

October 7, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, October 7, 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 (7:04 P.M.)

STAFF PRESENT:

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

The Minutes of the Council meeting held on September 30, 1974 were brought forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council meeting held on September 30, 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 October 6th to October 12, 1974 as "Fire Prevention Week".

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) (i) Burnaby Chamber of Commerce
re: Stride Avenue Development Plan
- (ii) Spear & Jackson (B.C.) Ltd.
re: Stride Avenue Development Plan
- (iii) Dominion Glass Company Ltd.
re: Stride Avenue Development Plan
- (iv) Concerned Burnaby Residents
re: Stride Avenue Development Plan
- (v) Mrs. Gerd Evans
re: Stride Avenue Development Plan
- (b) Westridge Group of Residents
re: Proposal to obtain primary access to 7396 Barnet Highway via a lane
- (c) Bainbridge Avenue Residents
re: Closure of Bainbridge Avenue at Edison Street
- (d) Baumgartel, Dykstra and Company
re: Mr. M. Andreoni and proposed land exchange

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the delegations be heard and that all correspondence on these subjects be received."

CARRIED UNANIMOUSLY---

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Mr. George A. Piggott, Barrister and Solicitor, speaking on behalf of the Burnaby Chamber of Commerce, presented a Brief in which it was contended that the Stride Avenue area should be developed as an industrial area rather than as a residential area as proposed in the Stride Avenue Development Plan. A summary of Mr. Piggott's Brief follows:

"The area, while it may be a logical extension of the southern slope would still be a residential enclave. The present existence of heavy industry plus near industrial development in the northern sector, and its proximity to the proposed residential area, are fraught with problems. These problems concern pollution, non-participation in the cultural stream of the District, travel and schooling.

At present, the area is a very desirable site for industrial expansion, especially for light industry. Its location, topography, the presence of the B.C. Hydro Railway line, its proximity to the Big Bend Area, and to the proposed Annacis Island crossing, enhance it for industrial use. We have here an excellent opportunity to develop an industrial base with the least inconvenience to our citizens. The highest and best use for the area, we would submit, is industrial.

We would suggest that as a result of the problems involved in designating this area residential rather than industrial the Council would thus lose an opportunity to create new employment for the residents of this Municipality and to alleviate the hazard of a more extensive truck use of Gilley Avenue. Council has the opportunity at this time to create an alternative north-south truck route connecting Edmonds and Byrne through the area in question and eventually linking the same with the proposed Marine Way and Annacis Island crossing.

We would suggest that if Council is still of the opinion that a residential use for the area would be preferable to any other alternative prior to a final decision being made a request should be made to the Department of Environmental Planning to ascertain whether or not acoustical problems due to the proximity of heavy industry would be present in the proposed residential area.

In conclusion, the Chamber of Commerce would be pleased at any time to sit down and discuss in detail any questions that Council may have concerning what we feel are the problems and dangers involved in developing this area residentially.

It was recommended that:

- (a) Council not proceed with the Stride Avenue Development Plan as proposed by the Planning Department of Burnaby;
- (b) that Council in principle, designate the whole of the area for industrial use;
- (c) that in the alternative, Council meet with interested land owners and groups before returning this matter to the Planning Department.

The Director of Planning by means of coloured maps explained the concept of the Stride Avenue Development Plan recommendations.

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The delegate on behalf of Spear and Jackson (B.C.) Limited did not appear at the meeting.

The Company was advised by letter dated September 19, 1974 that they were opposed to the Stride Avenue Development Plan as presented by the Planning Department. It was their considered opinion that the area would be better utilized if the planning envisaged a complete industrial usage of the land.

Mr. J. M. Katrusiak, Plant Manager, Dominion Glass Company Limited then spoke in opposition to the Stride Avenue Development Plan as proposed by the Planning Department. Mr. Katrusiak was concerned that noise problems emanating from existing industry such as his own and other industrial plants in the area would create incompatibility between the two areas.

Mr. Katrusiak also voiced concern that if the area is developed residentially and Stride Avenue is cul-de-saced as presently planned a definite access problem would be created to the potential residents of the area and also to the Dominion Glass Company Limited plant.

Mr. Katrusiak concluded with the following recommendations:

- (a) because of the potential noise problems this area be developed industrially rather than residentially;
- (b) that consideration be given to the construction of a major road to connect Edmonds Street and 19th Street with Marine Drive;
- (c) that Stride Avenue be kept as a connection between 19th Street and Marine Drive.

Mr. Katrusiak offered his own and his company's services to the Municipality to arrive at a suitable solution to the problems of the Stride Avenue area.

Mr. James Duff, speaking on behalf of the Concerned Burnaby Residents Group, stated that he was sure that the members of Council were aware of the concern of the residents on Gilley Avenue because of the truck route designation of Gilley Avenue, and of their efforts to have this designation lifted from the area of their homes.

If the proposal recommended by the Planning Department to make the area of Stride between Marine Drive and Mission Avenue into a residential area is implemented, any hope of seeing Stride Avenue developed as an alternate truck route would be lost. Mr. Duff stated that his group was adamantly opposed to the truck routes used by heavy vehicles transporting dangerous cargoes entering arterial streets from steeply graded crossroads. Objections to truck routes through residential communities are not resolved by one residential area preserving their own immediate environment.

Mrs. Gerd Evans, then addressed Council and noted that she was speaking on behalf of more than 40 homeowners who live within the vicinity of those boundaries identified in the Stride Avenue Development Plan. Mrs. Evans advised that she would like to go on record and wholeheartedly endorse the Planning Department's recommendations that this portion south of Mission Avenue bounded by the B.C. Hydro Railway, Tenth Avenue, Marine Drive and Byrne Creek Ravine be developed "Low Density Residential" in keeping with the rest of the South Slope area.

Many homeowners in the Stride Avenue area have lived in fear of their future as residents of this area. They feel that further industrialization of the South Slope area, north of Marine Drive, could well place their future life style in jeopardy. Mrs. Evans is of the opinion that this location could well become one of the most desirable areas in the Lower Mainland. The park and trailway system recommended in the Stride Avenue Area Plan is an exciting concept of residential development which can only serve to enhance the already unspoiled natural setting of the South Slope district. Mrs. Evans went on to say that industrial development of this area would greatly devalue the property values of the homeowners already in the area.

Mrs. Evans did not agree with the remarks of the Burnaby Chamber of Commerce concerning the probable availability of land for housing on the south slopes of Burnaby Mountain. She noted that Council has adopted in principle that a conservation area be designated on Burnaby Mountain making it highly unlikely that the slopes will be developed residentially. Mrs. Evans doubted very much

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whether land in the George Derby Hospital lands and the present Oakalla Prison Farm would become available for residential usage.

Mrs. Evans was of the opinion that the Chamber of Commerce's report is in direct conflict with the general concept of development in the Lower Mainland, e.g. slopes and hillside property should be retained for residential purposes, flatland areas should be conserved for agriculture and industry.

The Big Bend area of 1,376 acres gross which has been designated for industrial development must for proper and useful development, have in its proximity accommodation for its labour force. It has been suggested that there is adequate labour in the South Slope area in general to support the industrialization, however, it might be worthwhile to consider that the rapid expansion of the Annacis Island Estate and the Westminster Highway and Knight Street Bridge Industrial areas have already absorbed much of whatever work force is available. With respect to available industrial acreage it was her understanding that there are 85 acres undeveloped in Lake City and infilling sites are available in the Central Valley area, all this in addition to the more than 1,300 acres in the Big Bend area. Mrs. Evans agreed that industry plays a significant role within the Municipality, however, this role should not be at the expense of the environment or the well being of the citizens of the South Slope area.

Mrs. Evans was of the opinion that the area below Mission Avenue has always been, still is, and should remain, residential. Council adopted this posture in principle in 1970, a position with which they heartily agreed then, and still does today. The economics have been detailed in this report of the industrial development of this area. She was not in a position to question the dollar values outlined, however, she would question to whom it would be financially beneficial to undertake industrial development, and to whom it would be most advantageous for this development to take the form of an industrial park.

Mrs. Evans summarized her remarks by noting that of all the material that has been produced in favour of the Stride Avenue Industrial Complex, there has been no clear cut indication that it would be at all beneficial to the Municipality other than to place further drain on the Municipality's tax revenues for the development of land or property which by its very characteristics is ideally suited for residential.

There are a number of other issues directly related to the future development of the Stride Avenue area that are of concern to South Slope residents in general; a case in point being the routing of motor transport. This concern is recognized but it was felt that it is a matter which must be dealt with separately from the subject at hand. However, it along with many other issues will arise if industrialization becomes a fact.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That the Director of Planning's report dated September 18, 1974 in reference to the Stride Avenue Development Plan Advisory Planning Commission Report which was tabled by Council on September 23, 1974 be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

"That the recommendations of the Planning Department as contained in Item 30, Municipal Manager's Report No. 61, 1974 which reads as follows be now adopted:

- (a) that Council approve the residential development of the southern portion of the Stride Avenue area in conformity with the Stride Avenue Development Plan;
- (b) that Council approve the recommendations numbered one to eighteen as outlined in the Summary of Recommendations of the Stride Avenue Development Plan."

Alderman Gunn indicated he would only be a seconder to the proposed motion under certain conditions which were not agreeable to the Mover, Alderman Ast.

Mayor Constable then requested that the Acting-Mayor, Alderman Emmott, assume the Chair.

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Mayor Constable then seconded the foregoing motion as moved by Alderman Ast.

The Mayor then reassumed the Chair.

Alderman Ast then spoke in support of his motion. He stated that he had carefully reviewed the submissions received from the proponents of both residential and industrial development and had carried out a personal inspection of the site. Alderman Ast did not consider that the location of a major road was a major factor at this particular time. Alderman Ast stated that if this area was developed industrially it would destroy the continuity of the south slope hillside. Another factor to be considered was the advisability of constructing an industrial complex on a garbage filled site. Alderman Ast considered that the noise problems mentioned by Mr. Katrusiak earlier this evening could be overcome. Alderman Ast considered that a decision on this matter should be made this evening and that the problems as they arise, should be dealt with Council at that time.

Alderman McLean spoke in opposition to the motion. Alderman McLean considered that the chief problem was the location of the major road. Alderman McLean noted that Council had an opportunity here to develop the major road prior to anyone living on it, developing it within a parkstrip, so that those living adjacent to it will not hear the traffic noise and will not be bothered. Council has to face the fact that there is a trucking industry which serves all the citizens of the Municipality and he was of the opinion that Council had to be concerned about the location of the truck route before any further development was allowed to take place.

Alderman Stusiak also spoke in opposition to the motion. He was of the opinion that the planning for major roads in the area was of the utmost importance to all concerned and must be prelude to any further consideration of the Stride Avenue area. Alderman Stusiak further stated that he had concluded that the interests of Burnaby would be better served if the area was to be developed on an industrial basis but he was, however, prepared to examine this matter further and should a road alignment be found that would be compatible to the industrial and the residential areas he would find this an acceptable compromise.

Alderman Mercier stated that he also could not support the motion as put. Alderman Mercier stated that he was generally in favour of the residential development of the South Slope and could not support the moving of the industrial area further south than Mission Avenue. Alderman Mercier stated that while he could support some of the recommendations put forward in the above motion there were others that he could not go along with because of the costs and other factors involved. He was of the opinion that the location of the major road through this area was of the utmost importance and that future considerations concerning the development of the area were dependent upon the location of this road.

Alderman Lewarne then spoke and stated that he agreed with the remarks of the previous speakers and was also opposed to the motion as presented. The matter of the location of the proposed road was of major importance and must be taken into consideration prior to further consideration of the Stride Avenue Development Plan. Alderman Lewarne stated that at the conclusion of the discussion he would like to have this matter referred back to the Planning Department for further consideration of a road on the east side of the ravine and for the development of the area for industrial purposes.

Alderman Emmott was of the opinion that because the relocation of the traffic from Gilley Avenue is very fundamental to this area full consideration of the location of the new road must be given first priority. Alderman Emmott suggested that in view of the number and complexity of the problems connected with the Stride Avenue Development Plan that it would be advisable for Council to set aside an evening within a reasonable period of time for the discussion and consideration of all facets of these problems without any other matters to draw Council's attention away from this question.

Alderman Gunn stated that through a study of the submission made of this subject and through personal observations he had come to the conclusion that this area was suited primarily for residential purposes. Alderman Gunn stated that he found himself in sympathy with the previous speakers insofar as the location of the major road in the area is concerned. Alderman Gunn considered that further consideration of the Stride Avenue Development Plan was not warranted until this problem had been resolved.

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Alderman Lawson was of the opinion that the nicest residential areas along the South Slope would have to be along the ravine areas.

Alderman Lawson stated that before she could support the recommendations of the Planning Department in this respect she had two main concerns, namely, the question of noise from the Dominion Glass Plant to the north, and the development of a major road in the area prior to further consideration of the Stride Avenue Development Plan.

Mayor Constable stated that he had no hesitation in supporting the Summary of Recommendations as put forward in the motion by Alderman Ast. The Mayor pointed out that the adoption of the summary of recommendations contained in the Stride Avenue Development Plan did not necessarily bind Council to strict adherence to those recommendations. They could be varied by Council as circumstances dictate and would be used mainly as a basis for further consideration of the Stride Avenue Development Plan. Mayor Constable stated that the reason he had seconded Alderman Ast's motion was because he felt it was necessary for the people that are in attendance at the Council meeting this evening to know what are the fears, concerns and problems that face Council in coming to a decision on a very compounded problem such as this. There are a great number of problems that Council will have to consider and it will not be a matter of 3 or 4 months but will take years.

Correspondence was also received from the following concerning the Stride Avenue Development Plan:

- (a) Mr. and Mrs. I. Anderson, 6548 - 12th Avenue
- (b) Mr. and Mrs. A. Anselmo, 6557 - 12th Avenue
- (c) Automotive Transport Association of B.C.
- (d) Mr. and Mrs. J. Birchmore, 6411 Marine Drive
- (e) Mrs. N. E. Burkell, 6533 - 12th Avenue
- (f) Mr. Harry J. Demchuk, 6423 Marine Drive
- (g) Mr. John L. Hudson, 6253 Marine Drive
- (h) Mr. and Mrs. J. Kropinak, 8655 Gilley Avenue
- (i) Mr. and Mrs. S. Lagengyk, 6285 Marine Drive
- (j) Mr. Clifford Mac Donald, 6308 Marine Drive
- (k) Mr. E. Michaud, 8666 Gilley Avenue
- (l) Mrs. Alison C. Moore, 6293 Marine Drive
- (m) Mr. and Mrs. J. Mora, 8056 Gilley Avenue
- (n) Mr. and Mrs. T. Myrland, 6417 Marine Drive
- (o) Mr. M. Parent, 8220 Gilley Avenue
- (p) Mr. H. Salmon, 6536 - 12th Avenue
- (q) Mrs. H. Seller, 8076 Gilley Avenue
- (r) Mr. and Mrs. D. Watson, 8649 Gilley Avenue
- (s) Mr. R. Watson, 8648 Gilley Avenue
- (t) Weiser Lock Ltd., 6700 Beresford Street
- (u) Mr. Marke Raines, M.P., Burnaby - Seymour
- (v) Mrs. Margaret Ewachiw, 4261 Venables Street

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"That further consideration of the Stride Avenue Development Plan and all other submissions received on this subject be tabled and that the matter be referred to the Municipal Manager for a comprehensive report which would:

- (a) correlate the views and comments of all affected Municipal Departments in this regard;
- (b) take into consideration the views of individual Council members as expressed at the meeting;
- (c) take into consideration and evaluate the views of all other interested parties as expressed at the meeting;
- (d) following receipt of the Municipal Manager's report on this subject that a special meeting of Council be held to deal with this subject exclusively. The time and place of this meeting is to be left to the discretion of the Mayor."

CARRIED

AGAINST - ALDERMEN AST, MERCIER

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At 9:38 P.M. the meeting recessed.

At 9:53 P.M. the meeting reconvened with Alderman Lewarne being absent.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That the report from the Municipal Manager include full particulars and recommendations on a major road, with alternates, and the connections which would be required with existing or proposed major routes. The location of this road is considered to be of major importance in any future deliberations on the Stride Avenue Development Plan."

At 9:58 Alderman Lewarne entered the Council Chamber and took his place at the Council Table.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That the Municipal Treasurer be directed to provide information as to the amount of taxation revenue received annually from industrial property (excluding commercial) in Burnaby and its percentage of the total tax revenue and a comparison of this amount and percentages with that received by neighbouring Municipalities from the same source."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That the Planning Director be requested to supply an up-to-date map of industrial properties (excluding commercial) which would show both existing industrial areas and areas which may be considered for rezoning for industrial purposes at some future date."

CARRIED UNANIMOUSLY

Mr. George Young, 7352 Barnet Road, spokesman for a Group of Westridge Residents who have previously appeared before Council to oppose the "proposal to obtain primary access to property addressed at 7396 Barnet Highway via a lane" then addressed Council on this subject. Mr. Young reviewed his previous appearance before Council and reiterated the points that he had made at that time.

Mr. Young stated that it was difficult for him to say how he felt when he read the report of the Director of Planning as contained in Item 22 of the Manager's Report No. 65 and that it was a can of worms.

Mr. Young was of the opinion that a decision should be made by Council this evening to:

- (a) deny access to 7396 Barnet Highway via the lane;
- (b) purchase the subject property to form a part of the Burnaby Mountain Conservation Lands or, as an alternative, purchase the subject property as a holding property for future consideration.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"That Item 22, Municipal Manager's Report No. 65, 1974 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report.

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The Parks and Recreation Commission has recommended that Council purchase the property for consolidation with other Municipal lands to be held for a future consideration. Since the Municipality has no thought of a housing development in the area, the only reason the property would be acquired would be for park purposes as it is immediately adjacent to the Burnaby Mountain Park. Following this line of reasoning, it is rather obvious that if the property is purchased for future consideration, it should be a charge against the Parks and Recreation Department Budget in accordance with the practices that have been followed for some time in our budgeting process. If the Parks and Recreation Commission does not have sufficient funds at this time to acquire the property, or any part of it, an advance could be made from the Tax Sale Account, repayable with interest over 10 years as we have done in the past in similar unforeseen circumstances.

It should be noted that the Municipality has full control over any further sub-division of the property and also that under the Zoning By-Law we can control the precise position of a new house, if a permit were issued for one, as the property is over 12,000 square feet. It should also be noted that if access is not granted to this property, it is virtually undevelopable. There is therefore doubt that there is any degree of urgency in making a decision with respect to acquisition at this point in time.

During the debate of this matter at the Parks and Recreation Commission, it became rather obvious to the Municipal Manager that the Commission felt there should be some public access from the Burrard Inlet waterfront park through this property to the Burnaby Mountain Park area. This appeared to be the prime concern of the Commission. While it can be argued that the property may not be cheaper in value than it is today, it can also be argued that in this particular location the whole of the property is not necessary to be under public ownership and to be attached to and become part of the Burnaby Mountain Park. The case made for the northerly portion of the property being required for linking the waterfront park to Burnaby Mountain Park appears to be quite a valid one.

Under normal circumstances, we would use the sub-division process to control access to part of the area (the northerly part) for the use of the public and to be used as a park link between Burrard Inlet and Burnaby Mountain. Since sub-division is not possible, and as the owner of the property is asking Council to issue a permit without requiring a normal access to the site, he should be prepared to provide a public access to the Park which would normally be obtained through sub-division process.

In summary, it would appear that only the northerly portion of the lot is required for public use and the owner should be prepared to provide this portion of the property or explore alternatives for making same available for public use under the circumstances. Further, under our present policy, if the entire property, or any portion of it, were to be acquired by the Corporation, it should rightfully be a charge against the Parks and Recreation Department. The Parks and Recreation Commission has already decided that the property has a "very low acquisition priority" and therefore cannot be included in Park Acquisition Program. There is, however, nothing to stop the Commission from receiving an advance from the Tax Sale Account to be repaid with interest over 10 years to purchase whatever is required if it comes to that. With respect, this decision is one that must be made by the Commission. In any event, the Director of Planning should meet again with the applicant to discuss this problem.

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It was recommended that:

- (a) Council authorize the Director of Planning to investigate and report on the possibility of granting a permit for construction of a dwelling in conformance with the R2 Residential Zone on the condition that:
 - (1) the owner provides a turn around on public right-of-way to the approval of the Municipal Engineer, and should it be necessary to dedicate lands for this turn around, this dedication be a condition of the issuance of the building permit;
 - (2) the owner provides the public access on the northerly part of the property as a park link which would normally be obtained through the subdivision process;
- (b) A copy of this report be forwarded to the Parks and Recreation Commission.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

AGAINST -- ALDERMEN MCLEAN, STUS

Mr. A. Boroevich, 7122 Buffalo Street spoke in support of a petition which he had submitted for the closure of Bainbridge Avenue at Edison Street. The petitioners were of the opinion that due to the increase in traffic, commercial and otherwise, and the resulting hazard to the children of the area as well as a high level of noise pollution, the closure of Bainbridge Avenue as a through street should be carried out immediately.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That Item 15, Municipal Manager's Report No. 65, 1974 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report.

The subject letters and petition regarding closure of Bainbridge Avenue to through traffic appear on the October 7, 1974 meeting of Council. Following are comments on this matter from the Municipal Engineer and the Director of Planning.

A. MUNICIPAL ENGINEER

"The only comment we would make at this time is that any closure considered now may be premature in light of the present study being conducted on a possible overpass at Sperling or Kensington Avenues. A closure of Bainbridge Avenue would eliminate Sperling Avenue as a possible overpass alignment as Bainbridge Avenue forms one of the traffic routes in this scheme."

B. DIRECTOR OF PLANNING

"Although the Planning Department concurs with the concept of ultimately closing Bainbridge Avenue to 'through' traffic flow, such action would be premature if initiated prior to Council's consideration of the report on the location of the north-south road with the structure overcrossing the Burlington Northern Railway and its ramifications."

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The Municipal Manager recommended that the requested closure of Bainbridge Avenue be denied at this time and a copy of this report be sent to the petitioners.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That this meeting do continue past the hour of ten-thirty o'clock in the evening."

CARRIED UNANIMOUSLY

There was no seconder to the motion of Alderman Mercier that the subject matter be referred to the Municipal Manager for further consideration in reference to traffic counts and a temporary closure.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

AGAINST -- ALDERMAN MERCIER

Mr. Gordon J. Dykstra, Barrister and Solicitor, Baumgartel, Dykstra and Company then addressed Council on the subject of the proposed land exchange between the Municipality of Burnaby and Mr. M. Andreone involving the rear portion of Lot 1, Block 2, D.L. 42, Plan 10871 being 7691 Government Road and Lot 89, D.L. 188, Plan 38681. Mr. Dykstra requested that Council reconsider its previous decision and that favourable consideration be given to the land exchange proposal.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

"That no discussion take place in reference to this subject matter."

CARRIED

AGAINST -- ALDERMAN AST

SEE MINUTES OF
OCTOBER 15/1974 for
CORRECTION.

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

"BURNABY ELECTRICAL BY-LAW 1974" (#6494)

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1974" (#6555)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 10, 1974" (#6556)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the Committee now rise and report the By-Laws 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 ELECTRICAL BY-LAW 1974" (#6494)

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 3, 1974" (#6555)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 10, 1974" (#6556)

be now read three times."

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MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That "BURNABY CAB AND COMMERCIAL VEHICLES BY-LAW 1951, AMENDMENT BY-LAW 1974" (#6552) be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That all of the following listed correspondence and petitions be received and those items of the Municipal Manager's Report No. 65, 1974, which relate thereto be brought forward for consideration at the appropriate time."

CARRIED UNANIMOUSLY

Mrs. Maureen Hellier, Chairman, Burnaby Volunteer Bureau Committee wrote to request Council's assistance in continuing the important function of providing transportation to many people in the Municipality who are ambulatory in wheelchairs, on crutches or walkers, or retarded (mentally and/or physically handicapped) to doctor's appointments, hospitals, therapy treatments or recreational therapy treatments.

Mrs. Hellier noted that the Local Initiatives Program Grant that served the seniors has now been cancelled, the agencies and the community are becoming more aware of the Burnaby Volunteer Bureau and it is being swamped with transportation requests which they cannot begin to fill because of:

- (a) the increased cost of gas which has discouraged most volunteers;
- (b) the distance involved to many of the treatment centers which are located outside the Municipality, for example, Cancer Clinic, G.F. Strong Rehabilitation Center, and the Children's Hospital.

Mrs. Hellier suggested that a possible solution to this problem would be:

- (a) a subsidy for the cost of gas for the volunteers and for;
- (b) a mini-bus specifically for treatments.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That this matter be referred to the Grants and Publicity Committee for consideration and a report thereon to the Council with the Burnaby Volunteer Bureau Committee being requested to forward a statement of expenditures."

CARRIED UNANIMOUSLY

Mr. Wayne Whitehouse, President, B.C. Chapter, Muscular Dystrophy Association of Canada wrote to request permission to conduct the Annual Muscular Dystrophy Campaign in Burnaby on Friday, November 22, and Saturday, November 23, 1974.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That permission be granted to the B.C. Chapter, Muscular Dystrophy Association of Canada to conduct their campaign on the dates requested."

CARRIED UNANIMOUSLY

Mr. and Mrs. S. H. Hatcher, 5390 Parker Street and Mr. and Mrs. G. Constable, 5450 Parker Street submitted a joint letter requesting that Council seek a solution to the problem in their area caused by the existing road pattern. The problem is created by children and adults shortcutting through private property.

October 7, 1974

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That further consideration of this matter be tabled pending receipt of a staff report which is expected on October 15, 1974."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Lawson advised that she had received a complaint that door-to-door deliveries to residents on Canada Way by commercial vehicles was in danger of being suspended. The reason for this being that vehicles were not permitted to stop at the curb while making deliveries as Canada Way is posted with a "No Stopping Anytime" restriction. It was not practical for such vehicles to pull into the private driveways off Canada Way in every instance.

The Municipal Manager was requested to submit a report on this subject to a later meeting of Council.

Alderman Gunn noted that he had received complaints from a Mr. Love concerning access off Government Street to his dog kennels in the area.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That the Municipal Manager bring forward a report on this subject matter as soon as possible."

CARRIED UNANIMOUSLY

REPORTS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Housing Committee reported that at the Council meeting of August 6, 1974 it was suggested that the Housing Committee, when reviewing the Stride Avenue Development Plan, consider the possibility of utilizing the "Zero" lot line concept and also the provision of mobile home park facilities for the Stride Avenue area. The Housing Committee reported that although it has not as yet received the Stride Avenue Development Plan for consideration, it wishes to endorse the "Zero" lot line concept for the area but would be opposed to the provision of mobile home park facilities.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That the report of the Housing Committee be received."

CARRIED UNANIMOUSLY

The Landlord/Tenant Advisory Bureau advised that the Bureau had held its final meeting on October 3, 1974. Functions of the Bureau have now been assumed by the Office of the Rentalsman.

The Landlord/Tenant Advisory Bureau recommended that letters be forwarded to Mr. Rhys Hull and Mr. Barney Johnsrude expressing Council's appreciation for their services to the Bureau.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

"That the recommendations of the Landlord/Tenant Advisory Bureau be adopted."

CARRIED UNANIMOUSLY

Mayor Constable, Chairman of the Grants and Publicity Committee, recommended that Council approve the publication of a one-half page ad in the special Industrial issue of the Columbian to be published on October 24, 1974.

October 7, 1974

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Chairman of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

The Municipal Manager submitted Report No. 65, 1974 on the matters listed as Items (1) to (22) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Manager's Reports to Council

It was recommended that Manager's Reports and Clerk's Minutes be printed on both sides of each page for a trial period of four weeks to commence on October 15, 1974.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(2) Proposed Demolition of Municipal Property
Lot 115, Block 3, D.L. 77, Plan 3051
6478 Laurel Street

It was recommended that the 45 year old wooden frame dwelling on the subject property which has recently become vacant due to the death of the elderly tenant be demolished as soon as possible.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(3) Burnaby Electrical By-law 1974 - #6494

It was recommended that By-Law # 6494, Burnaby Electrical By-Law 1974, be brought forward and that the effective date for the By-Law be fourteen days after the date on which it is finally adopted.

It was noted that By-Law #6494 had received first three readings earlier this evening

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(4) Contract #7415 - Storm Sewers, 1974 - Part I

It was recommended that:

- (a) the lowest tender in the amount of \$219,831.58 submitted by Kany Construction & Engineering Company Ltd. be accepted with final payment to be based on actual quantities used and prices tendered;
- (b) the time of completion be 42 working days in accordance with the terms stipulated by the Corporation.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(5) Tenders for One 34,000 F.V.W. Truck
Complete with a Catch Basin Emptier

October 7, 1974

It was recommended that:

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(6) 1974 Annual Election Advanced Poll

It was recommended that:

- (a) a By-Law to provide for the holding of an Advanced Poll for the Annual Election of November 16, 1974 be brought forward;
- (b) the Advanced Poll By-Law provide therein that the Advanced Poll be held at the Burnaby Municipal Hall, 4949 Canada Way, Burnaby, B.C.;
- (c) the Advanced Poll By-Law provide therein that the Advanced Poll be kept open from nine o'clock in the forenoon until five o'clock in the afternoon;
- (d) the Advanced Poll By-Law provide therein that the Advanced Poll be held on Wednesday, Thursday, and Friday, the Thirteenth, Fourteenth and Fifteenth days of November, 1974.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"That Recommendation 'C' aforementioned, be amended so that the Advanced Poll By-Law will provide therein that the Advanced Poll be kept open from nine o'clock in the forenoon until eight o'clock in the afternoon."

CARRIED UNANIMOUSLY

The amendment was voted on and a vote was then taken on the original motion as amended and it was CARRIED UNANIMOUSLY.

(7) Lane Between Nursery Street and Allman Street South
From Sixth Street to S.P.L. Lot 102, D.L. 87, Plan 28574

The Municipal Manager submitted a cost report prepared by the Municipal Treasurer in accordance with Section 601 of the "Municipal Act" regarding the paving of the subject lane as a Local Improvement by the petition method.

It was recommended that:

- (a) the cost report be received;
- (b) a construction by-law be brought forward.

It was noted that "Burnaby Local Improvement Construction By-Law No. 10, 1974" being By-Law No. 6556 had received first three readings earlier this evening.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

October 7, 1974

(8) Mileage Allowance

It was recommended that:

- (a) the mileage allowance paid to employees using their private vehicles for Municipal purposes be increased to \$55.00 per month effective August 1, 1974;
- (b) the Municipal Manager be authorized to adjust the rate paid to employees using their private vehicles for Municipal purposes, on a periodic basis, in direct relationship to the cost to the Municipality of operating its fleet vehicles.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST - ALDERMAN MERCIER

(9) Engineer's Special Estimates

It was recommended that Council approve the Special Estimates of Work of the Municipal Engineer in the total amount of \$183,500 as detailed in the said report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(10) Proposed Corporation/School Board Land Exchanges

It was recommended that:

- (a) Council adopt the proposed Corporation/School Board land exchanges as set forth in Section "D" of the report received from the Director of Planning dated October 2, 1974;
- (b) these proposed land exchanges be implemented without any transfer of funds between the Corporation and the School Board;
- (c) this report, be submitted to the School Board for consideration with a recommendation from the Council for the approval of the proposed land exchanges;
- (d) should both the Council and the School Board adopt the foregoing recommendations, that the Municipal Surveyor be authorized to proceed with the survey plans, where required, as a prelude to the actual implementation of the land exchange proposals.
- (e) the Municipal Solicitor be authorized to proceed with the execution and preparation of a by-law to remove the dedicated park status of the existing park portion of the Lochdale School - Park site.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(11) Community Plan Area "G"

On September 23, 1974 Council received reports and communications from a number of municipal authorities and the Planning Department concerning Community Plan Area 'G'. Council scheduled a Public Meeting for October 9, 1974 in order that resident comments on Community Plan Area 'G' could be heard. At the meeting of September 23, 1974, a number of clarifications were requested with regard to the reports submitted to Council.

1. With reference to the Traffic Safety Committee Report it was queried why on Page 2, Point 3 of Diagram D, it was noted that Sullivan Street was to be reopened to Noel Drive. This point must be seen in the context of the sequence of traffic pattern adjustments as outlined in Diagrams A, B, C, and D. The reopening of Sullivan Street to Noel Drive does allow for improved internal traffic circulation in the Sullivan Heights Area while still minimizing through traffic.
2. With reference to the Traffic Safety Committee Report, Page 3, Recommendation (a), a question was asked whether a left-turn corridor could be provided off Loughheed Highway to Bell Avenue and that this might suggest that a traffic signal may not be required at this point. A number of points are noted in reply to this question.
 - (a) If Bell Avenue were to remain open, the installation of a traffic signal or intersection redesign to provide left-turn corridors would require the approval of and coordination with the Department of Highways.
 - (b) If a traffic signal is located at the Bell/Loughheed intersection, the question of the spacing distance per se of signals along the Loughheed Highway in this area does not appear to pose any difficulties.
 - (c) The Engineering Department is pursuing a study of traffic counts at this intersection in order that the optimum operational intersection design can be determined.
3. With reference to the Traffic Safety Committee Report, Attachment One, it was queried whether the landscaped buffer zone to the north of the Beaverbrook Drive Extension could be included within the lots fronting onto Sullivan Street with a landscaping covenant placed over the buffer zone area. In reply, it is noted that about 20 of the lots (representing over 50% of the Sullivan Street frontage) have already been subdivided on the basis of 122 foot lot depths (four lots at 117.8 foot depth). The inclusion of the buffer zone within the proposed Beaverbrook Drive right-of-way would allow for consistency in the subdivision of the remaining unsubdivided lots fronting onto Sullivan Street and also provide for a consistency in the buffering landscape treatment under municipal control due to the municipal ownership of the buffer zone.
4. With reference to the Traffic Safety Committee Report, Attachment One, it was queried whether the proposed Beaverbrook Drive extension could be moved further south and was suggested that single-family dwellings be developed adjacent to the proposed new collector street. The point was made that the future purchasers would buy these single-family dwellings with the full knowledge that they were fronting onto a collector road. From a planning viewpoint it would be inappropriate to propose single-family dwellings fronting onto a collector street. Wherever possible the Planning Department endeavours to provide suitable buffer zones between single family dwelling development and collector roads.

The shifting of the Beaverbrook Extension further south would also restrict the proposed low-density multiple housing area, limiting its use as an amenable transitional land use between the medium- and high-density multiple housing area to the south of Cameron Street and the single-family dwelling area north of the Beaverbrook Drive extension. The creation of a landscaped buffer zone of suitable width both north and south of the Beaverbrook Drive Extension would be difficult with the suggested shift of the Beaverbrook Drive extension to the south and the development of single-family dwellings along the collector route.

October 7, 1974

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That the report from the Director of Planning regarding Community Plan Area "G" be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That this subject matter be tabled until after the Special Meeting of Council which will be held in the Cameron Street School on October 9, 1974 to discuss Community Plan Area "G"."

CARRIED

AGAINST - ALDERMAN LAWSON

(12) Special Meeting of Council - Wednesday, October 9, 1974
COMMUNITY PLAN AREA "G"

It was recommended that a Special Meeting of the Municipal Council of the Corporation of the District of Burnaby be held on Wednesday, the ninth day of October, 1974, commencing at 7:30 o'clock in the afternoon in the Cameron Elementary School, 9540 Erickson Drive, for the purpose of enabling residents in Community Plan Area "G" to express Community Plan concerns or opinions related to this Area.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(13) Renewal of Lease - Blocks 4, 5, 6 and 7, D.L. 212, Plan 3080
Bestwood Industries Limited

It was recommended that:

- (a) the Land Agent be authorized to negotiate a further three year lease with Bestwood Industries Limited for the properties described as Lots 4,5,6 and 7, D.L. 212, Plan 3080, to terminate on December 31, 1977, with provision in the lease that should the Municipality decide at the end of the second year of the agreement that the site will not be required by December 31, 1977, that year-to-year extensions could be considered;
- (b) that the lease also include provision that should the Municipality decide at any time before the end of the second year of the agreement that the property will be required, then notice to this effect can be served which would finally terminate the lease on December 31, 1977;
- (c) it be stressed to Bestwood Industries Limited that on the basis of the existing implementation program, the Company and its employees should assume at this point that notice to terminate the lease will be given at the end of the second year;
- (d) a copy of this report be sent to the Parks and Recreation Commission for information.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

October 7, 1974

(14) Squid Lake

It was recommended that Squid Lake not be reformed provided that the area in which it was located be maintained as a designated park site.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

AGAINST -- ALDERMAN GUNN

- (15) (a) Undated Letter and Petition from Mr. and Mrs. Boroovich and Others
(b) Undated Letter from Mr. Kenneth W. Thompson
Closure of Bainbridge Avenue

This item was dealt with previously in the meeting.

(16) The Big Bend Area and the Regional Plan

It was recommended that Council by formal resolution request the Greater Vancouver Regional District to amend the Official Regional Plan as proposed in the Director of Planning's report dated October 3, 1974 and as shown on Map "E" attached to that report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (17) Rezoning Reference #37/74
Condominium Apartments
Lougheed Highway/Government Street/Carrigan Court

The subject 666 unit apartment project in 3 apartment towers (576 units) and terraced housing (93 units) on an 8.5 acre site was presented to a Public Hearing on September 3, 1974 and was given First and Second Readings of the requisite Rezoning Bylaw by Council on September 9, 1974. However, at the Public Hearing and at the time of First and Second Reading, a number of points were raised by Council to which the applicant would like to respond.

Three points of concern made by Council members were that a) the site appeared somewhat crowded due to the introduction of terraced housing units within the project, b) the accuracy of the outlined site coverage figure was questioned, and c) the provision of a fourth tower was suggested in place of the outlined terraced housing units.

The applicant has submitted the attached letter in explanation of the three points of concern. The applicant will also have available at the meeting of October 7, 1974 for the consideration of Council a rendered site plan illustrating the project open space and site coverage situation with reference to the comments contained in the applicant's attached letter.

One specific adjustment which has been made by the applicant since the granting of First and Second Reading by Council on September 9, 1974 is the reduction in the total number of units by 3 units from 669 units to 666 units. The 3 units have been deleted from the terrace housing units (from 93 units to 90 units) thereby reducing the site coverage and assist in opening up vistas from the tower plaza levels.

The Planning Department is of the opinion that the explanation and adjustment made by the applicant with regard to the three points of concern raised by Council are appropriate.

For the information of Council, the applicant has purchased three of the four parcels involved in the site. Lot 81 which comprises one parcel is at present zoned (R.Z. #46/68) for two 22-storey apartment towers with a unit density of 122.6 units per acre. The applicant has been working within the Community Plan Area 'H' guidelines and, in fact, has improved upon the guideline statistics. The applicant would like to proceed to Third Reading and Final Adoption with some assurance of the successful conclusion of his rezoning application since in order to proceed to Third Reading the applicant must commit himself to extensive legal, survey, and design work for a development of this size towards the completion of the prerequisites.

It was recommended that Council receive the submitted information material as sufficient explanation of the three points of concern raised by Council on the subject condominium apartment project.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED

AGAINST -- ALDERMAN MCLEAN

(18) Engineering Services for the Design of Kincaid Diversion

It was recommended that an agreement for engineering services as stipulated in the Municipal Engineer's letter dated September 24, 1974 be entered into with Vector Engineering Services Limited for the design of the Kincaid Diversion for an upset fee (excluding disbursements) in the amount of \$1,595.00 with fees to be based on the Scale of Minimum Fees recommended by the Association of Professional Engineers of B. C.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(19) Local Initiatives Program Application
Burnaby Outdoor Education Association

It was recommended that:

- (a) Council authorize the Burnaby Outdoor Education Association to make application under the Local Initiatives Program for the upgrading of existing trails on Municipal property on the north face of Burnaby Mountain and the north shore of Burnaby Lake, and for habitat improvement in the Burnaby Lake area through servicing of duck boxes and geese platforms, provided that all work performed is with the approval of the Parks and Recreation staff;
- (b) Council authorize the Burnaby Outdoor Education Association to make application under the Local Initiatives Program to continue the operation of the Nature House on Piper Avenue and Nature Interpretation Program with two employees.

October 7, 1974

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(20) Willingdon School for Girls

At the September 30 meeting of Council, a query arose concerning the future use of the facilities formerly used by the Willingdon School for Girls. The Planning Department has now been in contact with the Department of Public Works, representing the Building Committee of the proposed users of the facility, and is able to report as follows.

As Council is aware, the facilities have been used for approximately the past year, on a temporary basis, as living accommodation for B.C.I.T. students. In response to inquiries in the summer of 1973 by the Corporation concerning possible community use of the premises, the Provincial Government advised that the facilities were not available for Municipal or community purposes, but would continue to be used as a Provincial facility for the foreseeable future.

It is currently being proposed that the existing facilities be made available to the Forensic Psychiatric Services Commission for use as a remand centre, for the accommodation of persons taken into custody who require special treatment because of apparent or suspected mental conditions. The period of custody at this location would not exceed 30 days, following which the individuals would be taken elsewhere for further custody or treatment, if the case so required. At this time, no significant external changes or additions to the buildings are being contemplated, but internal alterations are involved in order to change the use of the buildings.

The proposed use qualifies under the P6 Regional Institutional District Zoning Category that applies to the site, as well as to the balance of the B.C.I.T./B.C.V.S. lands. It should be noted that the use for the Forensic Psychiatric Services Commission involves psychiatric nursing care under conditions of strict custodial security, and that the persons held in the remand centre will not be free to leave the buildings or to have unrestricted use of the surrounding grounds during their period of detention. Hence this use is distinguished from that of a rehabilitation centre or halfway house by the fact that there will be no interaction with society in general or with the surrounding neighbourhood.

Although the Municipality has not yet been formally contacted by the Commission, in connection with this project, it is understood that communication is likely to be received following the scheduled October 11 meeting of the Commission, and we are assured that the necessary Preliminary Plan Approval and all Municipal building permits, etc., will be obtained for the work to be done.

Although no further particulars are available at this time, it is considered that the proposed change of use and building alterations will be handled in due course through the customary Preliminary Plan Approval and Building Permit processes, before approval is given.

The foregoing is for the information of Council.

October 7, 1974

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the status report from the Director of Planning on the subject property be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the three Provincial Members of the Legislative Assembly for the Burnaby area be advised that Council is concerned with the Government's plans for the indicated use of the Willingdon School for Girls and that the Provincial Government be requested to supply further information on this scheme."

FOR - ALDERMEN LAWSON, MCLEAN,
LEWARNE AND STUSIAK

AGAINST - MAYOR CONSTABLE
ALDERMEN AST, EMMOTT, GUNN AND
MERCIER.

The motion was declared LOST.

(21) Local Initiative Program 1974/75
Parks and Recreation Department

It was recommended that the Parks and Recreation Commission's recommendation be ratified, namely that Council approve the submission of the foregoing Local Initiatives Program applications:

	<u>No.</u> <u>Man-weeks</u>	<u>Total</u> <u>Cost</u>	<u>L.I.P.</u> <u>Contribution</u>
<u>Application No. 1</u>			
Lakeview School-Park			
Harbourview Park			
Duthie Union School-Park	200	\$51,659	\$27,400
<u>Application No. 2</u>			
Central Park			
Stoney Creek Park	286	\$69,111	\$39,182

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(22) Proposed Park Acquisition -
Burnaby Mountain Conservation Area
Lot 1, Block 1, D.L.'s 215/216, Plan 10936
7396 Barnet Highway

This item was dealt with previously in the meeting.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

October 7, 1974

The MUNICIPAL MANAGER submitted Report No. 66, 1974, on the matters listed as Items (1) to (3) either providing the information shown or recommending the courses of action indicated for their reasons given:

- (1) Application for Construction of a Duplex
With a Proposed Medium Density Residential Area
(Site Plan Reference #40/74)

It was recommended that the Director of Planning be authorized to negotiate with the owner of the subject property with a view towards the preservation of the property for redevelopment as part of a medium density residential use.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (2) Proposed Acquisition
Edmonds Street Widening and Extension
Lot "B", Block 14, D.L. 28, Plan 10439
7947 Edmonds Street (Pol)

It was recommended that the subject property which is required for the implementation of the Edmonds Street widening and extension program between Sixth Street and Newcombe Street be purchased for \$39,000, subject to the completion of the transaction on October 15, 1974 and tax adjustments as of the same date.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (3) Annual Review of Park Acquisition Program

It was recommended that:

- (a) Council accept the recommendation of the Parks and Recreation Commission which extends detailed property acquisitions (First Priority) to 1979 and provides a general outline of items to be considered beyond that time, as well as long-range acquisition proposals, and approve the Program as a current guide to parkland acquisitions;

- (b) the Land Agent be authorized to negotiate in accordance with Burnaby normal procedure.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That this subject matter be tabled until a joint meeting of Council and the Parks and Recreation Commission with senior staff is held at which time the Park Acquisition Program would be examined closely."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COMMITTEE RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

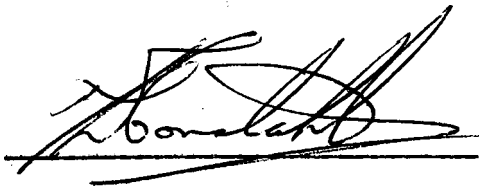
October 7, 1974

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MERCIER:
"That this meeting do now adjourn."

CARRIED UNANIMOUSLY

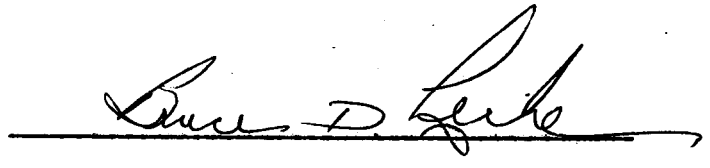
The meeting adjourned at 12:00 P.M.

CONFIRMED:



MAYOR

CERTIFIED CORRECT:



MUNICIPAL CLERK'S ASSISTANT

BL:sr/sb

October 7, 1974

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the status report from the Director of Planning on the subject property be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the three Provincial Members of the Legislative Assembly for the Burnaby area be advised that Council is concerned with the Government's plans for the indicated use of the Willingdon School for Girls and that the Provincial Government be requested to supply further information on this scheme."

FOR - ALDERMEN LAWSON, MCLEAN,
LEWARNE AND STUSIAK

AGAINST - MAYOR CONSTABLE
ALDERMEN AST, EMMOTT, GUNN AND
MERCIER.

The motion was declared LOST.

(21) Local Initiative Program 1974/75
Parks and Recreation Department

It was recommended that the Parks and Recreation Commission's recommendation be ratified, namely that Council approve the submission of the foregoing Local Initiatives Program applications:

	<u>No.</u> <u>Man-weeks</u>	<u>Total</u> <u>Cost</u>	<u>L.I.P.</u> <u>Contribution</u>
<u>Application No. 1</u>			
Lakeview School-Park			
Harbourview Park			
Duthie Union School-Park	200	\$51,659	\$27,400
<u>Application No. 2</u>			
Central Park			
Stoney Creek Park	286	\$69,111	\$39,182

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(22) Proposed Park Acquisition -
Burnaby Mountain Conservation Area
Lot 1, Block 1, D.L.'s 215/216, Plan 10936
7396 Barnet Highway

This item was dealt with previously in the meeting.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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