

September 30, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, September 30, 1974, at 7:00 P.M.

PRESENT:

Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
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

ABSENT:

Alderman A. H. Emmott

STAFF:

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

The Minutes of the Public Hearing and of the Council meeting held on September 23, 1974, were brought forward for adoption.

Alderman Gunn stated that the Minute covering Item No. 18, Municipal Manager's Report No. 61/74 on Page 17 of the Minutes of the Council Meeting held on September 23, 1974, appeared to be in error.

This item should read as follows:

- (18) Request to Cancel the Tender on Lot 297, D.L.'s 86/91,
Plan 46431 (Woods)

It was recommended that:

- (a) the bid from Mr. Stan Woods for the subject lot in the amount of \$42,200.00 be cancelled and the deposit refunded;
- (b) Lot 297 be offered for sale together with the seven unsold lots in D.L.'s 86/91 with negotiations for sale to proceed as recommended in Item 10, Municipal Manager's Report No. 61, 1974.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"That the recommendations of the Municipal Manager be adopted and that Lot 297 be offered for sale on the same basis as the other seven unsold lots as authorized by Council previously in these Minutes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That Staff prepare a report on the advisability of establishing a penalty clause in cases where a potential purchaser of Municipal property subsequently applies to have his or her tender cancelled."

CARRIED

AGAINST: Aldermen Ast, Gunn.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That the Minutes of the Council meeting of September 23, 1974, as amended, and the Minutes of the Public Hearing of September 23, 1974, be now adopted."

CARRIED UNANIMOUSLY

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

His Worship, Mayor Constable, proclaimed the month of October, 1974, as "International Toastmistress Month" in Burnaby.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. Orest Moysiuk, Director, Burnaby Branch of Canadian Scientific Pollution and Environmental Control Society, re: Limits on Density and Heights of High Rise Developments and Maximum Population.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Moysiuk then addressed Council and read a prepared three page brief dated September 30, 1974 which advised therein that he would like to present the view of Burnaby S.P.E.C. regarding Burnaby's maximum population patterns; regarding density restrictions of high-rise buildings. Briefly, Burnaby S.P.E.C. proposes the following:

- (a) a limit of eight to ten storeys on high rise buildings;
- (b) a density restriction of 100 to 120 person per acre maximum for residential high-rise buildings;
- (c) a maximum population for Burnaby of between 150,000 and 200,000 people.

Mr. Moysiuk stated that his Society had arrived at the figure of 150,000 to 200,000 people with the help of a survey amongst all candidates which had been conducted immediately prior to the Burnaby Municipal Elections of November 1973.

Mr. Moysiuk pointed out that some of the reasons behind Burnaby S.P.E.C.'s decision to request restrictions on high-rise buildings were fire protection, human factors, aesthetics, scenic easement, housing for our children, slowing the rate of growth, and urban sprawl. Mr. Moysiuk elaborated on each of the above points.

Mr. Moysiuk concluded his remarks by urging Council to opt for low high-rises (8 to 10 storeys) and low population densities (maximum 100 to 120 people per acre). In addition, a maximum population of 150,000 to 200,000 persons should be aimed at with no increase in the acreage set aside for industrial and commercial purposes.

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That "Burnaby Zoning By-Law 1965, Amendment By-Law No. 53, 1974" (#6537) 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:

REZONING REFERENCE NO. 40/74

Lots 9, 10, 11, and 12, Blocks 23 and 24, D.L. 32, Plan 1444

5007/19/31/43 Newton Street

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

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

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. 53, 1974 (#6537) be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 10, 1974" (#6550)

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 11, 1974" (#6551)

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT BY-LAW 1974" (#6552)

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 LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"That:

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 10, 1974" (#6550)

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 11, 1974" (#6551)

"BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT BY-LAW 1974" (#6552)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

"BURNABY EXPROPRIATION BY-LAW NO. 2, 1974" (#6541)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 8, 1974" (#6542)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 9, 1974" (#6543)

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

CARRIED

ALDERMAN MERCIER AGAINST BY-LAW
#6541

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 correspondence and petitions be received and those items of the Municipal Manager's Report No. 63, 1974, which relate thereto be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

Mr. W. P. Wright, Assessment Commissioner, British Columbia Assessment Authority wrote to advise that there is an urgent need for the Authority to engage the service of a person experienced in work consistent with the position of Executive Secretary and invited the Municipality to offer the services of personnel whom are deemed capable of assisting the Authority during the period of transition. The Authority will assume responsibility for current salaries, living and travel expenses.

Item 6, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

It was recommended that the British Columbia Assessment Authority be advised that Burnaby does not have any key personnel available for administrative posts within the Authority that need to be filled during the transition period.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

D.R. Coell & Associates Inc., Real Estate Appraisers and Property Negotiators, 1020 West Burnside Road, Victoria, B. C. wrote to inquire if Council would permit the Assessment Department to continue in its present location, at least for the time being on a month to month rental agreement to include the use of office furniture and equipment.

If Council is agreeable to this proposal, D.R. Coell & Associates Inc., will ask Mr. N. J. Goode, Municipal Assessor, for an estimate of fair rental value which they will review and present to the Assessment Authority for their approval. Upon receiving their approval the rental proposal will be presented to the Municipal Manager for consideration. If Council concurs with the rental value, a rental agreement will be drawn up for execution by both parties.

Item 19, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

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It was recommended that:

- (a) With respect to the procedure to be followed in determining the fair rental value, the appropriate Provincial authority negotiate directly with the Land Agent. When mutual agreement on a rate is reached, the Land Agent would obtain the Municipal Manager's concurrence and the matter would be referred to Council for consideration;
- (b) Reimbursement for the Assessment Department's use of office space in the Municipal Hall be made on the basis of a month-to-month rental agreement to include the use of office furniture and equipment, with the understanding that the rental will be formalized with a lease;
- (c) The procedure outlined in the report be followed in establishing a fair rental value;
- (d) A copy of this report be sent to D.R. Coell and Associates Inc.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Mr. W. T. Lane, Chairman, British Columbia Land Commission submitted a letter concerning the Registration of Leaseholds pursuant to Section 106 of the Land Registry Act by an Explanatory Plan.

Item 15, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

It was recommended that Council endorse the principle of permitting the registration of leaseholds pursuant to Section 106 of the Land Registry by an Explanatory Plan subject to the approval of the Municipal Approving Officer and that a copy of this report be forwarded to the British Columbia Land Commission.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Captain G.A. Roden, Commanding Officer, 759 "Eagle" Squadron, Royal Canadian Air Cadets, submitted a letter requesting permission to hold a fund raising and recruiting Tag Day on Saturday, October 12, 1974, between the hours of 9:00 A.M. and 5:00 P.M. in the North Burnaby area.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That permission be granted to 759 "Eagle" Squadron to hold their campaign as outlined in the letter received."

CARRIED UNANIMOUSLY

Mr. Ken Cole, Secretary, Kiwanis Club of North Burnaby, submitted a letter requesting permission to carry out the Club's Annual Hallowe'en Pumpkin Sale on the streets of Burnaby from October 20th to October 31, 1974. It was further requested that permission be granted to park a semi-trailer in the 400 block Ingleton Avenue, to be situated north of the lane, immediately south of Hastings Street.

Item 25 of the Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

It was recommended that the request of the Kiwanis Club of North Burnaby be approved subject to the condition that the Club proceed in a manner that will not block the sidewalks that are being used by the public, and that the Club will replace the existing barricade at the lane, and also that sales from streets will be conducted only from sidewalks and only on streets which are commercially zoned.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Mr. P. J. Cairns, Municipal Clerk, The Corporation of Delta submitted a letter in which he advised that Delta Council was soliciting the support of Burnaby Council to a Delta request that the British Columbia Land Commission extend the Agricultural Land Reserves to include Provincial Government Holdings in the Tilbury Island area as well as other adjacent privately owned parcels. Support for the following items was requested by Delta by writing to the Honourable Gary Lauk, the Honourable Dave Stupich, and to the local M.L.A.:

- (a) That the Provincial Government be subject to the same regulations which govern private land use;
- (b) That the land presently owned by the Provincial Government in Delta intended for industrial use be turned over to the British Columbia Land Commission to be leased back to Delta farmers;
- (c) That, should the Provincial Government need industrial land in the Tilbury Island area, they utilize Tilbury Island proper and the lands east of Tilbury Island already unfit for farming.

Item 23, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

The Planning Department reported that while that Department does support the principle that the Provincial Government should be subject to the same regulations which govern private land use, it is not possible to provide recommendations on specific land use questions within the Municipality of Delta. The preparation of recommendations relating to this request for support would necessitate a full appreciation of the local conditions and variables affecting this question.

The Municipal Manager recommended that:

- (a) Council endorse the principle that the Provincial Government should be subject to the same regulations which govern private land use;
- (b) the Provincial Ministers concerned be advised accordingly;
- (c) a copy of this report be sent to Mr. P. J. Cairns, Municipal Clerk, The Corporation of Delta.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mr. and Mrs. C. W. Hamilton, 6040 Buchanan Street, and others, submitted a petition protesting the method in which curb sidewalks had been installed in the 6000 block Buchanan Street. The petitioners were of the opinion that the sidewalks had been constructed too high and this would aggravate a drainage problem which already existed prior to the installation of the sidewalks.

Item 14, Municipal Manager's Report No. 63, 1974 was brought forward for consideration at this time.

It was recommended that:

- (a) boulevard type catch basins be installed where the existing ground slope indicates that surface drainage will collect behind the new sidewalks as a result of the street improvement project;

(b) the petitioners be sent a copy of this report.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mr. H. Pedersen, 6131/33 Marine Drive wrote to request permission to proceed with the construction of a third dwelling unit in a legal duplex at the foregoing address. Mr. Pedersen noted that a Provincial Government Mortgage had already been approved for this project pending the issue of a building permit and that a problem of zoning seems to be the chief cause of the delay. In view of the acute housing shortage, Mr. Pedersen considered that it would be in Council's interest as well as his own to have this project approved.

Item 26, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

The Planning Department reported that the property on which the existing six year old duplex is situated is within an R5 zone, permitting up to two-family dwelling use. The zoning does not permit multiple family use (three or more dwelling units). Consequently, Mr. Pedersen's permit application was not approved by the Building Department.

As Council is aware, a study on housing conversion is currently in preparation by the Planning Department and the interim report on this topic is to be submitted in mid-November. It is of course possible that, arising from the conclusions of that study, changes in the regulations governing housing density in various parts of the Municipality will come about. In Mr. Pedersen's case for the meantime, however, the R5 regulations apply, and a three-unit dwelling would be illegal.

For Council's information, Mr. Pedersen has been placed in this position of receiving certain conditional assurances from the Department of Housing without having previously cleared matters with Municipal zoning and building requirements as a result of an unintentional slip-up in handling procedures in the Department of Housing's office. Normally, under the conversion loan sequence adopted by the administrators of the Program the Provincial Department expects to have submitted evidence of Municipal acceptance in principle for a proposed conversion prior to issuing conditional loan approval.

It was recommended that:

(a) Mr. Pedersen be sent a copy of the report;

(b) Mr. F. Berg, Department of Housing, Room 202, 5481 Kingsway, Burnaby be sent a copy of the report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED

AGAINST -- ALDERMEN GUNN, STUSIAK

Mrs. B. Murphy, Secretary, Sullivan Heights Ratepayers Association submitted a letter concerning the effects of high-rise construction and high-densities in the Sullivan Heights area. This correspondence was received for information.

Mrs. M. Brophy, Campbell & Associates Limited, 7271 Halifax Street submitted an Appraisal Report prepared by Collingwood, Sherman Appraisals Limited, on Lot "C", D.L. 138, Plan 12221 (7461 Aubrey Street).

Item 27, Municipal Manager's Report No. 63, 1974, was brought forward for consideration at this time.

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It was recommended that the letter and appraisal from Mrs. Brophy be referred to the Land Agent.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, advised that he was returning Item 1, Municipal Manager's Report No. 61, 1974, concerning the Appointment of a Municipal Officer to serve as a Liaison with the Office of the Provincial Rentalsman to Council at this time for reconsideration. Mayor Constable noted that Council had been unable to arrive at a majority decision on this subject at the Council meeting of September 23, 1974. The recommendation of the Municipal Manager in his Report Item No. 1, Municipal Manager's Report No. 61, 1974 was as follows:

"That the Chief Public Health Inspector be authorized to serve as the Municipality's contact with the Office of the Provincial Rentalsman for inspections on such matters as building, sanitary, electrical, health and fire prevention standards which are clearly within the area of Municipal jurisdiction, on the understanding that the services will be provided if staff is available and that the Provincial Government will reimburse the Municipality for all costs that are incurred in this regard."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendations of the Municipal Manager in this matter be amended by deleting therefrom the words 'and that the Provincial Government will reimburse the Municipality for all costs that are incurred in this regard'."

CARRIED

AGAINST -- Mayor Constable, Aldermen
Ast, Gunn.

The original motion as amended was then voted on and CARRIED UNANIMOUSLY.

His Worship, Mayor Constable noted that the Court of Revision for the List of Electors was scheduled to sit in the Council Chamber on Tuesday, October 1, 1974, and that neither he or the Acting-Mayor, Alderman Emmott, would be able to attend. Mayor Constable recommended that Alderman Stusiak be appointed as Acting-Mayor for purposes of the Court of Revision for the List of Electors.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

ENQUIRIES

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That the following motion which was moved by Alderman Gunn and seconded by Alderman McLean which was tabled by Council on July 22, 1974, be now lifted from the table:

WHEREAS studies on density show an upper density allowable of 100 to 120 persons per acre depending on social amenities, location, etc., as acceptable density;

AND WHEREAS recently approved RM5 developments in Burnaby, e.g., Central Park Place, have a density of 200 to 250 persons per acre with a corresponding floor area ratio of 2.2.;

AND WHEREAS High-Rise buildings result in higher crime rates, unresolved safety problems re fire protection and people removal, loneliness of apartment dwellers, poor child environment, blockage of views, etc.;

AND WHEREAS there is great concern expressed by many citizens of Burnaby at almost every Public Hearing on the density of High-Rise developments and the height of these developments;

BE IT THEREFORE RESOLVED that the Burnaby Council limit the height of High-Rise buildings to 12 storeys and lower the maximum floor area ratio to 1.1 to bring the maximum densities down to 100 to 120 person per acre. These recommendations would combine the RM4 and RM5 zonings into one."

Alderman Lawson then spoke to this motion and stated that in her opinion the allegations concerning problems related to High-Rise development as set forth by Alderman Gunn in his remarks supporting the motion should be more closely related to Burnaby itself. Alderman Lawson considered that the problems faced in other jurisdictions would not necessarily apply in Burnaby and that this could only be determined by the submission of a report by the Director of Planning which would attempt to correlate the problems outlined by Alderman Gunn with the anticipated problems that may face Burnaby in the foreseeable future with regard to High-Rise development. Alderman Lawson further considered that an answer to the problem of alleged loneliness of High-Rise dwellers could only be determined by an actual survey of existing developments in the Municipality. Alderman Lawson further noted that if the Director of Planning's report raises any doubt as to Council's present direction then it would be necessary for Council to reconsider or review Council's present policy concerning controlled growth.

Alderman McLean noted that he had seconded Alderman Gunn's motion but that he would not be adverse to having the matter referred for the type of report suggested by Alderman Lawson.

Mayor Constable noted that he had spoken against Alderman Gunn's motion when originally presented and would do so again this evening if the motion were to be put to a vote. The Mayor stated that he would certainly support the request for a further study to provide answers to some of the questions that have been posed.

Alderman Gunn pointed out that his motion was not to be construed as an anti-High-Rise motion and his contention was that the other jurisdictions mentioned had had problems with High-Rise development and that Burnaby should be prepared to benefit from the experience of others. The High-Rise development existing in Burnaby today cannot be taken as an indication of what may exist in ten years time. Alderman Gunn stated that he would not be opposed to the Director of Planning bringing forth a report on this subject and that he hoped that individual Council members would take time to do some independent research as he himself had done. Alderman Gunn expressed the wish that this report could be made available in a reasonable length of time in order that Council can come to grips with the problem and which would culminate in worthwhile amendments to the Burnaby Zoning By-Law.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the foregoing motion proposing to limit the height of High-Rise buildings and lower the maximum floor area ratios be referred to the Director of Planning for a comprehensive report on the points of concern and their relation to the future of High-Rise development within the Municipality."

CARRIED UNANIMOUSLY

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Alderman Lawson inquired as to the steps taken to publicize the Special Meeting of Council to be held in Cameron Street School on Wednesday, October 9, 1974 at 7:30 P.M. in reference to Community Plan Area "G".

Municipal Clerk advised that a Notice of the Meeting is to be mailed to all occupants of property between Gagliardi Way and North Road, north from the Lougheed Highway to Broadway. The Clerk further advised that advertisements would also be placed in the Vancouver Sun and the Vancouver Province in this regard.

Alderman Lawson requested a report on the alleged harassment of a family on 16th Avenue.

Municipal Manager replied that this situation was being closely monitored by the Royal Canadian Mounted Police but no one has been caught to date and nothing has been observed in the last while.

Alderman Lawson inquired as to the status of the expansion plans for the Burnaby General Hospital.

Mayor Constable speaking as a Director of the Greater Vancouver Regional District, outlined the history of hospital construction within the District since the plebiscite of 1969 at which time \$95,000,000.00 was approved for hospital construction over the ensuing six years. A program of priorities was drawn up and the Burnaby General Hospital was in that first group. However, there were other hospitals which were considered to have a higher priority than that of Burnaby. Earlier this year the Honourable Dennis Cocke, Minister of Health, had attended a meeting of the Burnaby Hospital Board which was also attended by Mayor Constable and Alderman Gunn. Following that meeting the Minister was requested to appear before the Executive Board of the Greater Vancouver Regional District. The Minister spoke at that meeting following which the Mayor made a motion to request of the Government that they lift the amount imposed by the referendum and vary that amount to \$135,000,000.00. This was subsequently done and that allowed the Executive Board to make a more rapid approach to the program. Burnaby's program was dealt with and was approved in principle by the Greater Vancouver Regional District and it was the Mayor's understanding at that time that the plans were already prepared and ready for early construction. Mayor Constable had then learned that the plans were not ready at all, that the only plans that were available were some plans, not working plans, of a hospital in the United States. Several months ago the Hospital Board engaged an architect, they obtained approval from the Greater Vancouver Regional District to go onto what is known as the "fast track" whereby they obtain a management consultant who is then responsible for the complete job. However, because plans were not available the G.V.R.D. had no amount to go by and it is still not known what the cost of that hospital is going to be. The original estimate of construction was in the neighbourhood of \$13,000,000.00 but latest estimates are getting into the \$36,000,000.00 range due to the inflationary spiral. It is extremely difficult, therefore, for the Greater Vancouver Regional District to tell Burnaby to proceed as there are no detailed drawings from which costs could be gathered from. The Mayor stated that, in his opinion, delays experienced to date could not be blamed on the Greater Vancouver Regional District.

The construction of the hospital, itself, subject to the cost estimates being correct, could start as early as March 1975.

Mayor Constable stated that he did not think there was anything this Council could do at the present time to expedite the construction of the extension to the Burnaby General Hospital.

Alderman Lewarne inquired if the Mayor was aware that ex-Reeve C. W. MacSorley was hospitalized.

Mayor Constable replied in the affirmative and stated that he had visited Mr. MacSorley in hospital very recently.

Alderman Lewarne noted that Mrs. C. N. O'Neill, long-time Secretary of the Family Division Committee, had recently resigned and would be moving to the Penticton area in September. Alderman Lewarne suggested that a letter of thanks and appreciation be sent to Mrs. O'Neill on behalf of Council for her contribution to the Community.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That a letter of appreciation on behalf of Council be sent to Mrs. C.N. O'Neill acknowledging her long service on the Burnaby Family Division Committee."

CARRIED UNANIMOUSLY

Alderman McLean requested a report on the ramifications of Bill 120 cited as the "Forensic Psychiatric Services Commission Act" and the possibility of the establishment of an additional Provincial Government Institution at the site of the Willingdon School for Girls.

Alderman McLean stated that in view of the letter received this evening from Burnaby Civic Employees' Local Union 23 advising that due to the high inflationary trends as of January 1, 1974 to August 31, 1974 they desire to reopen the agreement and request an interim increase of \$50.00 per month effective September 1, 1974, and in light of the Speech from the Throne this Council should consider requesting the Provincial and Federal Governments to conduct an immediate investigation into the profits of major food chains and distribution companies, such as General Foods. Alderman McLean was of the opinion that the huge profits being reported by such companies was one of the direct causes of wages falling behind the cost of living.

A motion to this effect made by Alderman McLean was not seconded.

Alderman Gunn again inquired as to when the report of the Director of Planning dealing with the priority on which the report on Housing would be considered by his Department would be available to Council.

Alderman Lawson replied that she had been concerned with the delay in getting a report both to the Housing Committee and to Council and had had a brief discussion with the Director of Planning in connection with this. The meeting was advised that the Director of Planning is very concerned with the load that Council has placed on his Department and is preparing for Alderman Lawson a very brief report on the various items and reports relating to housing. It would seem that there will have to be some changes as the Planning Department has a heavier load at this time than they are able to properly contend with. The Director of Planning stated that it was his understanding that Council did not support the idea that the Housing Study should be a top priority item and his Department was simply working on putting the program before the Housing Committee and at that time Council would have to decide whether they wished that program to have priority.

Alderman Gunn stated that it was his understanding that a report would be provided which would indicate whether the Housing Study should receive priority over other items already on the Planning Department's work schedule.

The Municipal Clerk was requested to check the wording of the original motion and to report thereon later in the meeting.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Municipal Manager submitted Report No. 63, 1974, on the matters listed below as Items (1) to (32) either providing the information shown or recommending the courses of action for the reasons given:

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- (1) Proposed Lane Truncation
N.W. Corner of Lot 2, Block 1, D.L. 116S½, Plan 1439
3721 East Georgia Street (Funaro)

It was recommended that:

- (a) authority be given to proceed to arbitration and to appoint Mr. James R. Insley, Barrister, as the nominee for the Municipality on the Arbitration Board;
- (b) an appraiser be retained;
- (c) negotiations for the acquisition of this truncation proceed.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Alderman Lewarne inquired as to whether the vehicles on the Funaro property had been removed. The Municipal Manager was requested to report thereon.

- (2) House Conversion Study - Progress Report

It was reported that the Interim Report on the Housing Conversion Study will set out a conversion policy and the in-depth report will substantiate and refine the conversion policy. The interim report will be completed by mid-November.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Alderman Stusiak considered that it would be advantageous if the plans of neighbouring municipalities on the subject of Housing Conversions could be made available to Council at the time the interim report is received.

- (3) Tenders - One 34,000 LB. G.V.W. Truck Complete With a Catch Basin Emptier

It was recommended that:

- (a) a purchase order be issued to A.R. Williams Machinery Western Limited for the supply of one Elgin "L" Catch Basin Emptier, installed for the sum of \$16,857.50, including applicable taxes;
- (b) a purchase order be issued to Vancouver Axle and Frame Limited for the sum of \$580.00 to cover necessary modifications to our truck #203;
- (c) tenders be called for the supply of a 1975 model truck chassis to replace truck #203.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That further consideration of the matter be tabled for one week to allow the Purchasing Agent to advise if other firms besides A.R. Williams Machinery Western Limited had been given the opportunity to bid on the Catch Basin Emptier alone."

CARRIED

AGAINST -- ALDERMAN GUNN

- (4) Leases for the Centennial Pavilion and Burnaby Mountain Golf Course Coffee Shop

It was recommended that:

- (a) the licence with the principals of S.G.A. Restaurants be changed

to two leases, one for the Centennial Pavilion and one for the Golf Course Coffee Shop;

- (b) a right of assignment of the Centennial Pavilion lease to S.G.A. Restaurants Mountain Ltd. and of the Golf Course Coffee Shop lease to S.G.A. Restaurants Course Ltd. be granted;
- (c) a right of assignment of the Centennial Pavilion lease to the Industrial Development Bank in the event of a default be granted;
- (d) the rent charged to the Lessees be left unchanged from the Agreement entered into on the 15th day of May, 1974, other than to allocate the rent in the first year to the Centennial Pavilion and in the second year through to the fifth year 25% to the Golf Course Coffee Shop and 75% to the Centennial Pavilion.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(5) Burnaby Public Library

Burnaby and New Westminster adopted a reciprocal agreement in November 1971. This has proven to be a truly reciprocal exchange of services in that approximately the same number of books are loaned on a reciprocal basis by each of the respective libraries, i.e. in 1973, Burnaby loaned slightly more than 20,000 books to residents from New Westminster, and New Westminster, on the other hand, loaned a similar number of books to persons residing in Burnaby.

On August 6, 1974, Council was advised that the Library Board had approved a reciprocal borrowing agreement with North Vancouver District Public Library.

A reciprocal agreement between Burnaby Public Library and the City of Vancouver Library is expected to become effective in April of next year.

The Burnaby Public Library Board at its regular meeting held September 5, 1974, gave formal approval that Burnaby Public Library extend its borrowing privileges to holders of valid library cards of the following libraries in a reciprocal agreement:

North Vancouver City Public Library
Port Moody Public Library
West Vancouver Public Library

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (6) Letter dated September 18, 1974, from Mr. W. P. Wright, Assessment Commissioner, British Columbia Assessment Authority

This item was dealt with previously in the meeting.

- (7) Truncation at Northwest Corner of Carson Street and Sussex Avenue, Lot 16, Block 8, D.L. 156, Plan 1653

The subject 5' x 5' truncation is required to contain curb returns for a proposed Local Improvement project on Carson Street.

The Land Agent has negotiated acquisition of the truncation for the sum of \$25.00 plus restoration of the property behind the curb return in a neat and tidy condition.

It was recommended that the subject truncation be purchased for \$25.00, subject to the condition that the property behind the curb be restored to an acceptable standard.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(8) Engineering Services for 1977 Local Improvement Program

It was recommended that an agreement for engineering services as stipulated in the Municipal Engineer's letter dated September 5, 1974, be entered into for Projects 1 and 2 with R. F. Binnie Limited, for the upset limits to their fees (excluding disbursements) as tabulated in the Engineer's report and contained in the letter of proposal from Mr. R. F. Binnie dated September 19, 1974, with fees to be based on the scale of minimum fees recommended by the Association of Professional Engineers of British Columbia.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(9) Burnaby Civic Employees' Local Union 23
Request to Open Agreements Covering the Outside Division,
Inside Division and Foremen's Division

Local 23 of the Burnaby Civic Employees Union has requested a meeting with the Municipal Negotiating representatives at the earliest date to discuss an interim increase of \$50.00 monthly, effective September 1, 1974.

This matter has been considered by the Labour Relations Department of the Greater Vancouver Regional District, which is our Negotiating representative, and it is the recommendation of that Department that the request for a \$50.00 increase should be refused, and that the Labour Relations Department be authorized to formally respond on our behalf.

It was recommended that:

- (a) the request of the Burnaby Civic Employees' Local Union No. 23 for a \$50.00 interim increase to be effective September 1, 1974, be refused;
- (b) that the Greater Vancouver Regional District Labour Relations Department, which bargains on our behalf, be asked to formally respond to the Union.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Alderman Stusiak requested that the Municipal Manager provide an estimate of the cost of the request of the Union if this request had been allowed.

(10) Second Supplementary Business Tax Assessment Roll

The Municipal Manager presented the Second Supplementary Business Tax Assessment Roll for the information of Council.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(11) Local Initiatives Program 1974/1975

It was recommended that the Municipal Treasurer be authorized to make application for Local Initiatives Program Grants as detailed in the report received by Council.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(12) Subdivision Patterns of Lands Adjacent to Canada Way

At the September 23, 1974 meeting of the Municipal Council, the question of subdivision requirements for properties adjacent to Canada Way was raised in conjunction with the subdivision between Morley Street and Hazelmere Street (Subdivision Reference #117/74). The Approving Officer was requested to submit a report on the matter relative to the depth of lots and provision for landscape buffers.

BACKGROUND

The majority of the lands abutting Canada Way have been subdivided in the past fronting onto Canada Way with access from the rear via a lane right-of-way. A subdivision guide plan was prepared in 1966 for those lands which were not subdivided. This plan provided for the creation of residential lots fronting on Canada Way with lane access in the same manner as the surrounding properties for portions of the undeveloped lands and where possible, provision was made for secondary access via new residential streets.

In the case of the properties between Morley Street and Hazelmere, the guide plan provided for secondary access via a new residential street with standard sized residential lots. No provision was made for landscaped buffers and over the past several years, tentative approval of subdivision had been issued on the basis of this guide plan for these properties.

EXISTING SITUATION

When determining the requirements for the properties between Morley Street and Hazelmere Street (Subdivision Reference #117/74), the Approving Officer was of the opinion that the subdivision configuration should reflect the established pattern documented on the subdivision guide plan for which Tentative Approval of Subdivision had been granted in 1970 and 1972 (see attached plan). A total of six lots are currently being created which would be adjacent to Canada Way, and it was felt that the requirement of deep lots with a landscape buffer in this instance would be inconsistent with the established historical pattern along Canada Way and with the previously granted tentative subdivision approvals on which investment decisions had been made.

It should be noted, however, that had the Planning Department prepared a subdivision guide plan for the area under recently adopted standards, provision would have been made for deeper residential lots and landscape buffers.

The foregoing is submitted for the information of Council.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Alderman Lawson indicated that she would like a report from the Municipal Manager on the question of snow removal on lane which provide the principal access to properties along Canada Way and in other localities where similar circumstances exist as the present policy of Council is to not clear lanes in time of snowfall.

(13) Lease for the Community Branch Library at the Crest Shopping Center

The Burnaby Public Library Board on September 5, 1974, approved in principle the renewal of the subject lease for a further two year period. The Chief Librarian as instructed by the Board subsequently conveyed this information to the Lands Department, and negotiations were commenced accordingly. Unfortunately, the new rates were not negotiated in sufficient time for referral to Council and the Board for prior approval. Ratification of the rates by both Council and the Board is therefore requested (although in the latter case, the Board Chairman upon being advised of the situation instructed that the renewal be executed on the basis of the rates that were negotiated). In any event, the matter has been diarized so that both Council and the Board will be given the opportunity to properly consider any further renegotiation that may take place.

It was recommended that:

- (a) the action of the Staff to renew the subject lease for two years at the rates noted in this report be ratified by Council;
- (b) a copy of this report be sent to the Burnaby Public Library Board for ratification.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That the Chief Librarian be requested to submit a report on the number of Burnaby Citizens that utilize the Community Branch Library at the Crest Shopping Centre and the per capita costs of operating this Branch Library."

CARRIED UNANIMOUSLY

- (14) Letter dated September 23, 1974, From Residents of 6020, 6030, 6040 and 6050 Buchanan Street - Water Drainage on Buchanan Street

This item was dealt with previously in the meeting.

- (15) Letter dated September 6, 1974, From Mr. W. T. Lane, British Columbia Land Commission - Registration of Leaseholds Pursuant to Section 106 of the Land Registry Act by an Explanatory Plan

This item was dealt with previously in the meeting.

- (16) Subdivision Reference #5/74 - Landscape Covenant

It was recommended that Council authorize the execution of the necessary restrictive covenant as outlined in the Director of Planning's report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(17) Rezoning Reference #47/74

**Government Street/Trans Canada Highway/Burlington Northern
Railway Right-of-Way - Cluster Housing**

Rezoning Reference #47/74

- (a) Parcel "D", Explanatory Plan 45380, Block 1, D.L. 12, Plan 3046
(9030 Government Street)
- (b) Part North of Highway Plan 24399, Block 8, D.L. 2, Plan 3044
(9256 Government Street)
- (c) Lot "A", S.D. 1 Part, Block 7, D. L. 2, Plan 9183
(9276 Government Street)
- (d) Lot "B", S.D. 1 Part, Block 7, D.L. 2, Plan 9183
(9306 Government Street)
- (e) Lot "C", S.D. 1 Part, Block 7, D.L. 2, Plan 9183
(9336 Government Street)
- (f) Lot "D", S.D. 1, Block 7, D.L. 2, Plan 9183
(9362 Government Street)
- (g) Lot E₂ of East 96.35 feet, Block 7, D.L. 2, Plan 3044
(9382 Government Street)
- (h) Lot 2 Part North of Highway, Plan 24399, Block 7, D.L. 2,
Plan 3044 (9275 Trans Canada Highway)

Located within a precinct bounded by Government Street to the North, the Keswick/
Government School site to the East, the Trans Canada Highway to the South, and
the Burlington Northern Railway Right-of-Way to the West.

FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

It was recommended that:

- (a) Council receive the report of the Planning Department and
direct that a rezoning By-Law be brought forward and that the
rezoning be advanced to a Public Hearing on October 22, 1974, and
that the following be established as prerequisites to the
completion of the rezoning.
 - 1. The submission of a suitable plan of development for Site A
and B1 in conformance with the Community Plan for the
16.45 acre overall site.
 - 2. The submission of an undertaking to remove all existing
improvements from the site within six months of the rezoning
being effected but not prior to third reading of the By-Law.
 - 3. The consolidation of the net project into one legal site.
 - 4. The granting of any necessary easements.
 - 5. The deposit of sufficient monies to cover the cost of all
services to serve the site.
 - 6. The installation of all electrical, telephone, and cable
servicing, and all other wiring underground throughout the
development.
 - 7. The dedication of any rights-of-way deemed necessary.
 - 8. The provision of a pedestrian overpass over the proposed
loop road.
 - 9. The provision of a public pedestrian walkway easement
through the site as indicated on the suitable plan of
development and the construction of a concrete walk to the
municipal standard.
 - 10. The deposit of a per unit levy to go towards the cost of
construction of the pedestrian underpass of Loughheed
Highway and the acquisition of the Keswick/Government
Park/School site.
 - 11. The dedication of a public park strip of 1.65 acres
within the western portion of the site.

12. The maintenance of as many existing mature trees as possible on the site.
13. The payment of full municipal taxes on any portion of the project to be retained under the ownership of the Provincial Government.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(18) 1974 Annual Election

It was recommended that:

- (a) Mr. James Hudson, #1008 - 4960 Sanders Street, Burnaby, B. C. be appointed Returning Officer for The Corporation of the District of Burnaby for the 1974 Annual Election;
- (b) Nominations for the 1974 Annual Election be held in the Burnaby Municipal Hall Council Chamber, 4949 Canada Way, Burnaby, B. C.
- (c) In case a Poll is required for the 1974 Annual Election, same be opened at the following places:

<u>DIVISION NUMBER</u>	<u>POLLING STATION</u>	<u>DIVISION NUMBER</u>	<u>POLLING STATION</u>
1. Gilmore School		17. Marlborough School	
2. Burnaby Heights Jr. Sec. School		18. Windsor School	
3. Capitol Hill School		19. Morley School	
4. Westridge School		20. Chaffey-Burke School	
6. Alpha Secondary School		21. Maywood School	
7. Brentwood Park School		22. Suncrest School	
8. Lochdale School		23. Nelson School	
9. Sperling School		24. Clinton School	
10. Lyndhurst School		25. Edmonds House, 7282 Kingsway	
11. Schou School		26. Stride Avenue School	
12. Cascade Heights School		27. Edmonds School	
13. Douglas Road School		28. Second Street School	
14. Burnaby Municipal Hall		29. Armstrong School	
15. Seaforth School		30. Riverway West School	
16. Inman School		31. Glenwood School	
		32. Riverside School	

- (d) Authority be granted to the Returning Officer to appoint his own Deputy Returning Officers.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (19) Letter dated September 12, 1974, from Mr. David R. Coell,
D.R. Coell & Associates Inc. - Reimbursement for Space Assessment
Department

This item was dealt with previously in the meeting.

(20) Deer Lake Bathhouse/Concession

It was recommended that:

- (a) Council approve a project budget of \$196,821.00 for the Deer Lake Bathhouse/Concession building;
- (b) Council enter into a building construction management contract with Arlen Construction Limited with upset price of \$161,900.00, with construction savings accruing to the owner and the contractor on a 75%/25% basis.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

Alderman Lewarne expressed a wish to view the plans for the proposed bathhouse. Mayor Constable indicated that Council would recess for ten minutes following which a vote would then be taken on the beforenoted motion without further debate when Council reconvened.

The Council recessed at 9:08 P.M.

The Council reconvened at 9:25 P.M. with all Council members in attendance with the exception of Alderman Emmott.

A vote was then taken on the motion before Council at the time of recess and it was carried with Aldermen Lewarne and Mercier voting against the motion.

(21) Engineers Special Estimate

It was recommended that Council approve the Special Estimate of Work of the Municipal Engineer in the total amount of \$68,000.00 as detailed in the report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- Alderman Mercier

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the Municipal Engineer be instructed to bring forward for Council's consideration tender proposals for the operation of the Stride Avenue Land Fill Operations by private contractor."

CARRIED

AGAINST -- Alderman Gunn

(22) Human Resources Per Capita Costs

The Municipal Manager presented the following report of the Human Resources Administrator with regard to the above subject.

September/30/1974

Re: Human Resources Per Capita Costs

Further to my report of September 23, 1974 to you. I understand Council requested further information regarding the areas of service where the provincial expenditure is in excess of the amount budgetted. I am attaching a copy of the Press Release issued by the Honourable Norman Levi, Minister of Human Resources, on September 23, 1974. On page one of the release he indicated that the municipal share of the over run will be \$5,500,000., not \$10 million as believed by some initially. I would refer you to the Appendix of the release to the supplementary estimate column for the overall increase. The municipalities are not responsible for some of the categories and listed below are the areas for which we have responsibility:

Medical Care excluding Pharmacare	\$ 367,000.*
Child Day Care	3,860,000.
Child Maintenance	13,130,000.
Adult Care	4,790,000.
Homemaker Services and Special Allowances	3,229,000.
Social Allowances	<u>44,919,000.</u>
TOTAL	\$70,295,000.
Municipal Portion 10%	\$ 7,029,500.

*This figure supplied by Departmental
Comptroller, Department of Human Resources

In theory then it would seem that the Municipal share would be \$7,029,500., however, the Minister in his Press Release had indicated the charges to the Municipalities would be \$5,500,000.

It is also my understanding that you are also requesting a detailed summary of the per capita costs for Burnaby for the past 5 years and attached are the summaries for the years 1968 to 1974.


C. C. MacKENZIE
ADMINISTRATOR

CCM/gp
27.9.74

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager write to the Minister of Human Resources requesting an explanation of the difference between the \$7,029,500.00 as reported by the Human Resources Administrator as being the Municipal 10% and the \$5,500,000.00 reported by the Minister as being the Municipal 10% in his Press Release dated September 23, 1974, and that the Minister be requested to provide a detailed breakdown on the estimated over-run for Social Allowances of \$44,919,000.00, on the understanding that the Municipality would continue to withhold payment of its share of the increase until this information is provided by the Minister."

CARRIED

Mayor Constable
AGAINST - Alderman Ast

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That a detailed breakdown of Social Allowance costs to the Municipality of Burnaby for the last years and the number of people involved be provided by the Human Resources Administrator."

CARRIED UNANIMOUSLY

- (23) Letter dated September 17, 1974, from Mr. P. J. Cairns, Corporation of Delta re Tilbury Island Area

This item was dealt with previously in the meeting.

- (24) Edmonds House - Completion of the Lower Floor

It was recommended that a construction contract be awarded to Bengal Construction Company Limited, 3525 Normandy Avenue, Vancouver, B. C. in the amount of \$89,795.00 based on the specifications and drawings of the work prepared by Harrison, Kiss, Architects, dated September 1974.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (25) Letter dated September 20, 1974, from Mr. Ken Cole, Secretary, Kiwanis Club of North Burnaby re Pumpkin Sale

This item was dealt with previously in the meeting.

- (26) Letter dated September 23, 1974, from Mr. H. Pedersen, 6133 Marine Drive - Basement Suite

This item was dealt with previously in the meeting.

- (27) Letter dated September 26, 1974, from Mrs. M. Brophy re Appraisal 7461 Aubrey Street

This item was dealt with previously in the meeting.

- (28) Rezoning Application #42/74 - Proposed Office Building for Highfield Holdings, Lot 5, Block 10, D.L. 79, Plan 4044

Rezoning Reference #42/74

Lot 5, Block 10, D.L. 79, Plan 4044

4919 Canada Way

From Small Holdings District (A2) to Comprehensive Development District (CD)

It was recommended that:

- (a) approval in principle be given to this office development and that this rezoning be forwarded to a Public Hearing on October 22, 1974, and that the following be established as prerequisites to the rezoning:

1. The submission of a suitable plan of development.
2. The deposit of moneys to cover the cost of completing Iris Avenue to a finished 28' paved standard with ornamental street lighting, curbs, sidewalk, and underground storm, sanitary sewer and water supply as required by the Municipal Engineer.

3. Substantial completion of engineering design drawings for the requisite services to the approval of the Municipal Engineer prior to Final Adoption.
4. All electrical and telephone services to be placed underground throughout the development.
5. The dedication of the requisite portions of the subject site in order to provide the necessary 60' right-of-way for the completion of Iris Avenue.
6. An undertaking to guarantee the removal of all existing structures on the site within six months of the rezoning being completed, but in any event not prior to Third Reading of the By-Law.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(29) Portland Street - 1974 Local Improvement Program

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That consideration of this item be tabled to the "In Camera" meeting later this evening."

CARRIED

AGAINST - Alderman Lawson

(30) Tort Liability of Public Bodies

It was recommended that:

- (a) Council endorse the views expressed by the Municipal Solicitor contained in the report received;
- (b) the Municipal Solicitor be instructed to prepare an appropriate brief to be submitted to the Law Reform Commission;
- (c) that the Municipality work in concert with the Union of British Columbia Municipalities.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(31) Computerized Assessment Programs in Burnaby - Costs and Benefits

The Municipal Manager presented a copy of an address given by Mr. N. J. Goode, Municipal Assessor, to the International Association of Assessing Officers Conference, held in San Francisco, on September 16 - 18, 1974, on the subject "Computerized Assessment Programs in Burnaby - Costs and Benefits."

The Manager noted that this paper should give Council some indication of the benefits that the Municipality have received from the computer and the initiative and leadership provided by the Municipal Assessor and his staff in this field.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(32) Observations of Emissions from the Chevron Refinery
Submission by Mr. D. Drummond

On August 19, 1974, Mr. D. Drummond during an appearance before Council presented a log containing information on his observations of emissions at the Chevron Refinery during April, May, June, July and August, 1974. A motion was passed to have Mr. T. S. Bremner, Vice-President and Refinery Manager, comment on the contents of Mr. Drummond's log. Council during consideration of Mr. Bremner's reply on September 9, 1974, requested the Chief Public Health Inspector to submit his views on this matter. These are contained in the following report:

The following is a list of complaints received by the Burnaby Health Department received during the interval embraced by Mr. Drummond's submission:

June 30, 1974 - Telephone call from Mr. D. Drummond, 3986 Trinity Street, Burnaby to the residence of G. H. Armson, Chief Public Health Inspector.

July 3, 1974 - Complaint of noise from Mr. Parksman, 5170 Harborview, Burnaby - no mention of other emissions.

July 16, 1974 - Telephone call from Mr. D. Drummond, 3986 Trinity Street, Burnaby, to the residence of G.H. Armson, Chief Public Health Inspector.

Mr. Armson contacted Refinery and was advised that the Refinery had been practising "Fire Drill". (See official letter from Chevron Refinery dated August 30, 1974). Information relayed to Mr. Drummond, Mr. Drummond was advised that although the Burnaby Health Department maintained an interest in Refinery operations and assisted where possible, the final responsibility for air emissions was vested in the Greater Vancouver Regional District Air Quality Control Branch. Mr. Drummond was further advised that it was most important that he lodge all complaints with that authority.

A telephone query to the Greater Vancouver Regional District Air Quality Control requesting information as to the number of complaints that Department had received during the period June 8 to August 13, 1974 produced the following information.

A letter referring to air emissions from the Chevron Refinery on June 29, 30 and July 1, 1974, was received by Mr. D. Devlin, Superintendent, Greater Vancouver Regional District Air Quality Control Branch. Four telephone complaints had been received. One of the verbal complaints was from a resident of North Vancouver.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"That the following motion which was moved by Alderman Gunn and seconded by Alderman Ast and which was tabled for two weeks on September 9, 1974, pending receipt of the foregoing report be now lifted from the table."

"That a copy of Mr. Drummond's submission together with Chevron Canada's reply be forwarded to the Director of Air Pollution Control of the Greater Vancouver Regional District and that the Director be requested to provide daily monitoring of the Chevron Refinery for a two month period by an independent expert observer so that Burnaby Council and its residents can ascertain if Chevron is fulfilling its present pollution control requirements and so provide a background record for comparison purposes of the expanded refinery should this expansion take place."

CARRIED UNANIMOUSLY

September/30/1974

Alderman Gunn and Alderman Ast then agreed to withdraw the foregoing motion.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"That a copy of Mr. D. Drummond's submission on alleged upsets at the Chevron Canada Refinery, together with Chevron Canada's reply, be forwarded to the Director, Air Quality Control Branch, Greater Vancouver Regional District, and that the Director be requested offer his comments on this subject."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That the Director, Air Quality Control Branch, Greater Vancouver Regional District be requested to advise if the Air Quality Control Branch would provide daily monitoring of the Chevron Refinery for a two month period by an independent expert observer so that Burnaby Council and its residents can ascertain if Chevron is fulfilling its present control requirements and so provide a background record for comparison purposes of the expanded refinery should this expansion take place."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the above motion be amended by deleting the last five words of the motion "should this expansion take place."

The amendment was voted on and CARRIED. Against - Alderman Gunn

A vote was then taken on the original motion as amended and it was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"That the Director, Air Quality Control Branch, Greater Vancouver Regional District, in view of the fact the telephone of the Air Quality Control Branch (731-1155) is apparently not answered after normal working hours, consider installing a telephone answering service to take complaints after normal working hours and that this service be provided with a directory of people that the telephone answering service can get in touch with to go out to upsets outside of normal hours."

CARRIED UNANIMOUSLY

Alderman Gunn presented a petition signed by Mrs. Dorothy Anderson and some 40 other residents of the North Burnaby area in which it was stated that they endorsed the submission of Mr. D. Drummond.

Mayor Constable requested that Alderman Gunn turn this petition over to the Municipal Clerk for inclusion in the official records.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, then reviewed the Minutes of the Council meeting of August 6, 1974, concerning the report that was to be prepared by the Municipal Manager on the priority which would be allotted to the Housing Study as related to the current work load of the Planning Department. This matter was raised earlier this evening by Alderman Gunn under "Enquiries".

September/30/1974

The Director of Planning reported that his Department had apparently misinterpreted Council's direction in this regard and his Department had been proceeding with the preparation of this Program for the Housing Committee to decide what kind of priority this particular study should have.

Alderman Gunn stated that he was satisfied with the explanation of the Director of Planning but would now like to receive a definite indication as to when the Housing Study will be available to the Housing Committee.

Mr. Parr estimated that it should be within three to four weeks.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY