

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

STAFF:

Mr. M. J. Shelley, Municipal Manager
Mr. E. E. Olson, Municipal Engineer
Mr. B. McCafferty, Municipal Treasurer
Mr. A. L. Parr, Director of Planning
Mr. J. Plesha, Administrative Assistant to
Manager
Mr. B. D. Leche, Municipal Clerk's Assistant

M I N U T E S

The Minutes of the Council Meeting held on November 18, 1974, and the Minutes of the Public Hearing held on November 19, 1974, came forward for adoption.

Alderman Gunn noted that on Page 3, of the Minutes of the Council Meeting held on November 18, 1974, he was shown as voting against Recommendation No. 1 when in fact, he had been in favour of the motion.

Alderman Ast noted that on Page 3, of the Minutes of the Council Meeting held on November 18, 1974, he was shown as voting in favour of Recommendation No. 2 when, in fact, he had voted against the motion.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"That the Minutes of the Council Meeting held on November 18, 1974, as amended, and the Minutes of the Public Hearing held on November 19, 1974, be now adopted."

CARRIED UNANIMOUSLY

P R O C L A M A T I O N

His Worship, Mayor Constable, proclaimed the week of December 1 to December 7, 1974, as "Safe Driving Week".

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

Burnaby Zoning By-Law 1965, Amendment By-Law No. 31, 1974 (#6489)

Rezoning Reference No. 8/74

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

3802 and 3904 Hastings Street, 3897, 3885 and 3935 Pender Street.

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

Burnaby Zoning By-Law 1965, Amendment By-Law No. 64, 1974 (#6568)
 Rezoning Reference No. 44/74
 Lots 5 and Lots 6 and 7 Except E. 10 feet, Block 7, D.L. 32,
 Plan 1229
 6250 and 6278 McMurray Avenue
 FROM RESIDENTIAL DISTRICT (R5) TO PARKING DISTRICT (P8)

be now introduced and 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 LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

Burnaby Zoning By-Law 1965, Amendment By-Law No. 31, 1974 (#6489)

Burnaby Zoning By-Law 1965, Amendment By-Law No. 64, 1974 (#6568)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Burnaby Subdivision Control By-Law 1971, Amendment By-Law No. 1, 1974 be now introduced and Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Burnaby Subdivision Control By-Law 1971, Amendment By-Law No. 1, 1974 (#6567) be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"That:

- Burnaby Taxation Exemption By-Law No. 1, 1974 (#6559)
- Burnaby Taxation Exemption By-Law No. 2, 1974 (#6560)
- Burnaby Taxation Exemption By-Law No. 4, 1974 (#6562)
- Burnaby Taxation Exemption By-Law No. 5, 1974 (#6563)
- Burnaby Taxation Exemption By-Law No. 8, 1974 (#6573)
- Burnaby Taxation Exemption By-Law No. 12, 1974 (#6577)
- Burnaby Taxation Exemption By-Law No. 13, 1974 (#6578)
- Burnaby Taxation Exemption By-Law No. 14, 1974 (#6579)
- Burnaby Taxation Exemption By-Law No. 15, 1974 (#6580)
- Burnaby Taxation Exemption By-Law No. 16, 1974 (#6581)
- Burnaby Local Improvement Construction By-Law No. 12, 1974 (#6586)

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

CARRIED UNANIMOUSLY

Aldermen Lewarne, Mercier and Stusiak absented themselves from the Council Chamber.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN GUNN:

"That:

- Burnaby Taxation Exemption By-Law No. 3, 1974 (#6561)
- Burnaby Taxation Exemption By-Law No. 6, 1974 (#6571)
- Burnaby Taxation Exemption By-Law No. 7, 1974 (#6572)

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

CARRIED UNANIMOUSLY

Aldermen Lewarne, Mercier and Stusiak returned to the Council Chamber.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"That all of the following listed items of correspondence and those items of the Municipal Manager's Report No. 78, 1974, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Honourable James G. Lorimer, Minister of Municipal Affairs, submitted a letter on the subject of flood control on the Fraser River. The Minister noted that the understanding between Canada and the Province in respect to equal sharing of the cost of flood control works includes a recognition of economic feasibility. Each proposal for dyking in the lower Fraser Valley is tested against this criterion and the Big Bend Area in Burnaby was no exception. By the tests for economic benefit versus the cost of constructing the works to the standards established for dyking in the Valley, a dyke in this area would not be economically feasible.

One or two points might be noted. First, there is substantially no existing dyke in the area. In consequence, the works entails a total structure for the most part, as opposed to improvement of existing works, which is the common mode elsewhere in the Valley. Secondly, costs are now escalating in the order of 10% per year and the one million dollar figure quoted in the correspondence is already at least two years old. Thirdly, the area is floodplain, and while consideration might be given to flood protection if economically viable, that viability would have to be based upon the benefits accruing to the present use of the area. Dyking to permit a higher use would be in conflict with Provincial policy in respect to the use of floodplains in British Columbia.

In closing, the Minister added that from the values appearing in the reports submitted, the standards proposed for Burnaby may not be of the same order as have been applied elsewhere in the Lower Fraser Valley under the Federal-Provincial Program. This could constitute a problem if an acceptable program was mounted at a later date.

Item 2, Municipal Manager's Report No. 78, 1974, was brought forward for consideration at this time. The following is the substance of that report:

This report is for the information of Council and refers specifically to the last paragraph of the letter from the Minister of Municipal Affairs dated November 12, 1974. The other statements made in the Minister's letter are self-explanatory.

With respect to the apparent difference in the standards proposed by the Swan Wooster report and those used elsewhere under the Federal-Provincial Programme, I would point out that Swan Wooster Engineering were engaged to perform investigations and basic preliminary design whereby the Corporation could accept free random fill for a staged flood control programme (see Manager's Report, Item 19, No. 41 dated May 27, 1974). In contrast, the standards used by the Federal-Provincial Programme call for a complete new dyke over the entire length using specified materials placed under the supervision of government inspectors. The Programme standards also include drainage works behind the new dyke.

This difference in standards in conjunction with inflationary costs and the governments' experience with this type of work elsewhere in the Lower Fraser Valley are the reasons for the difference in the estimated costs of providing flood control along the Fraser River in Burnaby.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Miss Patricia Knight, 410 North Hythe Avenue, submitted a letter complaining of the manner in which the recent enumeration of electors in the Municipality had been carried out. Miss Knight was of the opinion that many hundreds of Burnaby citizens had been denied the privilege of voting at the November 16, 1974, Municipal Election because of the apparent sloppy way in which Council directed, or did not direct, that the people should be informed.

Item 18, Municipal Manager's Report No. 78, 1974, was brought forward for consideration at this time. The Municipal Manager presented a report by the Municipal Clerk's which dealt with the complaints of Miss Knight on a point by point basis.

It was recommended that a copy of this report be sent to Miss Patricia Knight.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

November 25, 1974

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"That it be brought to the attention of Miss Knight that the predicament that she, and others, found themselves in on Election Day was brought about by the action of the Provincial Government in changing the procedures for compiling the List of Electors and requiring the Municipality to carry out an enumeration of electors."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN EMMOTT:

"WHEREAS there are, according to the Municipal Clerk, approximately 90,000 people in Burnaby eligible to vote; and

WHEREAS less than two thirds of this number are on the Voters List; and

WHEREAS it is desirable to have as many citizens as possible participate in Municipal elections; and

WHEREAS a reduction in the number of votes cast at some polls showed a reduction of voters as high as 33% from previous elections; and

THEREFORE BE IT RESOLVED that Staff be directed to bring forth a report on the way and means of getting more people on the Voters List"

Speaking to his motion Alderman Gunn suggested that Enumeration Cards be sent to all registered property owners and that B. C. Hydro and Power authority be requested to supply mailing information on other citizens in order that enumeration cards could be forwarded to them also.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That further consideration of this matter be referred to the Election Procedures Committee for consideration and comment."

CARRIED UNANIMOUSLY

Mr. R. A. Taylor, North Burnaby Salvation Army Corps, submitted a letter requesting permission to operate a sound truck for eight nights between December 3 and 19, 1974, for the purpose of Christmas serenading in the area of North Burnaby.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That permission be granted to the North Burnaby Salvation Army Corps to carry out its Christmas Serenading as requested."

CARRIED UNANIMOUSLY

Mr. and Mrs. S. Hatcher and Mr. and Mrs. G. Constable, 5390 and 5450 Parker Street, submitted a joint letter concerning the construction of a pedestrian walkway to provide access to Parker Street.

Item 10, Municipal Manager's Report No. 78, 1974 was brought forward for consideration at this time. The following is the substance of that report.

When Council considered this matter on October 21, 1974 (Item 16, Report No. 69), it was decided that no action should be taken on the correspondents' request for a walkway because the Land Agent, after discussions with the petitioning owners involved, determined that the owners of Lot 174 (Constable) are not in favour of the walkway through this property, and that there was insufficient yard space (5 feet) on the other petitioning owner's (Hatcher) property to accommodate the walkway on that site. Due to the lack of willingness to sell the necessary land to the Corporation for walkway purposes, the Land Agent did not give an acquisition estimate.

Council on October 21, 1974 was advised that construction of a concrete sidewalk and protective fence along the route would, according to the Engineering Department's preliminary estimate of the work involved, cost approximately \$4,500.

The Land Agent complied with the correspondents' request that he approach Mrs. Homewood, and as a result of his further involvement with this matter, has learned that Mrs. Homewood and the Constables would be willing to each sell to the Municipality a 5 foot parcel for construction of the 10 foot wide walkway. It would, therefore, be appropriate to authorize the Land Agent to negotiate accordingly.

It should be noted that Mrs. Homewood has been clearly advised that her property would become legally nonconforming if she were to sell five feet to the Municipality for construction of a walkway, and furthermore, that such a sale could be consummated only on the condition that she express in writing to the Municipality her understanding of the nonconforming effects that would result from the proposed transaction.

It was recommended that the Land Agent be authorized to negotiate the acquisition of property required for the construction of a public walkway to provide access to Parker Street as outlined in the report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"That in view of problems which may be encountered by Mrs. Homewood if her dwelling is placed in a legally non-conforming position, the Land Agent be directed to also examine the possibility of obtaining an easement for the walkway which would accomplish the same purpose as the outright acquisition of the properties involved."

CARRIED

AGAINST: ALDERMAN MCLEAN

A vote was then taken on the original motion, as amended, and it was CARRIED with Alderman McLean voting AGAINST.

E N Q U I R I E S

Alderman Mercier noted that in connection with sidewalk crossings on Portland Street, one homeowner had been granted a sidewalk crossing while his neighbour had been denied the same request.

Alderman Mercier inquired as to the policy governing the installation of sidewalk crossings.

The Municipal Manager advised that in the instance where a crossing had been permitted, the driveway in question had been in existence prior to June, 1965, the effective date of the current By-Law and, under current Council policy, had therefore, been allowed. The Manager stated that with the other crossing under discussion, he could only assume that it had not qualified under this policy.

Alderman Gunn inquired as to the present status of the Kapoor Property Report. It had been his understanding that Noble Towing Co. Ltd. and Kask Bros. Ready Mix Concrete Ltd. would be given the opportunity to present their views on the leases on this property this evening.

The Municipal Manager reported that Mr. Noble would be appearing as a delegation on this subject at the Council meeting on December 2, 1974. The Manager noted that a tabling motion for one week was extremely difficult to deal with from an administrative point of view in that it allowed very little time for the necessary correspondence, etc. to be originated.

Alderman Gunn inquired if the report of the Planning Department on the acquisition of properties by Chevron Canada Ltd. in the proposed buffer zone adjacent to the refinery had been forwarded as directed.

The Municipal Manager advised that the notices had been forwarded November 25, 1974.

Alderman Lewarne noted that he had met with the Youth Advisory Committee during the past week at which time members of the Committee had expressed concern at Council's request for a report on the activities of the Youth Services Division. It had been suggested that Council hold a meeting with representatives of the Committee at which time a free exchange of views could be held on the whole subject. Alderman Lewarne inquired if the Chair would accept a motion in this regard.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That Council hold a special afternoon meeting at a time to be determined to discuss with the representatives of the Youth Advisory Committee the activities and function of the Youth Services Division."

CARRIED UNANIMOUSLY

Alderman Lewarne stated that he had received complaints on the operation of the Jubilee Pool Hall concerning rowdiness and the lack of proper conduct by the patrons of this Pool Hall. Alderman Lewarne noted that this establishment operated on a 24 hour basis and there was no minimum age limit in force for patrons. Alderman Lewarne further noted that By-Law No. 5217 "Burnaby Pool Rooms Regulation By-Law" had been repealed in 1968 and it was his opinion that Council should consider the re-institution of this By-Law.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"That the Municipal Solicitor bring forward a report on ways and means of re-instituting By-Law 5217 "Burnaby Pool Rooms Regulation By-Law 1967."

CARRIED UNANIMOUSLY

Alderman McLean inquired if a date had been set for Council to meet to discuss problems related to Community Plan Area "G".

His Worship, Mayor Constable, advised that he was recommending that a special meeting of Council be held on Wednesday, December 4, 1974, at 4:00 P.M. to discuss Community Plan Area "G" and that the meeting would be open to the public.

Alderman Lawson inquired of the members of the Parks and Recreation Commission if there was any problem with the Central Park Committee and the overpass to Central Park.

Alderman Stusiak advised there was no longer a problem in this regard.

Alderman Lawson inquired if the Mayor had any further information on who the other members of the Greater Vancouver Regional District are who will be touring the oil refineries.

Mayor Constable advised that he had not been advised of who the other members were. Mayor Constable advised that the purpose of the tour was to gain first hand information on prospective refinery sites so that the Greater Vancouver Regional District would be in a position to discuss this matter with the Provincial Government should the need arise. In response to a query from Alderman Lawson, Mayor Constable advised that the proposed tour had nothing whatsoever to do with the Burrard Inlet Study which is presently underway. Mayor Constable also pointed out that the tour would be restricted to the Lower Mainland.

R E P O R T S

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 78, 1974, on the matters listed below as Items (1) to (25) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Use of the Municipal Incinerator to Dispose of Animal Carcasses That Are Received from the City of New Westminster

It was recommended that:

- (a) Council declare the City of New Westminster an approved agency for disposal of animal carcasses that are put down by the New Westminster Animal Shelter by cremation in the Municipality's incinerator;
- (b) disposal of carcasses be limited to those originating only from New Westminster's Animal Shelter;
- (c) the use of the Municipal Incinerator for cremation of carcasses from New Westminster be reviewed annually.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (2) Letter Dated November 12, 1974, from The Honourable James G. Lorimer, Minister of Municipal Affairs - Big Bend Dyking

This item was dealt with previously in the meeting as Item 4(a) under Correspondence and Petitions.

- (3) Traffic Delays at the Sperling Avenue, Douglas Road, and Cariboo Road Railway Crossings

At the October 28, 1974 meeting of Council, it was mentioned that approximately 85% of the trains that utilize the Burlington Northern tracks through Burnaby are operated by the Canadian National Railway. It was suggested that the Municipality's efforts to alleviate the traffic problems that frequently occur at the level crossings at Sperling Avenue, Douglas Road and Cariboo Road should therefore be directed to the Canadian National Railway as principal user of the tracks, and to Burlington Northern Railway as owner of the tracks. It was understood that staff would look into this matter and report accordingly.

Mr. D. H. Burns, Superintendent for Burlington Northern, in a letter dated November 11, 1974 to the Municipal Manager, confirmed that approximately 85% of the trains that use the subject crossings are operated by Canadian National, and approximately 15% by Burlington Northern. Mr. Burns in his correspondence also pointed out that the company that operates the train is "generally" responsible and should be held accountable for movement and related delays that may occur; responsibility in this regard apparently does not as a general rule lie with the company that owns the track (Mr. Burns does not elaborate on what is meant by the word "generally").

Council will also be interested in knowing that Mr. Burns in a letter dated October 29, 1974 to the Manager describes in detail the manner in which a Burlington Northern train on October 15, 1974 during a pick-up prevented three Canadian National trains from getting by, and how this occurrence caused a 45 minute traffic delay at the Sperling Avenue crossing. Mr. Burns in this regard advised that:

"We do have instructions out to our crews that when they cannot proceed further, they are to clear crossings that they have blocked. By copy of this letter to the C.N. Operations Manager, I know that he will take up the matter with the respective crews.

You may be interested to know that we are presently working with the Canadian National on a series of improvements in this entire area that, among other things, will permit trains to pick-up at New Westminster and clear the main line while they are doing so. This should avoid the domino effect that the present trackage structure produces at certain times."

Mr. Burns also pointed out that in his opinion, "The only realistic solution is to establish overpasses or underpasses with respect to crossing at grade."

In the future, the Canadian National Railway will be included in the referral of all problems concerning delays and the backup of traffic at the three subject crossings.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"That His Worship, Mayor Constable, be requested to personally contact the appropriate officers of the Burlington Northern Railway and the Canadian National Railway in an effort to alleviate or overcome the problems presently being encountered at the level crossings at Douglas Road, Sperling Avenue, and Cariboo Road."

CARRIED UNANIMOUSLY

Alderman Gunn requested information on the present status of the report on the Sperling Avenue overpass and if Staff was under direction with regards to a study of the Douglas Road crossing of the Burlington Northern tracks.

His Worship, Mayor Constable, stated that it was his understanding that the Sperling Avenue report would be presented to Council within one or two weeks. He did not think that Staff was under direction insofar as a crossing at Douglas Road was concerned.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That Staff be directed to bring forward a report on a crossing of the Burlington Northern tracks at Douglas Road."

CARRIED

AGAINST: ALDERMAN MERCIER

(4) Request to Commence Negotiations for Lease of Space
Burnaby Public Library

It would appear that the additional office space and warehouse space that is requested by the Library would have to be acquired at a location that is some distance removed from Thunderbird Crescent (the existing facility is completely utilized and cannot be expanded to accommodate additional needs.) Although separate sites would not be ideally desirable the Chief Librarian advises that the major divisions of work can be geographically separated without diminishing the overall effectiveness of the organization.

The long range plan is to consider the consolidation of all functions in one facility when the existing lease at Thunderbird Crescent, and the lease that is proposed, expire in May, 1976.

It was recommended that:

- (a) Council approve in principle the subject leasehold arrangement;
- (b) the Land Agent be authorized to commence negotiations for the lease of office and warehouse space as outlined in the report received;
- (c) a copy of this report be sent to the Burnaby Library Board.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(5) Student Temporary Employment Program - "Step '74"

The "Step '74" project was obviously a very successful program as far as we were concerned. It is the kind of a program that we can support and would be prepared to recommend participation in in the future. The Government is to be commended for this program as it is quite obviously a very good one, when one looks at all the programs that are available.

We feel that the Government should be encouraged to continue the program for 1975.

It was recommended that:

- (a) a copy of this report be forwarded to the Department of Labour;
- (b) the Province be requested to continue "STEP" for 1975.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(6) Rental Agencies

It was recommended that:

- (a) a by-law for the control of fees that can be charged by rental agencies for services rendered be brought forward;
- (b) any requests for business licences from rental agencies be held in abeyance until such time that a by-law is considered by Council.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

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

FOR: MAYOR CONSTABLE, ALDERMEN AST, GUNN

AGAINST: ALDERMEN LAWSON, LEWARNE, MERCIER, STUSIAK, EMMOTT AND MCLEAN.

MOTION LOST.

(7) Contract #7418 - Storm Sewers 1974, Part IV

It was recommended that the lowest tender in the amount of \$223,891.28 submitted by Arthon Construction Limited be accepted with final payment to be based on actual quantities and the unit prices tendered.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(8) Engineer's Special Estimates

It was recommended that Council approve the Special Estimates of Work of the Municipal Engineer in the total amount of \$286,000.00 as detailed in the report.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(9) Rezoning Reference #38/74 - 6460 Roberts Street
Amendment To Approved CD Plan

On October 15, 1974, the Department of Highways notified the Planning Department in writing that it was prepared to modify its parking norms for offices in the Central Administrative Area from 1 stall per 300 square feet gross to 1 stall per 400 square feet gross to bring their standards more realistically in line with the Burnaby minimum By-Law parking requirements.

The applicant has requested that the CD plans for this site be amended to reflect the recently permitted reduction in parking by the Department of Highways. This approach is supported by the Planning Department as a ratio of 1,400, is in excess of By-Law standards, and is adequate to accommodate the usual amount of parking associated with multi-tenant office buildings such as these.

It was recommended that:

- (a) Council receive the report of the Planning Department for the proposed by-law amendment and that the proposed amendments be forwarded to a Public Hearing on December 17, 1974;
- (b) a submission of a suitable plan of development be made a prerequisite to the Rezoning By-law.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(10) Letter dated November 5, 1974, from Mr. and Mrs. S. Hatcher and Mr. and Mrs. G. Constable
Pedestrian Access to Parker Street via Private Properties

This item was dealt with previously in the meeting as Item 4(d) under Correspondence and Petitions.

(11) Road Closure South of Cameron Street and West of Bartlett Court

It was recommended that:

- (a) Council authorize the introduction of a Road Closing By-Law as outlined in the report of the Director of Planning;
- (b) Council authorize the Engineering Department to prepare the survey plans required to effect the road closure and site consolidation.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(12) Proposed Sale of Municipal Lots 73, 74 and 75, D.L. 117, Plan 45296

It was recommended that the Land Agent be authorized to negotiate the sale of the subject properties across the counter on a "first come, first served" basis at no less than the appraised values of the lots as noted in the report received."

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST: ALDERMAN LEWARNE

It was agreed that "For Sale" signs should be posted on the subject properties to indicate they are for sale with instructions to contact the Municipal Land Agent for particulars.

(13) 1974 Annual Election - Results and Proclamation

The Municipal Manager presented a report by the Returning Officer indicating the results of the votes cast for each candidate and the proclamation of the persons having the highest number of votes for the said offices.

(14) 1974 Annual Election - Candidates Poll by Poll Results

The Municipal Manager presented a report by the Returning Officer indicating the Poll by Poll results for each candidate for the offices of Aldermen and School Trustees.

(15) 1974 Annual Election - Elector Turnout

The Municipal Manager presented a report by the Returning Officer indicating the respective Polling Places, the rejected and valid Section 80A ballot envelopes, the number of electors who were on the List of Electors and voted at each Polling Place, the total number of electors who received ballots at each Polling Place and the total overall totals and percentages.

(16) 1974 Annual Election - Mobile Polls

The Municipal Manager presented a report by the Returning Officer concerning the operation of the three mobile polls which were established for the 1974 Annual Election. All Deputy Returning Officers reported that the residents of these facilities were most pleased at being afforded an opportunity to vote but advised that they would have appreciated receiving literature and visits from the candidates.

(17) 1974 Annual Election - Comparison with 1972 and 1973

The Municipal Manager presented a report by the Returning Officer which contained a comparison statement for 1972, 1973 and 1974 Annual Elections showing thereon the respective Polling Places, the registered voters, the number of persons who voted and the percentage of voters, together with the grand totals and the overall average percentages.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That Items 13 to 17, Municipal Manager's Report No. 78, 1974, as outlined above be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That Items 13 to 17 inclusive, Municipal Manager's Report No. 78, 1974 be referred to the Election Procedures Committee for study."

CARRIED UNANIMOUSLY

- (18) Letter dated November 17, 1974 from Miss Patricia Knight
410 North Hythe Avenue
1974 Enumeration

This item was dealt with previously in the meeting as Item 4(b) under Correspondence and Petitions.

- (19) Apartment Study Review - Report No. 2
An Analysis of the Types and Densities of Apartment Accommodation Being Provided in Relation to the Variety of Housing Available to the Residents of the Municipality.

It was recommended that the proposals and projections outlined in Sections "F" (Future Population Growth and Housing Needs) and "G" (Projected Distribution of Units by Housing Types) of the Director of Planning's Report be adopted by Council as the basis for the preparation of Report No. 3, which will include an examination of the various apartment areas and provide guidelines for future housing development in the Municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

"That this subject be referred to the Advisory Planning Commission for study and subsequent report."

CARRIED UNANIMOUSLY

- (20) Municipal Hall Renovations
Interim Progress Report
Fabco Temporary Office Accommodation

It was recommended that:

- (a) a Lease Agreement be executed between The Corporation of the District of Burnaby and Fabco Industries Limited for the number of office units described in the Project Co-ordinators Report or the equivalent thereof;
- (b) lease charges and temporary moving charges for departments be incorporated within the project budget with no increase to the overall approved budget;
- (c) the temporary office complex be sited at the north edge of the staff parking lot and the grassed area beyond.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (21) 1975 Provisional Budget

An amount of \$252,000.00 has been included in the Parks and Recreation Budget for work on the rowing course in Burnaby Lake. The Commission feels that this expenditure cannot be justified on the present information available and is reluctant to undertake the project as a normal function of the Parks and Recreation Budget. However, if after due consideration it is deemed necessary to perform this work then it is agreed that it should be performed under the auspices of the Parks and Recreation Commission and the amount would then have to be included in the Commission's Capital Budget in addition to the normal Parks and Recreation Projects.

It was recommended that the present Council received this information and refer it to the 1975 Council for its information when considering the 1975 Annual Budget.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED

AGAINST: ALDERMAN MERCIER

(22) Lease from Crown Provincial to Burnaby of Lots 5096 and 5097,
Group 1, N.W.D. Comprising Burnaby Lake

Council on August 6, 1974, tabled Item 38, Municipal Manager's Report No. 53, 1974, on the above subject with the understanding that the Mayor would confer with the three Burnaby Members of the Legislative Assembly in an effort to enlist their support in getting the subject area permanently dedicated for park purposes.

Mr. R. C. Watt, Director of Lands with the Provincial Department of Lands, Forest, and Water Resources, on October 25th, advised the Land Agent by telephone that time for the execution of the lease document has been extended to November 25, 1974, and that another extension would probably be granted if the Municipality required additional time for the finalization of this matter.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, reported on the results of his negotiations with the Provincial Government on this subject. The Mayor had come to the conclusion that there was very little hope of obtaining a longer lease than the twenty years that had been offered by the Government and recommended that consideration be given to signing the lease at this time.

With regard to the dedication of the property under consideration for park purposes, the Mayor advised that the Provincial authorities were not convinced that such a dedication was either necessary or desirable because a body of water was all that was involved. The Mayor stated that the Province was, however, willing to give this matter of park dedication further consideration.

Following the ensuing discussion, His Worship, the Mayor, suggested that the matter be referred back to him to pursue the question of the lease and the dedication for park purposes further.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"That this matter of the lease and the dedication for park purposes of Burnaby Lake be referred back to the Mayor for further consultation with Provincial authorities in an attempt to arrive at a solution to this problem that will be satisfactory to the Municipality."

CARRIED UNANIMOUSLY

The Council recessed at 9:00 P.M.

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

(23) Traffic Noise in the Vicinity of Rezoning Reference #47/74
Community Plan Area "H"
Letter from Mrs. Anita Morris that Appeared on the November 12, 1974
Council Agenda

In view of the proposed use of land situated within Community Plan Area "H" and the fact that ambient or background noise could influence the type and extent of development and the noise impact on persons residing within the development, a noise survey was conducted by the Health Department in February, 1973. The purpose of the survey was to familiarize the Planning Department with an approximation of the existing ambient or background noise.

It is to be noted that the Burnaby Noise or Sound Abatement Bylaw sets forth standards of noise emission for moving vehicular traffic, and also, standards for areas zoned as residential, commercial or industrial. These standards are enforced independently of each other, i.e., the noise emanating from industrial, commercial or residential sources is measured at property lines and must be contained within the maximum allowable limits as set forth in the Bylaw requirements, & vehicular noise is measured at a distance not less than twenty feet from the motor vehicle exhaust pipe opening and must be contained within the established limits as set forth in the Bylaw.

An exception to the foregoing would be stationary vehicular equipment such as bulldozers, trucks or cars that must comply with the zoned standard requirements.

The control of noise emissions will depend to a large extent on the effective enforcement of the standards contained within the entire Noise or Sound Abatement Bylaw, and in this particular development, if proceeded with, the incorporation of built-in noise reduction controls.

There is no doubt that the noise study has had an effect on the overall development of the subject proposal.

It was recommended that a copy of this report be sent to Mrs. Anita Morris.

ALDERMAN STUSIAK ABSENTED HIMSELF FROM THE COUNCIL CHAMBER.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

ALDERMAN STUSIAK RETURNED TO THE COUNCIL CHAMBER.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That the Director of Planning be directed to bring forward a report on methods of providing adequate protection from noise pollution for prospective residents in this particular development."

FOR: ALDERMEN LAWSON AND GUNN

AGAINST: MAYOR CONSTABLE, ALDERMEN LEWARNE, AST, MERCIER, STUSIAK, EMMOTT AND MCLEAN

MOTION LOST.

(24) "Information Burnaby" Newsletter

The Municipal Manager presented the first edition of the "Information Burnaby" Newsletter which has been produced later than expected due to staff changes and pressure of work. This edition will be distributed in the mail on December 2, 1974.

The editor is Mrs. Juliet McLaren of the Burnaby Public Library and each Department in the Municipal Hall has named a liaison person to work with her in supplying and writing articles for the newsletter. We are pleased with the first efforts and are aiming at producing four editions per year. The next edition will be produced some time in the latter part of January and it will focus its attention on the listing of the members of Council, the membership of the Committees of Council, the Municipal appointments to the various boards and commissions, and the department and sub-department heads in the Municipal Hall.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"That the Information Burnaby Committee be requested to investigate the adviseability and feasibility of consolidating all newsletters currently published by various Municipal Departments in a single newsletter and that a report on this subject be subsequently submitted to Council."

CARRIED UNANIMOUSLY

(25) 1974 Recast Budget
1975 Provisional Budget

The Municipal Manager presented the 1974 Recast Budget and 1975 Provisional Budget.

It was recommended that:

- (a) the 1974 Recast Budget be received, approved and the necessary By-Law be brought forward;
- (b) a "revolving" reserve for financing capital work be established by using \$1,400,000 of the anticipated 1974 operating surplus for this purpose;
- (c) any other surplus for the 1974 year in excess of \$1,400,000 be retained in the general fund for use as working capital;
- (d) the 1974 Provisional Budget be amended to include the provision of \$70,000 for services by the British Columbia Assessment Authority, Burnaby office, in the preparation of business tax and local improvement assessment rolls and for other services over and above the statutory duties of the Authority;
- (e) that the 1975 Provisional Budget as presented be received, considered, approved and recommended to the 1974 Municipal Council.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"That recommendation (d) aforementioned be amended by the addition of the following:

- (1) that all increases to permanent staff be deferred pending approval of the Annual Budget unless otherwise authorized by Council;
- (2) that an amount be included in the Provisional Budget for an increase in Council indemnities effective January 1, 1975, to the following levels:

Alderman - \$ 6,000.00 per annum
Mayor - \$26,000.00 per annum

- (3) an additional amount be included in the Provisional Budget equal to 4% of the Mayor's indemnity to provide for super-annuation benefits for the Mayor only.

Alderman Stusiak pointed out that recommendation (e) aforementioned would then require amendment to incorporate the proposed changes.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN GUNN:

"That further consideration of the 1974 Recast Budget and the 1975 Provisional Budget be tabled for two weeks to permit detailed study by individual members of Council."

FOR: ALDERMEN MERCIER, GUNN, AST, LEWARNE
AGAINST: MAYOR CONSTABLE, ALDERMEN LAWSON,
STUSIAK, MCLEAN AND EMMOTT

MOTION LOST.

It was then agreed that the recommendations of the Municipal Manager would be considered separately.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"That further consideration if Item (a) of the Municipal Manager's recommendations concerning the 1974 Recast Budget be tabled for one week to permit further study by individual Council members.

CARRIED

AGAINST: ALDERMAN STUSIAK

It was agreed that the foregoing tabling motion effectively blocked further discussion of the remainder of the Municipal Manager's recommendations at this time and that further consideration should be deferred for one week also.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY