

JANUARY 8, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, January 8, 1974 at 7:00 p.m.

**PRESENT:**

Mayor T. W. Constable, in the Chair  
Alderman G. Ast  
Alderman A. H. Emmott  
Alderman B. Gunn  
Alderman D. A. Lawson  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

**STAFF PRESENT:**

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

The Minutes of the December 27, 1973 Council meeting came forward for approval.

*Alderman Gunn drew attention to the resolution on Page 2 of the December 27th Minutes relating to the letter from the British Columbia Environmental Council. He stated that he had made the motion and not Alderman Stusiak.*

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the December 27, 1973 Council meeting be amended by changing the motion referred to above to show Alderman Gunn as having made it rather than Alderman Stusiak; and the Minutes, with this amendment, be adopted."

CARRIED UNANIMOUSLY

DEPUTY CLERK then read a Proclamation on behalf of Mayor Constable proclaiming the week of January 13th to 19, 1974 as Big Brother Week.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 1, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Chairman, Parks and Recreation Commission, submitted a letter explaining the policy of the Commission concerning the Official Openings of its new facilities.

*Alderman Gunn drew attention to the fact that the letter from the Commission was precipitated by his informing Council recently about the fact the general public had not been invited to the opening of the Kensington Ice Rink. Alderman Gunn pointed out that there was between 150 and 200 people there.*

*Alderman Gunn suggested that the public should have been invited to the opening of that Rink by means of a newspaper advertisement.*

*He concluded by stating that there was a sign on the door of the building which discouraged the public from entering.*

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:

"That Council recommend to the Parks and Recreation Commission that it change its policy respecting the opening of parks and recreational facilities, including events, so as to include the matter of inviting the general public to attend such openings when they can be accommodated."

IN FAVOUR -- ALDERMEN GUNN AND AST

AGAINST -- ALDERMEN EMMOTT, LAWSON, LEWARNE,  
MCLEAN, MERCIER AND STUSIAK

MOTION LOST

The following submitted letters expressing support for the efforts of Council to have the Federal Government transfer the George Derby Health and Occupational Centre land back to Burnaby:

- (1) Township of Langley
- (2) District of Surrey
- (3) District of Matsqui
- (4) City of New Westminster
- (5) City of Langley
- (6) City of North Vancouver
- (7) City of Vancouver
- (8) City of Port Moody
- (9) City of Port Coquitlam
- (10) Mr. Stuart Leggatt, M.P., New Westminster

Mr. H. V. Porter, Municipal Clerk, Township of Richmond, wrote to advise that the Council of Richmond referred to its Regional Board Director the request of the Burnaby Council for support of the proposal to have the Federal Government transfer back to the Municipality of Burnaby the lands occupied by the George Derby Health and Occupational Centre.

Mr. C. E. Davis, Municipal Clerk, District of North Vancouver, submitted a letter advising that the Council of North Vancouver took no action on a request of the Burnaby Council for support of the same proposal.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That all of the above who expressed support for the action of Council to have the Federal Government transfer back to the Municipality the land occupied by the George Derby Health and Occupational Centre be thanked for such support; and further, copies of all their letters be sent to the appropriate Ministers of the Federal and Provincial Governments."

CARRIED UNANIMOUSLY

Mr. A. G. Creer, Secretary, Real Estate Board of Greater Vancouver, submitted a letter with which he forwarded a copy of a letter the Board sent to the Premier and Attorney-General of the Province relating to changes in the Assessment Equalization Act.

The following submitted letters supporting a request of Council for endorsement of a proposal to ask that the Greater Vancouver Regional District pass a By-Law which would require member Municipalities to levy the Regional District tax rate on hospital assessments:

- (1) City of Port Moody
- (2) District of Coquitlam
- (3) Township of Richmond
- (4) District of Delta

Mrs. I. Graham, Acting City Clerk, City of New Westminster, wrote to advise that the Council of New Westminster deferred action on request of the Burnaby Council for support of a proposal that the Greater Vancouver Regional District pass a By-Law which would require member Municipalities to levy the Regional District tax rate on hospital assessments.

Lewis and Joan Plewman wrote to question the hiring, by Council, of a Florida Consulting Firm to conduct a Seminar for heads of the various departments of the Municipality.

*Item #20 of the Municipal Manager's Report No. 1, 1974, which relates to the letter from the Plewman's, was brought forward at this time. The following is the substance of that report:*

(20) Organizational Development Seminar

A copy of the report Council received on December 27, 1973 relating to the subject matter may assist Mr. and Mrs. Plewman.

It is still felt there is a need for such a Seminar.

The Council was being provided this evening with a copy of an evaluation that was prepared by the International Municipal Finance Officers' Association Career Development Centre on the Seminar which was held between September 19th and 21, 1973.

The \$500.00 per day fee reported to Council on December 27th implies that the Consultant would be paid for each and every day he works for Burnaby. In actual fact, he will only be paid at that unit rate for the interview, travelling (one-way) and Seminar days (totalling nine possibly). If one makes allowance for time taken in preparation, design and development of the reference and reading material to be used at the Seminar, which would be specifically designed for Burnaby's needs in a period of one month following interviews with the staff participants and the fact the work day will include evening sessions, the actual unit rate will be more like \$250.00 per day, a rate not uncommon in this area or in Canada generally.

The expenses involved are the customary "out of pocket" expenses, which cover meals, etc.

On October 29, 1973, the Personnel Director checked three local Consultants and advised that they ranged from \$200.00 to \$500.00 per day for their services. Estimates for the three day Seminar by three local Consultants were \$3,500.00, \$5,500.00 and \$5,000.00 to \$10,000.00. The fee of the Firm engaged is estimated to be \$5,850.00.

So far as is known, no other Municipality in the Province has tried to develop this type of Seminar. With costs of government increasing at a rapid rate, it is imperative that the senior staff seek ways and means of critically analysing their form of administration, reviewing the objectives of their departments and determining that the Municipality is capitalizing on the ability and ingenuity available in the staff.

It was recommended that a copy of the report at hand plus Item 2 of Report No. 96, 1973 be sent to Mr. and Mrs. Plewman.

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

CARRIED

AGAINST -- ALDERMEN MCLEAN, EMMOTT AND MERCIER

Mr. F. B. Ellam, Corporate Secretary, National Harbours Board, submitted a letter in which he provided details as to the membership of the Board.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LEWARNE:  
"That a letter be sent to the National Harbours Board, with a copy to the local Board, asking for details as to:

- (a) the membership of the local Board;
- (b) the manner employed for considering, and making decisions on, developments affecting the Vancouver Harbour area."

CARRIED UNANIMOUSLY

Mr. A. S. J. Gibb, City Clerk, City of North Vancouver, wrote on behalf of the Council of the City to request support for a proposal that the Provincial Government introduce legislation which would limit increases in residential rental rates to not more than 10% of the then current rental rate for any single increase.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:  
"That Council not support the proposal of the City of North Vancouver."

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:  
"That the previous motion be amended by adding "and that it be suggested to the City of North Vancouver that it arrange to record rental information for apartments and the like in the Licence Department of the City."

IN FAVOUR -- ALDERMEN GUNN, LAWSON AND AST  
10  
AGAINST -- ALDERMEN EMMOTT, LEWARNE, MCLEAN  
MERCIER AND STUSIAK  
MOTION LOST

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

Mr. Andre Saumier, Assistant Secretary of State, submitted a letter in which he provided information respecting a proposal to establish the National Urban Transportation Development Corporation.

Union of British Columbia Municipalities submitted a circular providing an outline of various amendments which have been made to Provincial legislation that have an effect on Municipal and Regional Governments.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:

"That a Special Committee be established to examine new Provincial legislation affecting Municipal Governments, with it being understood that Mayor Constable will recommend the appointment of the members to the Committee."

CARRIED UNANIMOUSLY

Mr. T. A. Tait of T & K Construction Ltd. wrote to request that Council reconsider the decision it rendered on November 26, 1973 to not permit a vehicular crossing to property at 1775 Douglas Road that he was seeking.

*Item #8 of the Municipal Manager's Report No. 1, 1974, which relates to the letter from Mr. Tait, was brought forward at this time. The following is the substance of that report:*

(8) 1775 Douglas Road (T & K Construction Ltd.)  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2401

In previous reports on the subject matter, it was explained quite fully why the exception was made for the development at 2280 Douglas Road that is mentioned by Mr. Tait in his letter. While it is admitted that the approved plan does not meet, in all respects, the requirements of Section 900.6(2) of the Zoning By-Law in that it does not allow a 30-foot vehicle to enter from Douglas Road, a relaxation was felt to be justified in the circumstances because of the lack of alternative means of access. In this case, strict adherence to the letter of the By-Law without having a compromise would only work to the disadvantage of applicants of a difficult property.

From many years of experience, it has been found that the only way assurance can be received of compliance of any traffic control device is to be present with the police or Corporation employees at the very time of an offence. Citizens who lodge complaints about traffic infractions are very rarely prepared to lay a charge and possibly appear in Court.

With respect to the development on Southwest Marine Drive in the City of Vancouver, the Engineering Department is not familiar with the site nor has its staff observed the operation. Truckers do not necessarily obey all traffic control devices and they are not really that much different than any other driver who will, from time to time, bend the law if they feel they can get away with it.

If reliance is placed on signing as a solution to a poor layout, rather than attempting to improve the layout itself, then this will encourage a propagation of poor layouts. The statement by Mr. Tait that if signing does not work and the Municipality has proof of this does not really answer the question.

It was recommended that:

- (a) Council once again ratify the decision of the Municipal Engineer to deny vehicular access from Douglas Road, as requested by T. & K Construction Ltd.;
- (b) a copy of the report at hand be sent to the Company.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN LAWSON:

"That the recommendations of the Manager be adopted."

IN FAVOUR -- MAYOR CONSTABLE, ALDERMEN  
LEWARNE AND LAWSON  
AGAINST -- ALDERMEN AST, EMMOTT, GUNN,  
MCLEAN, MERCIER AND STUSIAK

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:

"That the Municipal Engineer and Municipal Manager consult Mr. Tait of T & K Construction Ltd. for the purpose of determining the best arrangement that can be made to permit the crossing desired by Mr. Tait which would only allow truck traffic to exit from the property at 1775 Douglas Road onto that street in a forward direction and not by means of backing onto the street, with consideration to be given the matter of the Company installing a gate or some similar structure, under controlled conditions, at the crossing and orienting the crossing area so that exiting traffic can only turn right and does not block moving traffic on Douglas Road."

CARRIED UNANIMOUSLY

Premier David Barrett submitted a letter advising that the request Council made on December 3rd concerning Local Improvement Tax Levies on Cemetery Properties will be given consideration.

Environment and Land Use Committee submitted a copy of a Press Release in which information was provided respecting the intentions of the Committee in regard to the acquisition of land, under the Greenbelt Fund, and the management of such property.

Mr. Jack Hake, Member of Finance Committee, South Burnaby Men's Club, wrote to request permission to hold a Tag Day in the Southern part of the Municipality on either February 22nd and 23, 1974 or March 1st and 2nd, 1974.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That permission be granted to the Club to conduct its campaign in the area mentioned on the evening of February 22, 1974 and all day on February 23, 1974."

CARRIED UNANIMOUSLY

#### T A B L E D I T E M S

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN LAWSON:

"That the following matters be lifted from the table:

##### (a) Breathing Air Compressor

*Item #3 of the Municipal Manager's Report No. 1, 1974, which relates to the above matter, was brought forward at this time. The following is the substance of that report:*

##### (3) Breathing Air Compressors

The Fire Chief advises that the capacity of the compressor is 1.4 cubic feet per minute at a pressure of 2,500 pounds per square inch.

He also advises that repair parts and spare parts are unavailable at this time for the present unit and, if it breaks down, it will need to be discarded. This unit was purchased in 1957 from the Cornelius Air Compressor Company, which is now out of business and has been for 6 or 7 years. The Fire Chief had intended to sell the unit through the Purchasing Department and he expects the remuneration will be around \$100.00.

It was recommended that the tender of Atlas Copco Canada Ltd. in the amount of \$8,257.46, including all applicable taxes and installation charges, for the sale to the Corporation of one breathing air compressor be accepted.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

##### (b) Council Minutes

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That Item #32 of the Municipal Manager's Report No. 94, 1973, which relates to the above matter, be received."

CARRIED UNANIMOUSLY

(c) Underground Wiring in Developed Areas

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of Item #33 of the Municipal Manager's Report No. 94, 1973, which deals with the above matter, be adopted."

CARRIED UNANIMOUSLY

*During consideration of the report which was the subject of the previous resolution, it was suggested by Alderman Mercier that there are instances where a considerable hardship has been imposed on developers who are being required to install underground electrical facilities to their establishments pursuant to the policy of the Corporation in that regard.*

*He commented that the policy is perhaps too rigid in that it results in some developers being faced with excessive costs in providing underground wiring.*

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"That the Municipal Manager submit a report indicating the cases where possible hardships are being encountered by developers as a result of being required to adhere to the policy of the Municipality respecting the installation of underground wiring."

CARRIED UNANIMOUSLY

(d) Employee Sick Leave Benefits

*Item #1 of the Municipal Manager's Report No. 1, 1974, which relates to the above matter, was brought forward at this time. The following is the substance of that report:*

(1) Employee Sick Leave Benefits

The Treasurer has advised that there was an error in Item #3 of the Municipal Manager's Report No. 96, 1973 (which Council received on December 27, 1973) in that the table on Page 4 opposite the year 1972 showed 835 days as being in excess of 85 per illness whereas the figure should read 350 days. The balance of the figures in that table are correct but the same change mentioned above should be made in the paragraph which immediately follows the table.

The paragraph is now less meaningful and has much less impact as the relationship is not as distorted as was thought to be.

It was recommended that the changes outlined above be made in Item #3 of the Municipal Manager's Report No. 96, 1973.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That action on the recommendations in Item #3 of the Municipal Manager's Report No. 96, 1973 be deferred until the January 14th meeting of Council in order to allow the Municipal Treasurer to submit a further report based on a plan similar to that he previously outlined but containing some provision whereby more incentive would be allowed for employees to control the situation with respect to sick leave."

CARRIED

AGAINST -- MAYOR CONSTABLE, ALDERMEN STUSIAK,  
EMMOTT AND AST

ALDERMAN MERCIER LEFT THE MEETING.

(e) Watercourse - Lots "A" and "B", D.L. 85, Plan 18317  
SUBDIVISION REFERENCE NO. 70/72

*Item #16 of the Municipal Manager's Report No. 1, 1974, which relates to the above matter, was brought forward at this time. The following is the substance of that report:*

(16) Watercourse - Lots "A" and "B", D.L. 85, Plan 18317  
SUBDIVISION REFERENCE NO. 70/72

In view of Statutory requirements for the Approving Officer to grant approval to subdivisions which meet stipulated conditions and requirements within a specified period of time, it is urgent that a decision be made by Council on the subject of Item #5 of the Municipal Manager's Report No. 96, 1973 (which Council received on December 27, 1973).

It was therefore recommended that Council:

- (a) endorse the position of the Approving Officer in requiring the improvement and lining of the watercourse in question, which was shown on Sketch #3 accompanying Item #24 of the Municipal Manager's Report No. 92, 1973, maintaining it in an open condition;
- (b) approve the standard of lining shown on Sketch "B" accompanying the aforementioned Item #5 for the watercourse.

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

CARRIED

AGAINST -- ALDERMAN STUSIAK

#### ENQUIRIES

Alderman Ast enquired as to whether the Council meeting to be held on January 14th to receive representations in connection with the Chevron Refinery Expansion Proposal was to be a secret meeting. He pointed out that there had been no official advertising by Council of the meeting.

Alderman Gunn stated that he regarded it as vital that the meeting be publicized.

Mayor Constable stated that no formal notice of the meeting had been given by Council but he was certain that those who had expressed an interest in the matter earlier were fully aware of the meeting.

Municipal Manager mentioned that the Deputy Municipal Clerk had notified all those who had corresponded with the Corporation about the Chevron Refinery Expansion Proposal of the meeting on January 14th and that all who have telephoned or written about the matter have been informed of that meeting date.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:  
 "That Council publicize the meeting on January 14, 1974 at the Central Burnaby High School by inserting in all local newspapers in their January 12th and 14, 1974 editions notice of the purpose of the meeting."

IN FAVOUR -- ALDERMEN GUNN AND AST

AGAINST -- ALDERMEN EMMOTT, LAWSON,  
 LEWARNE, MCLEAN, MERCIER  
 AND STUSIAK

MOTION LOST

Alderman Lewarne enquired as to whether the insurance the Corporation will pay on its vehicles under Autoplan will be more or less than that which was paid to its previous insurer.

It was understood that the Municipal Manager would provide the information desired.

Alderman Mercier asked that a report be submitted indicating the cost to the Corporation in 1973 of placing display advertisements in the newspapers relating to Public Hearings on rezoning proposals.

It was understood that the Municipal Manager would provide this information.

Alderman Mercier enquired as to when a report could be expected on the matter of selecting three lanes in the Municipality where speed bumps could be installed.

It was understood by Council that the Municipal Manager would endeavour to provide a report on the matter as soon as possible.

Alderman Lewarne enquired as to why the street sign "Gaglardi Way" had been changed to "Simon Fraser Way".

Mayor Constable pointed out that the street in question was never Gazetted as Gaglardi Way; rather, it was referred to as the Simon Fraser Access Road, and was therefore now being called Simon Fraser Way by the Department of Highways.

Municipal Engineer stated that the Department of Highways, at the time the street was constructed, installed signs indicating it was Gaglardi Way but these signs were removed, it is believed, by students attending Simon Fraser University and perhaps others. He added that the Department of Highways indicated it would no longer post Gaglardi Way signs and indicated that if the Municipality wished to identify the street then it would need <sup>to</sup> erect Gaglardi Way signs itself.

The Engineer also commented that the Department of Highways has made repeated requests of the Municipality to change the name "Gaglardi Way" to "Simon Fraser Way" because of the Gazetting to which the Mayor referred earlier. He advised that his Department finally acceded to the request and therefore changed the street signs to read "Simon Fraser Way".

When Alderman Mercier suggested that the municipal portion of the road should be named Gaglardi Way, the Engineer pointed <sup>out</sup> that the entire length of the street was under the jurisdiction of the Department of Highways.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That the Municipal Manager submit a report indicating whether, and by what means, the name "Simon Fraser Way" could be changed back to Gaglardi Way."

CARRIED UNANIMOUSLY

When Alderman McLean enquired about the connection costs to property owners for storm sewers and what is expected of the owners, the Municipal Engineer replied that the first such connection is provided free and the second, if required, is provided at cost to the owner concerned. He added that the owner is also advised to connect all his drainage tiles to the storm sewer.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 1, 1974, on the matters listed below as Items (1) to (21), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Employee Sick Leave Benefits

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

(2) Lane - 6000 Block Halifax Street

The lane at the rear of 6050 Halifax Street, which had been blocked by the B. C. Telephone Company, had been reopened to traffic and all driveways are accessible.

There is still some further work to be done by the Company to complete the project but the Municipal Engineer has been assured that no further blockage of driveways or disruption of lane traffic will be experienced.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(3) Breathing Air Compressors

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

(4) Court Orderlies

As a result of reviewing the feasibility of transferring administrative, clerical and other duties from the R.C.M.P. to municipal staff, it was recommended that:

- (a) effective immediately, clerical functions performed by R.C.M.P. Court Orderlies in support of the Court activities be transferred to civilian staff attached to the Court Clerk Sub-Department;
- (b) approval be given to increase the complement of the Court Clerk Sub-Department by two Court Clerks, with the salary and related costs (\$19,470.00) for two Court Clerks to be included in the 1974 Justice Administration Provisional Budget plus \$550.00 in the 1974 Capital Improvement Budget to provide for the purchase of office furnishings for the two Clerks.

*MUNICIPAL MANAGER recommended verbally that his report be tabled in order to permit him to obtain additional information on the future plans of the Provincial Government concerning the Administration of Justice.*

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(5) Eastern Burrard Inlet Development Concept

The following was being provided on points made by Burnaby S.P.E.C. in a letter Council received from the Society on October 29, 1973:

- (a) There is agreement that a controlled Reclamation Programme in the Barnet area would have little effect on the ecology. This position has been substantiated in the report from the Consultant, N. D. Lea and Associates.
- (b) The Sub-Consultant who examined the intertidal ecology in the study area indicated that beach development for swimming and sunbathing would be preferable at the Barnet Beach site because the ecological effects of the reclamation in that area would be minimal. The Kapoor site was not included in the Consultant's terms of reference and hence is not part of a qualitative comparison. Due to the fact reclamation would not be required at the Kapoor site for beach development, it would appear that ecological concern over this aspect need not apply at that location. A primary responsibility of the parks design to be undertaken will be to examine all factors contributing to the most appropriate type and location of swimming facility within the marine park. The Planning Department would prefer to reserve judgement at this time as to whether the Barnet or Kapoor-Texaco site is preferable for swimming and sunbathing. Discussion in this regard may be mostly academic as a commencement of the reclamation project, culminating in a swimming beach at the Barnet site, has already been adopted.

Should Burnaby S.P.E.C. have available studies providing information on differential tide flushing and oxygen concentrations within the study area, this would prove most useful to both the Consultant to be designated and municipal staff.

- (c) The Planning Department has not been able to obtain a copy of a S.F. U. Marine Study, as requested at the Council meeting on October 29, 1973. The S.F.U. Library does not have a copy of the report and apparently the author is no longer on staff at the University. A teaching associate is currently attempting to obtain information on the report and will indicate whether he is successful.

The Parks and Recreation Administrator concurs with the Planning Department and also with the suggestion of S.P.E.C. that the Barnet Beach area is more suitable than the Bestwood sites. One would assume that the flushing action of the tide is more rapid in the region of Barnet Beach than at the Port Moody end of the Inlet.

The Parks and Recreation Administrator also notes that factors which must be considered when contemplating the development of a beach include water temperature, presence and strength of tidal currents, exposure to wind, as well as cleanliness of water, size of the area, physical access, etc.

He is of the opinion that the Municipality is not ready to make a final decision as to whether bathing beaches should be constructed, let alone specifically where they should be located. He feels that it may be that a better solution would be the construction of one or more outdoor large swimming pools adjacent to the shore similar to the one just being built in New Brighton Park in Vancouver.

It was recommended that a copy of the report at hand be sent to Burnaby S.P.E.C. and to the Parks and Recreation Commission.

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

CARRIED UNANIMOUSLY

(6) Parcel 1, Reference Plan 5463 of Lot "G", Block 16, D.L. 98, Plan 573  
SUBDIVISION REFERENCE NO. 185/73

It was recommended that Council authorize the sale of that portion of the above described property mentioned in the report at hand, subject to:

- (a) the payment to the Corporation of \$2.75 per square foot for the parcel, as determined by a final legal survey;
- (b) all legal and survey costs being borne by the purchaser;
- (c) the granting to the Corporation of a 10-foot easement along the West side of the property subsequent to the sale;
- (d) the consolidation of the property with the lot to the South.

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

CARRIED

AGAINST -- ALDERMEN MCLEAN AND MERCIER

Alderman Lewarne served Notice that he proposed to introduce a Motion that the property covered by the above Item #6 not be developed for residential purposes.

(7) Population Assignment Area Study

The amount of land which is available for further urban development in the Lower Mainland is limited by such barriers as mountains, the ocean and the border with the United States. Within this confined area are a number of other constraints to growth such as flood plains, foundation and topographic conditions, elevation, and the need for the continued preservation of farm land and the natural environment.

As a result of these factors which place limitations on the options available for the location and direction of urban growth, the Greater Vancouver Regional District has initiated a "Livable Region Programme" which has as its major objective the management of growth and change in order to maintain or enhance the livability of the region.

As one of the steps in the development of this Programme, the Technical Planning Committee of the Greater Vancouver Regional District has established a Working Committee to study alternative population assignments within the region on the basis of major municipal community areas or regional sub-areas which have been designated in co-operation with local Planning Departments.

The major community areas which have been proposed for Burnaby are outlined in a map accompanying the report. It will be noted that they are comprised of logical groupings of previously established neighbourhood units. Also shown are the existing regional town centres (i.e. Brentwood, Lougheed Mall, and Kingsway-Willington developments).

Each Municipality has been requested to prepare population estimates for these areas in accordance with certain criteria and time periods. These estimates include, in addition to the existing population (June, 1973) five separate categories. Two of these are for the year 1986, while the other three are saturation estimates related to a variety of assumed criteria.

The next phases of the Population Study will involve an assessment of the possible consequences of various population assignments to determine the most desirable targets in terms of livability and practicability and, finally, to design policies aimed at achieving these levels within the framework of the goals and objectives that are established for the region.

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

CARRIED UNANIMOUSLY

- (8) 1775 Douglas Road  
PRELIMINARY PLAN APPROVAL APPLICATION NO. 2401

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

- (9) Park Acquisition Programme

It was recommended that Council approve the following proposed procedures for implementation of the Parks Acquisition Programme as shown below:

# PROPOSED PROCEDURES FOR IMPLEMENTATION OF PARK ACQUISITION PROGRAM

PRIORITY DESIGNATION	STEP #1 (initiated by)	STEP #2	STEP #3*	STEP #4	STEP #5	STEP #6
FIRST PRIORITY ITEMS (Categories A, B and C)	All First Priority items are referred to the Lands Dept. (Land Agent) who initiates negotiations directly with the owners, under the authority provided by the Parks and Recreation Commission and Council approval of the Program. Emphasis should be placed initially on the Category "A" items.	The Lands Dept. reports to the Parks and Recreation Commission (through the Parks and Recreation Administrator) on the results of the negotiations.	The Parks and Recreation Administrator submits his comments to the Parks and Recreation Commission together with a statement of the current status of the parkland acquisition account, which is prepared in consultation with the Treasury Department.	The Parks and Recreation Commission makes a recommendation to the Council (through the Manager) for final approval of the acquisition.		
SECOND AND THIRD PRIORITY ITEMS	All Second and Third Priority items are referred to the Planning Dept. (Assistant Director of Long Range Planning & Research) who obtains the estimated property value from the Lands Department.	The Planning Dept. reports and makes a recommendation to the Parks and Recreation Commission (through the Parks and Recreation Administrator) on the matter of a change in priority.	The Parks and Recreation Administrator submits his comments to the Parks and Recreation Commission together with a statement of the current status of the parkland acquisition account, which is prepared in consultation with the Treasury Department.	The Parks and Recreation Commission makes a recommendation to the Manager to authorize the Lands Dept. to negotiate with the property owners.	The Lands Department reports to the Parks and Recreation Commission (through the Parks and Recreation Administrator) the results of the negotiations.	The Parks and Recreation Commission makes a recommendation to the Council (through the Manager) for final approval of the acquisition.

\*This step will involve the maintenance of a close liaison between the Lands, Parks and Recreation, Planning and Treasury Departments on the matter of the status of the parkland acquisition account.

ITEM 9  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING Jan. 8/74

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

CARRIED UNANIMOUSLY

#### (10) Transportation Study

The Planning Department feels that it is appropriate to inform Council of the scope of the transportation study now being undertaken by that Department with the assistance of N.D. Lea and Associates. The synopsis contains an outline of the report expected to be completed by late February or early March, 1974. Essentially, the study which was initiated by Council in November of 1972 and commenced in January 1973, has progressed steadily, while computer analysis is still continuing.

An earlier planning study "Transportation Aspects of The Year 2000" was in fact an analysis to test the validity of the development concept expressed in the "Urban Structure" report, and did not provide the shorter-term guidance for a transportation policy. However, the basic analysis and transportation model developed for the earlier study provided a sound starting point to evaluate an intermediate design year, in this case selected to be 1985.

Development growth expected in Burnaby by 1985 has been based on a rational extension of existing and expected development patterns, rather than any radical departure from present development trends. The travel demands resulting from this growth pattern have been established and will be used as a basic criterion against which to measure the effectiveness of significant changes in the road pattern which have been considered. As well, the effects of providing various levels of public transit can be gauged against this known design year travel demand.

Essentially, the study falls into three principal sections:-

#### 1. Introduction and Background

Earlier transportation - related studies.  
 Reasons for undertaking a transportation study.  
 Methodology adopted for this study.  
 Involvement of transportation consultants.  
 The study area and its selection.  
 Transportation trends nationally and regionally.  
 Burnaby transportation in its regional context.  
 Transportation characteristics existing in Burnaby.  
 Transit operations in Burnaby.

#### 2. The Transportation Model

Liaison with 1970 planning study -  
 "Transportation Aspects of The Year 2000".  
 The study area traffic zones.  
 Demographic data for the design year.  
 Synthesised 1985 travel demands.  
 Basic 1973 street network.  
 Assignment of 1985 trips to 1973 network.

#### 3. Analysis and Recommendations

Evaluation of traffic flow patterns resulting from assignments.  
 Evaluation of assignments to alternative or modified networks, responsive to 1985 travel demands.  
 Effect of varying levels of transit usage on volumes in traffic corridors.  
 Identification of possible areas of traffic congestion.  
 Overall review of future transportation patterns in Burnaby.  
 Development of a transportation strategy.  
 Planning implications of such a strategy.

As a result of this study and in the light of the predicted 1985 travel demands, Council will be in a better position to evaluate longer-term transportation policies, current road proposals, and areas where immediate transportation improvements should be implemented.

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

CARRIED UNANIMOUSLY

(11) Subdivision Reference No. 215/73  
CAMROSE PARK SUBDIVISION

It was recommended that Council authorize the sale of the land alluded to in the report at the rate of \$1.494 per square foot, with the actual size to be determined by a survey, for inclusion with the property covered by the above subdivision.

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

CARRIED

AGAINST -- ALDERMEN MERCIER, MCLEAN  
AND AST

(12) Noise from Municipal Vehicles

Some of the older municipal garbage trucks do, at certain speeds, create a noise somewhat in excess of that permitted by the Noise By-Law. This occurs only at certain speeds and with a truck fully loaded. There are ten diesel-powered trucks involved and the excess over the Noise By-Law is roughly 1% with any of these trucks.

When new equipment is acquired, it is specified that the noise limit not exceed the decibel rating laid down in the Noise By-Law. It has been found from experience that it is more practical to have the exhausts on these trucks pointing up because:

- (a) exhaust fumes from under the trucks causes the men considerable discomfort;
- (b) when the trucks start and stop in the lanes, exhaust pipes underneath the truck cause a great deal of dust off the lane which then becomes very unpleasant for residents living along the lanes, particularly if they have washing hanging in the backyard.

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

CARRIED UNANIMOUSLY

(13) Elford Avenue between Holmes Street and Wilberforce Street

It was recommended that:

- (a) Council approve the preparation of a By-Law to close the above portion of Elford Avenue;
- (b) the Land Agent be authorized to invite tenders for the sale of the land involved after the road is closed.

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

CARRIED UNANIMOUSLY

(14) Lot "C", D.L. 16, Plan 7398  
Vancouver Art Metal Works Limited

It was recommended that:

- (a) Vancouver Art Metal Works Limited be requested to remove the temporary fences from the above property on or before January 15, 1974, as provided for in the Agreement between the Company and the District of Burnaby dated January 26, 1973;

(b) the Parks and Recreation Commission be asked to ratify this action.

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

CARRIED UNANIMOUSLY

- (15) (a) Lots 2 and 3, D.L. 94, Plan 440  
(b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 1117  
(c) Lots 1 and 2, Block 1, D.L. 94C, Plan 7150  
REZONING REFERENCE NO. 59/72

It was recommended that Council approve in principle the rezoning of the portions of the properties described above to the categories indicated:

- (1) the Southerly 108 feet of the parcels to Community Commercial District (C2)
- (2) the remainder of the parcels to Parking District (P8),  
subject to the following prerequisites being satisfied:
  - (i) the submission of a suitable plan of development for the site which provides for an effective separation between the development planned and the residential area to the North;
  - (ii) the dedication and construction of a 20-foot wide lane along the Northern boundary of the site;
  - (iii) the deposit of sufficient monies to cover the cost of constructing adequate storm drainage facilities to the site;
  - (iv) the consolidation of all the subject properties into one site;
  - (v) the provision of an undertaking to remove all existing structures from all parcels within 6 months of the rezoning being completed.

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

CARRIED UNANIMOUSLY

- (16) Lots "A" and "B", D.L. 85, Plan 18317  
SUBDIVISION REFERENCE NO. 70/73

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

- (17) Burnaby Security Issuing By-Law No. 1, 1974

Burnaby Comprehensive Loan Authorization By-Law No. 2, 1973, which authorizes the borrowing of \$2,910,000.00 for parks purposes, was passed on December 10, 1973.

Additionally, Council instructed that a Security Issuing By-Law be brought down to finance the borrowing and that the Municipal Treasurer make application to the Greater Vancouver Regional District for the necessary financing.

It was recommended that the Security Issuing By-Law be brought forward.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN STUSIAK:  
"That the recommendation of the Manager be approved."

CARRIED

AGAINST -- ALDERMAN MERCIER

(18) Burnaby Temporary Loan Authorization By-Law No. 1, 1974

It was recommended that the above By-Law be prepared to permit the borrowing of \$3,917,000.00, which is the aggregate of the sums required under Burnaby Comprehensive Loan Authorization By-Law No. 1, 1973, Burnaby Loan Authorization By-Law No. 1, 1972 and Burnaby Comprehensive Loan Authorization By-Law No. 2, 1973. This amount is needed for the following purposes:

- (a) Kensington Ice Rink - \$800,000.00;
- (b) Burnaby Lake Facility - \$140,000.00;
- (c) construction of storm sewers - \$900,000.00;
- (d) miscellaneous works covered by Burnaby Comprehensive Loan Authorization By-Law No. 2, 1973.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN;  
"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMEN MERCIER

(19) Rebates of Penalty Additions Under Section 411 of the Municipal Act

From time to time during 1973, Council approved rebates of penalties and interest on taxes owing by veterans of World Wars I and II, and the Korean War, or by their widows, pursuant to Section 411 of the Municipal Act. At the end of each year it is necessary for Council to formalize their actions.

It was recommended in that regard that a By-Law be prepared to formalize the rebates given during 1973.

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

CARRIED UNANIMOUSLY

(20) Organizational Development Seminar

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

(21) Easements and Ancillary Rights

It was recommended that Council pass the following resolutions relating to the above matters, which will become effective immediately:

- (a) The Municipal Council does hereby authorize the acquisition, in 1974, of all easements and rights-of-way required for municipal purposes and the payment of compensation therefor not exceeding \$100.00 in each case".
- (b) That staff be authorized to execute all documents, in 1974, that pertain to the release or cancellation of ancillary rights where, in the opinion of the Engineer, such rights are no longer required.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, 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 SECURITY-ISSUING BY-LAW NO. 1, 1974"  
"BURNABY TEMPORARY LOAN AUTHORIZATION BY-LAW NO. 1, 1974"  
"BURNABY TAX ABATEMENT BY-LAW 1973"

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

CARRIED

AGAINST -- ALDERMAN MERCIER

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

CARRIED

AGAINST -- ALDERMAN MERCIER

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:  
"That:

"BURNABY SECURITY-ISSUING BY-LAW NO. 1, 1974"  
"BURNABY TEMPORARY LOAN AUTHORIZATION BY-LAW NO. 1, 1974"  
"BURNABY TAX ABATEMENT BY-LAW 1973"

be now read three times."

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN AST:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1973" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

AGAINST -- ALDERMAN MCLEAN

This By-Law provides for the following proposed rezoning:

Reference RZ #78/72

- (a) Lots 1, 4, 5, 6, 7 and 8, Block 33, D.L. 34, Plan 1355
- (b) Lots "A", "B" and "C", S.D. 9, Block 33, D.L. 34, Plan 3979
- (c) Lots "A", "B", "C" and "D", S.D. 2/3, D. L. 34, Plan 1911

Located in the area bounded by Patterson Avenue on the West, Barker Avenue on the East, Sardis Street on the North and Grange Street on the South

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)  
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Mr. J. Jankola submitted a letter and an accompanying petition signed by a number of persons opposed to the above rezoning proposal.

*Alderman Gunn pointed out that 740 persons would be accommodated in the high-rises planned to be built on the above property. He suggested that this was a substantial increase in the population in the area and that Council should examine this density situation.*

*Alderman Gunn also enquired as to whether any consideration had been given the matter of buffering the adjacent single family homes from the proposed high-rises. He also suggested that the proper method would be to have apartments of a lower height (three stories) adjacent to the high-rises and then the single family homes so that the differences in elevation between the three types of developments would not be so pronounced.*

PLANNING DIRECTOR stated that, due to the size and nature of some areas in the Municipality, the graduated type of multiple family and residential accommodation mentioned by Alderman Gunn is considered desirable. He added that this is not a conscious policy in all cases, and was not considered for the subject development. He pointed out that, pursuant to the Council policy, there are five areas in the Municipality where it is intended that high-rises be built, the subject property being in one of those areas.

PLANNING DIRECTOR also pointed out that where high-rises are built adjacent to single family developments, his Department recommends greater setbacks than normal and extensive buffering so as to minimize the conflict.

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

CARRIED

AGAINST -- ALDERMEN GUNN, MCLEAN AND LEWARNE

THE COUNCIL RECONVENED.

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

CARRIED

AGAINST -- ALDERMEN GUNN, MCLEAN AND LEWARNE

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 47, 1973" be now read two times."

CARRIED

AGAINST -- ALDERMEN GUNN, MCLEAN AND LEWARNE

MAYOR CONSTABLE DECLARED A RECESS AT 9:20 P.M.

THE COUNCIL RECONVENED AT 9:35 P.M.

ALDERMEN GUNN AND LEWARNE WERE ABSENT.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1973" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED. UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #65/73

Lot 18, Block 2, D.L. 29, Plan 3035

7585 Kingsway

FROM DRIVE-IN RESTAURANT DISTRICT (C7) AND RESIDENTIAL DISTRICT FIVE (R5)  
TO TOURIST COMMERCIAL DISTRICT (C5)

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 50, 1973" be now read  
two times."

CARRIED UNANIMOUSLY

ALDERMEN GUNN AND LEWARNE RETURNED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1973"

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

CARRIED UNANIMOUSLY

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1973 provides for the  
following proposed rezoning:

Reference RZ #143C/66

Lot 131, D.L. 136, Plan 34438

7351 Montecito Drive

CHANGE IN DEVELOPMENT PLAN

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1973 provides for the  
following proposed rezoning:

Reference RZ #46C/68

Lot 89, D.L. 4, Plan 3735

9061 Horne Street

CHANGE IN DEVELOPMENT PLAN

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 51, 1973"

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 52, 1973"

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY