 33, Blocks 55/58, D.L. 33, Plan 1825

4619 Grange Street; 5878 and 5868 Elsom Avenue

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

*Mr. John A. Drysdale submitted a letter reiterating the remarks he made to Council at the Public Hearing held on February 19, 1974*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the Committee now rise and report progress on the By-Law."

CARRIED

AGAINST -- ALDERMAN GUNN

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 5, 1974" be now read two times."

CARRIED

AGAINST -- ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #59/72

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMERCIAL DISTRICT (C4) TO COMEUNITY COMERCIAL DISTRICT (C2)

The Southerly 188 feet of:

- (a) Lots 2 and 3 Except Part on Plan with By-Law 30078, D.L. 94, Plan 440
- (b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 1117
- (c) Lots 1 and 2, Block 1, D.L. 94C, Plan 7150

AND

The remainder of the parcels to PARKING DISTRICT (P8)

(5667, 5633 Kingsway; 6616, 6650 Elgin Avenue and 5607 Kingsway; 6643 Dufferin Avenue and 5691 Kingsway -- Located on the North side of Kingsway between Elgin and Dufferin Avenues)

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN GUNN:  
"That the Director of Planning be directed to negotiate for title to the area which may ultimately be required for lane purposes and that the developer be responsible for providing a suitably landscaped buffer in this area at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #75/73

Lot 20, Block 7, D.L. 70W $\frac{1}{2}$  of E $\frac{1}{2}$ , Plan 1397

4511 Canada Way

FROM RESIDENTIAL DISTRICT FIVE (R5) TO MANUFACTURING DISTRICT (M1)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #50/73

(a) Lots 14 and 15, S.D. "A", Blocks 23/24 Part, D.L. 32, Plan 4481

(b) Lot 16, Blocks 23/24, D.L. 32, Plan 1444

(c) Lot 17 Except North 10 feet, Blocks 23/24, D.L. 32, Plan 1444

4969 and 4949 Newton Street;

6288 and 6262 Nelson Avenue

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

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 8, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #71/73

Lot 7, Blocks 1/2/3, D.L. 94S, Plan 3754

5276 Kingsway

FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #76/73

Lots 3 and 4, Block 15, D.L. 153, Plan 1109

4590 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO GENERAL COMMERCIAL DISTRICT (C3)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #79/73

Lot 23, D.L. 94S, Plan 720

5580 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL DISTRICT (C4)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the Committee now rise and report progress on the By-Law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 13, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #68/73

Lot 3, S.D. 1, Block 80, D.L. 124, Plan 16288

4710 Loughheed Highway

FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT THREE (R3) TO LIGHT INDUSTRIAL DISTRICT (M5)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the Committee now rise and report progress on the By-Law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for a change in the development plans for:

Reference RZ #57A/71

Lot 293, D.L. 56, Plan 41353

Located in the area bounded by Centaurus Drive, a portion of Centaurus Circle, Aquaris Drive and Beaverbrook Drive

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That the Committee now rise and report progress on the By-Law."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1974" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

AGAINST -- ALDERMAN MERCIER

This By-Law provides for the following proposed rezoning:

Reference RZ #45/73

Lots 13 and 14, Block 9, D.L. 32, Plan 7662

4765 Kingsway

FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

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

CARRIED

AGAINST -- ALDERMAN MERCIER

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1974" be now read three times."

CARRIED

200 AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #78/73

Lot 66, D.L. 97, Plan 37634

6040 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) TO SERVICE COMMERCIAL DISTRICT (C4)

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 12, 1974" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

AGAINST -- ALDERMEN **MCLEAN** AND LEWARNE

This By-Law provides for the following proposed rezoning:

Reference RZ #2/74

Lot 26, D.L.'s 69/70, Plan 36487

4240 and 4248 Manor Street

FROM MANUFACTURING DISTRICT (M1) TO LIGHT INDUSTRIAL DISTRICT (M5)

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

CARRIED

AGAINST -- ALDERMEN **MCLEAN** AND LEWARNE

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN **MCLEAN** AND LEWARNE

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1974" be now read three times."

CARRIED

AGAINST -- ALDERMEN **MCLEAN** AND LEWARNE

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides provides for the deletion of the words "owners and" from Clause (7) to read as follows:

"Notice of the Public Hearing shall be mailed to the occupiers of all real property within the area that is subject to the rezoning or land use contract and to the occupiers of all real property which abuts the area that is subject to the rezoning or land use contract."

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 17, 1974" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1974" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law provides for MARINE DISTRICT ONE (P9) and MARINE DISTRICT TWO (M7).

*PLANNING DEPARTMENT submitted a memo in answer to a question raised at the Public Hearing on February 19th concerning and amendment to Section 509.1 of Marine District One (P9) to include boat repairs as well as boat motor repairs as specified.*

*It was felt, because Marine District One is oriented toward a compatible relationship with adjacent or nearby public recreational or residential uses and because the requirements of boat repairs as a principle feature in Marinas would form an environment contrary to the district's intent, the text amendments be put forward for Council's consideration and three readings without textual change. It was further felt that minor boat repairs are an inherent part of Marina activity and as such can be accommodated as an accessory use.*

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 18, 1974" be now read three times."

CARRIED UNANIMOUSLY