

JANUARY 13, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday, January 13, 1975, at 7:00 P.M.

PRESENT: Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman B.M. Gunn
Alderman D.A. Lawson (7:05 P.M.)
Alderman W.A. Lewarne
Alderman G.H.F. McLean
Alderman J.L. Mercier
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott

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

M I N U T E S

The Minutes of the regular Council Meeting held on December 30, 1974, and the Minutes of the Inaugural Meeting of Council held on January 6, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the regular Council Meeting held on December 30, 1974, and the Minutes of the Inaugural Meeting held on January 6, 1975, be now adopted".

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. G.W. Ramsell, President, 1973 Canada Summer Games Society,
Re: Final Report of Society.
- (b) Mr. Thomas Cumming, Vice-President, Tournament Skiing, B.C. Region,
Canadian Water Ski Association
Re: Use of Deer Lake.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That the delegations be heard".

CARRIED UNANIMOUSLY

Mr. Ramsell then addressed Council and briefly reviewed the highlights of the 1973 Canada Summer Games Society and the Friends of the Games Society. Mr. Ramsell stressed that the success of the Games was due entirely to the efforts of the many thousands of people who worked so hard and faithfully. Mr. Ramsell introduced a few members of the Society who were in attendance this evening and mentioned the part each had played in the organization of the Games.

Mr. Ramsell reported that the Society had wound up with a surplus of approximately \$180,690 and a great deal of discussion had taken place as to the ultimate disposition of this surplus. Mr. Ramsell stated that as a result of discussions between the Society and the Mayors of Burnaby and New Westminster it had been decided to place \$70,000.00 in a trust fund to be administered jointly by Burnaby and New Westminster and the balance of some \$55,000.00 be turned over to each Municipality. The only stipulation was that as this money was raised on the basis that any surplus would be used in the development and promotion of amateur sports, that Council bear in mind the manner in which it was raised and the conditions that were stated at the time of contribution.

Mr. Ramsell then presented Mayor Constable with a bank draft in the amount of \$55,384.90.

Mr. Ramsell then requested that Council discharge the 1973 Canada Summer Games Society from

its responsibilities and that its report be accepted as complete. On behalf of the 1973 Canada Summer Games Society, Mr. Ramsell thanked Council for this opportunity to serve the Municipality and to take part in this exciting program.

His Worship, Mayor Constable, then presented Mr. Ramsell with the Meritorious Medal on behalf of Council and the citizens of the Municipality and expressed his appreciation for what the Canada Summer Games Society had done for the Municipality.

Mr. Ramsell, in accepting the Meritorious Medal, stated that he did so personally rather reluctantly because there had been over 3,000 people involved in the organization of the 1973 Canada Summer Games. He stated, however, that if he was permitted to accept this on behalf of all those who participated in the organization of the Games, he would be happy to do so.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That on behalf of Council and the citizens of Burnaby and with gratitude to those who served with the 1973 Canada Summer Games Society, Council accepts the request that the said Society be discharged from their responsibilities in connection with the Canada Summer Games and further, that this Council does formally give them a vote of thanks for the services so rendered".

CARRIED UNANIMOUSLY

Mr. Tom Cumming, Vice-President, Tournament Skiing, B.C. Region, Canadian Water Ski Association was not present at this time.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That Mr. Cumming be heard later in the evening following his arrival".

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That "Burnaby Zoning By-Law 1965, Amendment By-Law No. 65, 1974 (#6588)" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law.

CARRIED UNANIMOUSLY

Rezoning Reference #50/74

Lots 12-20, Block 33, D.L. 187, Plan 1282
Lot 1, Reference Plan 15102, Block 32, S.D. "C", D.L. 187
Pt. N. of R/W, Plan 45373.

4148/52/58/66/78/88/98 Edinburgh Street, 4167/71 Yale Street, 4203 Trinity Street.

From Residential District (R5) and Park and Public Use District (P3) to Light Industrial District (M5).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST: MAYOR CONSTABLE, ALDERMEN AST
AND GUNN.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

AGAINST: MAYOR CONSTABLE, ALDERMEN AST
AND GUNN.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That Burnaby Zoning By-Law 1965, Amendment By-Law No. 65, 1974 (#6588) be now read two times".

CARRIED

AGAINST: MAYOR CONSTABLE, ALDERMEN AST AND GUNN.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"That the Director of Planning be directed to bring forward a report on the whole concept of the buffer zone proposed in the area adjacent to the Chevron Refinery. This report is to include recommendations on ways in which this buffer zone can be cut back and is also to include a review of the 36 conditions attached to the original approval of the Chevron Refinery expansion".

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN MCLEAN:

"That the foregoing motion be amended by deleting all reference to cutting the buffer zone back".

CARRIED

AGAINST: ALDERMEN GUNN AND LEWARNE.

A vote was then taken on the original motion as moved by Alderman Lewarne and seconded by Alderman Gunn as amended, and same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"That Item 25, Municipal Manager's Report No. 86, 1974 "Rezoning Reference #50/74 - Chevron Canada Limited" tabled on December 30, 1974, be now lifted from the table.

CARRIED UNANIMOUSLY

Item 25 recommended that:

- (a) the necessary rezoning By-Law (#6588) be given two readings;
- (b) Staff be authorized to pursue the employment of a covenant registered under Section 24A of the Land Registry Act to achieve the objectives noted with the report of the Planning Director, with provision for public notice in the event that any changes to the covenant are contemplated in the future.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

At this point of the meeting, His Worship, The Mayor, introduced The Honourable James G. Lorimer, Minister of Municipal Affairs, Province of British Columbia, and invited The Honourable Minister to address Council.

The Honourable Minister apologized to Council for his inability to attend the Inaugural meeting of Council on January 6, 1975. His duties, however, had required him to attend the Inaugural Council meeting of the City of Nanaimo due to the fact that Nanaimo was entering its second century of incorporation as a city.

The Honourable Minister stated that the chief purpose of his visit this evening was to present a cheque in the amount of \$695,466.00 for the "Sewerage Facilities Assistance Act" to which the Municipality is entitled for the year 1974. This amount represents a .67 mill levy or a per capita grant of \$5.53. The Honourable Minister went on to say that he had another small cheque, under the "Community Recreational Facilities Act", in the amount of \$270.00 for the Westburn Park Project. He noted that other projects were being processed at this time; \$15,750.00 for Central Park Turf Sports Field, another \$29,523.15 for the Deer Lake Bath Houses, and \$4,725.00 for the Bonsor Park Recreation Centre. These cheques will be mailed to the Municipality within the next few weeks.

The Honourable Minister then presented a cheque to Mr. John Thompson, President, Century Park Museum Association, in the amount of \$5,000.00, which represents approximately half the cost of the Chinese Apothecary display which had been obtained by the Association.

in Victoria. The Minister expressed his appreciation not only to the Municipality but to the Century Park Museum Association for the development of this site. Mr. Thompson, on behalf of the Century Park Museum Association thanked the Honourable Minister for the prompt attention their request for assistance had been received.

His Worship, Mayor Constable, on behalf of Council and the citizens of Burnaby thanked the Honourable Minister for taking time from his busy schedule to visit Council this evening and extended a warm welcome to Mrs. Lorimer at the same time.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That Items 2, 3, 5, 6, 7, 19, of Municipal Manager's Report No. 1, 1975, be brought forward for consideration at this time".

CARRIED UNANIMOUSLY

- (2) Cost Report - Lane Between McKee Street and Ewart Street West from Buller Avenue to McKee Street.

The Municipal Manager presented the Cost Report as required by Section 601 of the "Municipal Act" covering the pavement of the subject lane as a local improvement by the petition method and recommended that the cost report be received and that a construction By-Law be brought forward.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (3) Cost Report - Lane Between Springer Avenue and Ranelagh Avenue North from Cambridge Street to Grosvenor Crescent.

The Municipal Manager presented the Cost Report as required by Section 601 of the "Municipal Act" covering the pavement of the subject lane as a local improvement by the petition method and recommended that the cost report be received and that a construction By-Law be brought forward.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (5) "Burnaby Loan Authorization Referendum By-Law 1971, By-Law No. 6020, as amended by By-Law No. 6245".

It was recommended that:

- (a) a comprehensive loan authorization By-Law in the amount of \$1,077,000.00 be brought down;
- (b) a security issuing By-Law in the amount of \$1,077,000.00 be brought down;
- (c) the Municipal Treasurer be directed to make the necessary arrangements with the Greater Vancouver Regional District to effect the financing.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (6) "Burnaby Borrowing By-Law No. 1, 1974, By-Law No. 6512 Kapoor Acquisition"

It was recommended that:

- (a) a security issuing By-Law in the amount of \$950,000.00 be brought down (the sum of \$950,000.00 includes provision for discount and expenses on the sale of bonds);
- (b) the Municipal Treasurer be directed to make the necessary arrangements with the Regional District to effect the financing.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(7) Greater Vancouver Regional District - Municipal Finance Authority Financing.

In conjunction with the report items concerning the borrowing of \$1,077,000 for park development and \$950,000 for park land acquisition, the following is submitted for information of Council.

In 1973 and early in 1974 the following applications for financing were made to the Regional District:

15 November 1973	By-law No. 6347 - drainage works	\$ 900,000.00
	- parks	107,000.00
29 January 1974	By-law No. 6420 - parks	<u>2,910,000.00</u>
		3,917,000.00

The following financing has been made by the Regional District through the Municipal Finance Authority:

14 June 1974	9.75% sinking fund loan due 15 May 1974, effective rate approximately 11.27%	\$ 1,749,412.50
3 Sept. 1974	10.38% installment loan due 3 Sept. 1980-84 and 10.75% sinking fund loan due 3 Sept. 1985-94 effective rate approximately 12.17%	<u>846,880.12</u> <u>\$ 2,596,292.62</u>
	Total outstanding - first request	1,320,707.38

The following additional requisitions have been made:

9 July 1974	By-law No. 6519 - local improvements	\$ 333,000.00
	By-law No. 6520 - drainage	1,200,000.00
	By-law No. 6521 - local improvements	<u>1,332,000.00</u> <u>2,865,000.00</u>
	Total outstanding - first and second requests	4,185,707.38

Further applications being considered by Council at this time:

By-law No. 6606 - parks	1,077,000.00
By-law No. 6607 - parks	<u>950,000.00</u> <u>2,027,000.00</u>
Total outstanding - first, second and third requests	<u>\$ 6,212,707.38</u>

When these funds are borrowed, the projects remaining to be financed will be something less than \$1,337,500 for Burrard Inlet and approximately \$1,500,000 for local improvements.

In the years before the creation of the M.F.A., it was customary to borrow funds in advance of use. This is no longer possible. By the time the M.F.A. goes to the market, expenditures on construction are generally under way. To do otherwise would mean that projects might be delayed as much as one year before works may commence.

Ordinarily, Burnaby finances its works over a term of years as follows:

Local improvement lanes	5 years (through the L.I. Fund)
Local improvement ornamental street lighting	10 years (through the M.F.A.)
Local improvement street works	15 years (through the M.F.A.)
All other works	10 20 years (through the M.F.A.)

and occasionally from the Federal Government for winter works projects.

The borrowing process, as prescribed by statute, is through the Regional District except for works financed by the Local Improvement Fund. In turn, the Regional District, on behalf of their members, borrows from the M.F.A. The M.F.A. in turn borrows on the open market. So far, it has borrowed in Canada, the U.S.A., Switzerland and Germany in the currency of those countries, and in the Euromarket in Canadian dollars.

It is interesting to note that while the M.F.A., through the Regional District, accepted from Burnaby a twenty year note for the 3 September issue, the Authority sold securities maturing in seven years. On the expiration of seven years, the Authority must refinance same.

This sort of thing happens when money becomes tight and is practised extensively by the Federal Government and, to some extent, by the Provincial Government.

While the process is slow, the M.F.A. broadens the ability of municipalities to take advantage of markets that prevail, in a manner that is not available to the municipalities themselves.

Council will be interested in the cost of debt repayment. For example, if \$1,000,000 is borrowed, the following will be the annual levies necessary to repay the debt:

Term	7%	8%	9%	10%	11%	12%
5 years	\$243,890	\$250,456	\$257,092	\$263,797	\$270,603	\$277,409
10 years	142,377	149,029	155,820	162,745	169,864	176,984
15 years	109,794	116,829	124,059	131,473	139,148	146,824
20 years	94,393	101,852	109,546	117,459	125,669	133,879
25 years	85,810	93,678	101,806	110,168	118,834	127,500

The accumulated totals of the annual levies over the life of the loans would be:

Term	7%	8%	9%	10%	11%	12%
5 years	\$1,219,450	\$1,252,280	\$1,285,460	\$1,318,985	\$1,353,015	\$1,387,045
10 years	1,423,770	1,490,290	1,558,200	1,627,450	1,698,640	1,769,840
15 years	1,646,910	1,752,435	1,860,885	1,972,095	2,087,220	2,202,360
20 years	1,887,860	2,037,040	2,190,920	2,349,180	2,513,380	2,677,580
25 years	2,145,250	2,341,950	2,545,150	2,754,200	2,970,850	3,187,500

Long term money costs currently are in the 10%-11% range.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(19) By-Law No. 6584: "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 3, 1974"

"It was recommended that the subject By-Law be brought forward".

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST: ALDERMAN LEWARNE

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That:

- "Burnaby Local Improvement Construction By-Law No. 11, 1974" (#6582)
- "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975" (#6584)
- "Burnaby Comprehensive Loan Authorization By-Law No. 1, 1975" (#6605)
- "Burnaby Security Issuing By-Law No. 1, 1975" (#6606)
- "Burnaby Security Issuing By-Law No. 2, 1975" (#6607)
- "Burnaby Park Reservation Removal By-Law 1975" (#6610)

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"Burnaby Local Improvement Construction By-Law No. 1, 1975.

(#6611)

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

CARRIED

Alderman Lewarne voted CONTRARY to By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED

Alderman Lewarne voted CONTRARY to By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975".

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED

Alderman Lewarne voted CONTRARY to By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

- "Burnaby Local Improvement Construction By-Law No. 11, 1974" (#6582)
- "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975" (#6584)
- "Burnaby Comprehensive Loan Authorization By-Law No. 1, 1975" (#6605)
- "Burnaby Security Issuing By-Law No. 1, 1975" (#6606)
- "Burnaby Security Issuing By-Law No. 2, 1975" (#6607)
- "Burnaby Park Reservation Removal By-Law 1975" (#6610)
- "Burnaby Local Improvement Construction By-Law No. 1, 1975" (#6611)

be now read three times.

CARRIED

Alderman Lewarne voted CONTRARY to By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That By-Law No. 6603 - "Burnaby Highway Exchange By-Law No. 14, 1974, tabled on December 30, 1974, be now lifted from the table".

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That "Burnaby Highway Exchange By-Law No. 14, 1974, (#6603) be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law".

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

AGAINST: ALDERMEN AST AND GUNN.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

AGAINST: ALDERMEN AST AND GUNN.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That "Burnaby Highway Exchange By-Law No. 14, 1974" (#6603) be now read three times".

CARRIED

AGAINST: ALDERMEN AST AND GUNN.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That:

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 25, 1974 (#6478)

Rezoning Reference #1/74

Lots 6, 7 and 8, Except South 15 feet and the North 20 feet,

Block P, D.L. 127W3/4, Plan 1254

5344, 5346, 5348, 5350, 5354 and 5362 Hastings Street.

From Residential District (R4) to Multiple Family Residential District (RM3).

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 66, 1974 (#6589)

Rezoning Reference #38A/73

Lot 26, D.L. 79, Plan 31328

6460 Roberts Street

Change in Comprehensive Development Plan

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 67, 1974" (#6590)

"Burnaby Road Closing By-Law No. 8, 1974" (#6600)

"Burnaby Road Closing By-Law No. 7, 1974" (#6602)

"Burnaby Tax Abatement By-Law, 1974" (#6604)

"Burnaby Road Closing By-Law No. 9, 1974" (#6609)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That Mr. Tom Cumming, Vice-President, Tournament Skiing, B.C. Region, Canadian Water Ski Association, now be heard".

CARRIED UNANIMOUSLY

Mr. Tom Cumming, Vice-President, Tournament Skiing, B.C. Region, Canadian Water Ski Association, then addressed Council and requested that the Association be granted permission to use Deer Lake for the purpose of staging a Regional, National or International Tournament to be held July or August, 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Council reaffirm its previous decision that Deer Lake would not be made available for water skiing events in the future".

CARRIED

CONTRARY: ALDERMAN MERCIER

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 1, 1975, which pertain thereto be brought forward for

consideration at this time".

CARRIED UNANIMOUSLY

Mr. Victor J. Parker, Director of Transit, Bureau of Transit Services, Department of Municipal Affairs, wrote to advise that the Bureau agreed to the suggestion made in Council that a bus stop be provided on Canada Way at Burris Street.

Mr. Parker noted that the Bureau of Transit Services was responsible for the provision of bus stations in the municipalities in which they operate. In Burnaby, Mr. Parker foresaw the expenditure of several million dollars in this area within the near future. Passenger shelters, on the other hand, are currently a municipal responsibility.

The Bureau of Transit Services cannot support the use of bus pull-offs except on high speed highways. It has been their experience that pull-offs are safety hazards to general traffic, to the transit vehicles, and to their passengers. In addition, these facilities trap the bus; they give preferential treatment for the automobile in that after every stop, buses must wait for streams of cars to pass before they can restart. Transit passengers deserve as much speed priority, if not more, because of the number of people involved. Mr. Parker felt that the transit services were presently operating most satisfactorily without pull-offs on much busier streets than Canada Way.

Item 25, Municipal Manager's Report No. 1, 1975, was brought forward for consideration at this time.

It was recommended that:

- (a) the matter of constructing bus pull-off areas on Canada Way be pursued with the Department of Highways;
- (b) the Bureau of Transit Services be requested to inform the Burnaby Planning Department at the earliest possible date as to the location, configuration and possible requirements of the bus stations proposed.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

Mr. Neil Ross, Manager, Traffic Safety and Driver Education, British Columbia Association, wrote to congratulate Burnaby on winning a special citation award "For Outstanding 1973 Pedestrian Casualty Records" in the C.A.A. - A.A.A. Planned Pedestrian Program.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That Alderman McLean, as Chairman of the Traffic Safety Committee, take the plaque to the next meeting of that Committee".

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities submitted a letter concerning Tort Liability of Public Bodies. It was suggested that this matter be brought to the attention of Council, and if so directed, a brief be forwarded to the Law Reform Commission of British Columbia, 1055 West Hastings Street, Vancouver, B.C.

The Municipal Manager advised that a brief had already been forwarded to the Law Reform Commission on behalf of Burnaby.

Mr. and Mrs. L. Ströh, 9573 Cameron Street; Mr. and Mrs. H.A. Kellett, 9685 Sullivan Street; Mr. R. Robbins 503/9500 Erickson Drive, submitted letters objecting to the road closures in the Sullivan Heights area which were placed in position on January 6, 1975.

Item 36, Municipal Manager's Report No. 1, 1975, was brought forward for consideration at this time. The following is the substance of that report.

In compliance with Council's directive the following streets in the Sullivan Heights Area were blocked to vehicular traffic Monday morning, January 6, 1975.

Casewell Street at North Road
 David Drive at North Road
 Martin/Prichard at their junction
 Sullivan Street at Noel Drive
 Cameron Street at the centre of the Lougheed Mall driveway

On the Saturday prior to the above closures the #33 Government Road bus service was re-routed to the Sullivan, Willoughby, Lyndhurst, Noel Drive routing and appears to be operating satisfactorily.

Traffic counters have been placed on some of the streets that were previously counted to evaluate the effectiveness of the closures. However due to the present climate and acts of vandalism to the counters we have only been able to obtain a few counts that we feel are valid. These are attached for reference.

On Monday, January 6, 1975 visual observations were made of the 4 - 6 P.M. traffic movement at Sullivan and North Road. This count was then compared with a similar count taken in October of 1974. The total two way count showed an increase of approximately 10%, from 401 vehicle to 455. An increase here is attributed to two factors.

1. Sullivan Height residents who come in off North Road now have only Sullivan Street to enter where previously some used David or Casewell. Entries off North Road in October were 103, in January 178.
2. A number of commuters found their way through the area, probably by following the bus routing although we did note some in the A.M. period who, when they encountered a blocked road, simply drove around until they found the way through. Of the 277 vehicles observed eastbound on Sullivan 4 - 6 P.M. Monday, 18 made an illegal left turn onto North Road, 259 made a right turn. Approximately 50% of the right turners immediately made a left turn into Webster Street in Coquitlam. A large number of these vehicles then cut through a Funeral Home development and re-entered North Road to go north.

Observations were made at Austin and North Road during the P.M. period. This intersection while carrying a lot of traffic appeared to function quite well with 10 - 15 vehicles making left turns off Austin at each signal cycle. Heavier congestion was noted on the Lougheed Highway where traffic was backed up from Austin to west of Ball Avenue.

Full intersection counts taken at the intersection of Austin and North Road, Wednesday show a total increase in both the A.M. and P.M. peak two hours of 346 and 317 vehicles respectively. The A.M. southbound North Road volume remained constant with only a three vehicle increase while the Austin westbound approach jumped from 1692 vehicles to 2079 vehicles. The P.M. eastbound Austin left turn movement increased by 185 vehicles from 836 vehicles to 1021. The low rate of increase to this total intersection volume would appear to indicate traffic from Coquitlam and points east are finding new routes that avoid this area.

In commenting on the Cameron Street barricade we would advise that the Lougheed Mall management on Wednesday, January 8, 1975 restricted their driveway to an entrance only. On Friday, January 10, 1975 they further limited the use of their driveway by blocking it to all traffic between 7 and 9 A.M.

The above is a progress report for the information of Council. As further counts are taken they will be forwarded to the attention of Council.

With respect to the matter concerning illegal left turns from Sullivan Street onto North Road, the Royal Canadian Mounted Police have been notified and enforcement action will be taken.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"That the correspondence from Mr. and Mrs. L. Stroh, Mr. and Mrs. H.A. Kellett and

Mr. R. Robbins be tabled and that the Municipal Engineer be directed to submit a comprehensive report on the effect of the barricades which were placed in position on January 6, 1975, for consideration of Council on February 3, 1975. This report is to contain specific information on the following points:

- (a) Traffic counts to show the change in traffic patterns in the area since the barriers were erected;
- (b) The reported congestion at the Cameron Street barricade at the north entrance to the Lougheed Mall Parking Lot;
- (c) The length of time required to complete installation of a traffic signal at North Road and Cameron Street.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"That the foregoing motion be amended to require that the report of the Municipal Engineer be available for the Council Meeting on January 27, 1975.

* See Minutes of January 20, 1975
for Amendment.

CARRIED

AGAINST: ALDERMAN GUNN and ALDERMAN MERCIER

A vote was then taken on the original motion as moved by Alderman Mercier and seconded by Alderman Gunn, as amended, and same was CARRIED UNANIMOUSLY.

Mr. P.O. Duffy, 5020 Boundary Road, submitted a letter in which he requested Council permission to retain a duplex dwelling at this address which does not meet the requirements of the R5 Zoning District.

Item 31, Municipal Manager's Report No. 1, 1975, was brought forward for consideration at this time.

It was recommended that:

- (a) Mr. Duffy be required to bring the premises into full conformity with Municipal regulations without delay;
- (b) failing this being carried out within a reasonable time that the appropriate enforcement action be taken;
- (c) a copy of the report be sent to Mr. Duffy.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That further consideration of this matter be tabled until such time as the Housing Conversion Study has been considered by Council".

FOR: ALDERMAN GUNN and ALDERMAN STUSIAK

AGAINST: MAYOR CONSTABLE, ALDERMAN AST,
LAWSON, MERCIER and MCLEAN.

MOTION LOST

A vote was then taken on the original motion as moved by Alderman Lawson and seconded by Alderman Mercier and same was CARRIED with Aldermen Gunn, Lewarne and Mercier voting against.

T A B L E D M A T T E R S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the letter submitted by Mr. D.A. Copan, Immediate Past President, Century Park Museum Association, dated December 5, 1974, requesting Council assistance with the publication of the book "Bygone Days of Burnaby" tabled December 16, 1974, and left on the table December 30, 1974 be now lifted from the table".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That this matter again be tabled pending receipt of additional information on the following points:

- (a) the attempts that have been made by the Century Park Museum Association to obtain outside financing for the publication of "Bygone Days of Burnaby";
- (b) Should Council decide to finance this publication, how could the charges be amortized.
- (c) The adequacy of the amount requested."

CARRIED

It was agreed that the 1975 Provisional Budget and the Municipal Manager's letter dated January 6, 1975, would be left on the table until later this evening.

ENQUIRIES

Alderman Ast served notice that he would be introducing the following motion at the Council Meeting of January 20, 1975:

"WHEREAS British Columbia Municipalities are faced with continually rising costs and have limited sources of revenues; and

WHEREAS a change in methods of taxation to give greater revenue to the Municipalities is needed;

THEREFORE BE IT RESOLVED that this Council go on record as endorsing Premier Barrett's proposal to share natural gas revenues equally among the Federal Government, the Provincial Government and British Columbia municipalities and that copies of this resolution be forwarded to the Prime Minister, Energy Minister Donald Macdonald, the Members of Parliament representing Burnaby, Premier Barrett and the three Members of the Legislative Assembly representing Burnaby".

Alderman McLean, requested information on the current policy of renting municipal housing and whether preference is given to renting to families.

Alderman McLean inquired as to the present policy of removing snow from the area of schools without sidewalks.

The Municipal Engineer advised that present policy provides a low priority for the removal of snow from residential streets. He noted that most schools in the Municipality are served by sidewalks. The Engineer reported that the Engineering Department employed eight trucks on snow removal and that each truck was manned by a two man crew.

Alderman Lewarne inquired as to when Council would meet with the Youth Advisory Committee.

Mayor Constable advised that this meeting would likely be held during the week of January 20, 1975.

Alderman Lewarne inquired as to when the report on the Jubilee Pool Hall would be available.

The Municipal Manager advised that this report should be available by January 27, 1975.

Alderman Lewarne noted that the unsightly premises of the Army and Navy premises at Beresford Street and McPherson Avenue had been in front of Council on previous occasions but no action has been taken to clean up this most unsatisfactory situation. Alderman Lewarne suggested that action should be taken immediately on this matter.

Alderman Lewarne also inquired if information was available on security measures in effect at Oakalla Prison Farm in view of the recent jail breaks from that Institution.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That the Warden of Oakalla Prison Farm be requested to submit a report to this Council on any changes which may have taken place in the security arrangements at that Institution in view of the recent jail breaks from there".

CARRIED UNANIMOUSLY

Alderman Gunn inquired as to when the restaurant at the Centennial Pavilion will open for business.

The Municipal Manager advised that it was his understanding that this restaurant would open on February 14, 1975.

Alderman Gunn inquired as to the present status of the report on housing to do with the Municipality instituting some form of Municipal Housing.

The Director of Planning reported that this report was being prepared in two parts, the first of which was forwarded to the Housing Committee last week. The second part of the report is related to specific land assembly programs.

Alderman Lawson reported that she had received a call from Alderman Emmott that his family was all sick with the flu and he would be unable to attend this meeting this evening.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That Alderman Emmott be granted a leave of absence from this meeting".

CARRIED UNANIMOUSLY

The Council Meeting recessed at 9:00 P.M.

The Council Meeting reconvened at 9:20 P.M. with all the members in attendance with the exception of Alderman Emmott.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

His Worship Mayor Constable submitted a report in which it was recommended that Council authorize the Mayor to undertake any business for the Corporation deemed necessary during 1975 which will involve travel beyond the Municipality on the basis that he will be entitled to the normal allowance for such trips.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Mayor be adopted".

CARRIED UNANIMOUSLY

The Municipal Manager submitted Report No. 1, 1975, on the matters listed as Items (1) to (36) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Street Light Installations

It was recommended that the following street light installations be approved:

- (a) 12th Avenue - 8400 Block between Wright Street and Cumberland Street, to provide mid block lighting.
- (b) Selma Avenue - 6000-6100 Block between Irving Street and Oakland Street, to improve mid block lighting.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(2) Cost Report - Lane Between McKee Street and Ewart Street, West from Buller Avenue to McKee Street

This item was dealt with previously in the meeting by By-Law #6611.

(3) Cost Report - Lane Between Springer Avenue and Ranelagh Avenue North from Cambridge Street to Grosvenor Crescent

This item was dealt with previously in the meeting by By-Law #6582.

(4) Tax Adjustments - Section 376 "Municipal Act"

It was recommended that Council ratify the adjustments to the Tax Roll and authorize adjustments to the accounts and refunds made where necessary.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(5) "Burnaby Loan Authorization Referendum By-Law 1971,"
By-Law No. 6020, as amended by By-Law No. 6245

This item was dealt with previously in the meeting by By-Laws #6605 and #6606.

(6) "Burnaby Borrowing By-Law No. 1, 1974," By-Law No. 6512
Kapoor Acquisition

This item was dealt with previously in the meeting by By-Law #6607.

(7) Greater Vancouver Regional District -
Municipal Finance Authority Financing

This item was dealt with previously in the meeting by By-Laws #6605, #6606 and #6607.

(8) Acquisition of Easements and Rights-of-Way

It was recommended that:

- (a) Council pass the following resolution which would become effective immediately upon its passage:

"The Municipal Council does hereby authorize the acquisition in 1975 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) authorization be given to staff to execute all documents in 1975 that pertain to the release or cancellation of ancillary rights where in the opinion of the Engineering Department such rights are no longer required.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(9) 1975 Assessment Roll

Assessment Notices were mailed to all property owners on December 30. This year for the first time a standard format developed by the B. C. Assessment Authority was used and the mailing included an explanatory letter.

Assessed values were frozen for 1975 so that they are the same as those established in 1974 unless there have been physical changes, new construction, rezoning or reclassification. The 1975 General Purpose values are thus at the same level as the 1974 General Purpose Values - at 80 to 90% of the market value in 1972; and the School and Hospital values are 40% of the General values if the property is used for Residential or Farm purposes, or 50% of the General values if used for Non-Residential purposes.

The Roll totals are subject to decisions of the Court of Revision but the following figures indicate how the values have changed from 1974.

Assessment Roll Totals (in Millions)

	<u>1974</u>	<u>1975</u>	<u>Increase</u>	
			<u>Amount</u>	<u>%</u>
<u>General</u>				
Land	\$483.8	\$488.6	\$ 4.8	1.0
Buildings	746.8	778.9	32.1	4.3
<u>School & Hospital</u>				
Land	210.0	212.2	2.2	1.0
Buildings	391.8	413.5	21.7	5.5

The increase in land values were primarily the result of the subdivisions which took place, while the increase in building values was the net effect of new construction, demolitions and some reductions made following a detailed audit by means of a new computer program.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(10) Canadian Federation of Mayor and Municipalities -
Payment of 1975 Membership Dues

It was recommended that:

- (a) authority be given for the payment of \$810.62 to the Canadian Federation of Mayors and Municipalities;
- (b) instructions be given that the annual budget for 1975 include the sum of \$5,350.12 for dues payable for the period January 1, 1975, to March 31, 1976.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(11) Local Initiatives Program 1974/75

On approval of Council the Municipal Treasurer made application for Local Initiatives grants for three separate projects. Canada Manpower has now informed the Treasurer that two of the applications have been accepted for reduced amounts and one application has been rejected. The following summarizes:

<u>Application</u>	<u>Approved</u>
<u>Library</u> - 6 individuals to be employed for a total of 156 man weeks on a variety of tasks.	Not approved
Total project cost	\$ 19,707.00
L.I.P. Grant requested	19,707.00
<u>Parks</u> - 10 individuals to be employed for a total of 200 man weeks to selectively clear and grub Lakeview, Harbourview and Duthie-Union Park sites.	Reduced to 8 jobs for a total of 160 man weeks.
Total project cost	\$ 51,659.00
L.I.P. Grant requested	27,400.00
	Maximum grant \$ 21,505.00

Parks - 11 individuals to be employed for a total of 286 man weeks to selectively clear and grub Central Park and Stoney Creek Park.

Reduced to 8 jobs for a total of 208 man weeks.

Maximum grant \$ 28,170.00

Total project cost \$ 69,111

L.I.P. Grant requested 39,182

The Parks and Recreation Commission have scheduled work on the Lakeview, Harbourview and Duthie-Union sites, to commence 31 December 1974, and on the Central Park, Stoney Creek sites to commence 2 January 1975.

It was recommended that:

- (a) a copy of this report item be forwarded to the Parks and Recreation Commission and the Library Board.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MCLEAN: -

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

CARRIED UNANIMOUSLY

- (12) Application for Abatement of Percentage Additions - Section 411 of the "Municipal Act"

It was recommended that the following abatement be approved by Council:

D. & E.M. Van der Bent	Lot 25, Block 3, D.L. 90S	1974 Penalties	\$31,440
7988 Elwell Street	Ex. Ex. Pl. 14242, Plan 555		
Burnaby, B.C.	Co-ordinate 3140 - 7988		

There have been no previous applications for abatement of percentage additions in the current year.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (13) Assessment of Values on Industrial Properties

On October 15, 1974, a report was forwarded to Council describing how assessed values of industrial properties are established. When this information was received, a further explanation was requested about assessments on six specific properties. The following report provides this explanation.

The delay in producing the report resulted from the many other demands on staff occasioned by the takeover by the B. C. Assessment Authority and by the very recent change in the rules governing production of the 1975 assessed values:

CHEVRON OF CANADA, OIL REFINERY

An inventory of all structures listing the details of construction, dimensions and age is compiled by on-site inspections and a review of architectural and engineering plans. The costs of construction are obtained from the contractor or the owner. These are compared with three other sources of cost data - costs of construction of similar structures in Burnaby, cost indices supplied by the Assessment Commissioner and cost indices compiled by national valuation service companies.

An inventory of machinery is established in a similar way. The sources of cost information are contractors, owners, the Assessment Commissioner and suppliers.

Assistance in this process is provided by having access to the company's records. Owners are required to make such information available to this Department for assessment purposes. (We, in turn, are required by the same statute to keep this information confidential).

Depreciation rates are established from data supplied by the Assessment Commissioner, trade journals and experience obtained from knowledge of the expected life of similar structures and machinery.

The Replacement Cost New Less Depreciation is calculated for each structure and item of machinery using the data obtained. The sum of these figures is then used to establish the current assessed values of the improvements.

The assessed value of the land is determined by considering recent sales of similarly zoned property and as there is considerable variation in the usefulness of the land owned by Chevron - from flat areas to steep ravines - the acreage rates are varied to reflect how much each section would bring on the open market. The sum of these values is then used to establish the current assessed value.

The three ways of establishing assessed values include the Cost Approach, the Income Approach and the Market Approach. Each one of these is considered when arriving at the assessment for every property but in only a few instances are all of the three approaches applicable. In regard to the Refinery the structures and machinery can only be valued by the Cost Approach as they are owned by the occupier and refineries are rarely sold on the open market. The land, however, is valued by the Market Approach as neither the Cost nor the Income Approach can be utilized.

LOUGHEED SHOPPING MALL

The methods of valuation for the Mall are the same as used for the Chevron Oil Refinery but, in addition, as the space is rented to a number of separate merchants, the income and operating costs of this complex are used to derive a comparative figure according to the Income Approach.

A decision must then be made about which of these two values would most closely reflect the amount which would be received if the property was sold on the open market. This value is then used to establish the assessment.

TWO SINGLE FAMILY DWELLINGS

1) Recently Constructed Standard House

An inventory is taken of this house to determine its size, types of finish, age etc. This is done in accordance with a classification system created by the Assessment Commissioner. From this data a Replacement Cost New Less Depreciation value is produced - a value according to the Cost Approach.

As this type of house sells quite frequently there is considerable market evidence of value. Recent sales of similar properties are analyzed and from this data a value according to the Market Approach is produced. As this is the approach preferred by statute it usually governs and the assessment is related to it.

ii) Old Non-Standard House

The Replacement Cost New Less Depreciation is determined in the same manner as indicated above and is common for all houses. Because there are few if any sales of such a non-typical house, the Market Approach cannot be used so the assessment has to be related to the Cost Approach.

The land value for all residences is established by comparison with sales of vacant lots.

TYPICAL HIGH RISE APARTMENT BUILDING

The Replacement Cost New Less Depreciation is determined by reviewing contractors' costs, indices recommended by the Assessment Commissioner and by national valuation service companies, and by knowledge gained from the valuation of other similar structures.

A value according to the Income Approach is also obtained by reviewing rental income and costs of operating the building.

The value determined by the Income Approach is generally the one which governs the assessed values of this type of property as investors normally predicate a bid for a property on the return that can be expected.

DOMINION GLASS CO. AND DAIRYLAND

As both of these properties are owner occupied and as sales of comparable properties rarely occur, the valuation of them for assessment purposes is done in the same manner as Chevron Oil Refinery.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (14) Request for Strata Title Approval on a Duplex -
D.L. 135, Block 83W 1/2 Ex. Pcl "A", E.P. 13632, Plan 4484 -
7117/19 Halifax Street - STA 49/74

It was recommended that the subject application for strata titling be granted approval by Council, subject to the fulfillment of Sections 6.1 through 6.7 of the Duplex Condominium Guidelines.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST: ALDERMEN AST AND GUNN

(15) Building Department Report

The Municipal Manager presented the report of the Chief Building Inspector covering the operations of his Department from December 2 to December 31, 1974.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the Building Department for the period December 2 to December 31, 1974 be received".

CARRIED UNANIMOUSLY

- (16) Subdivision Servicing Agreement -
Subdivision Reference #10/74 and #165/74

His Worship the Mayor advised that this item had been withdrawn.

- (17) Landscape Covenant for Subdivision Reference #10/74 and #165/74
Nonet Holdings Limited

It was recommended that Council authorize the preparation and execution of a restrictive covenant as outlined in the report of the Director of Planning dated January 8, 1975.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(18) Municipal Hall Renovations

It was recommended that:

1. Electrical Lighting Fixtures

- (a) a Purchase Order be issued to Nedco Ltd. for the sum of \$44,528.00 plus applicable 5% Provincial Sales Tax to include all of the conditions of the tender document.

2. Mechanical Air Conditioning Chiller

- (a) a Purchase Order be issued to York Division of Borg-Warner (Canada) Ltd. for the sum of \$27,958.00 plus applicable 5% Provincial Tax, all as per their quotation of December 23, 1974.

3. Electrical Indoor Substation

- (a) the quotation submitted by Electric Power Equipment Ltd. be assigned to Nedco Ltd.;
- (b) a Purchase Order be issued to Nedco Ltd. for the sum of \$25,808.00 plus applicable 5% Provincial Tax, to include all the terms and conditions of the quotation submitted by Electric Power Equipment Ltd.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(19) By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No.3, 1974"

This item was dealt with previously in the meeting by By-Law #6584 - "Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1, 1975"

(20) Request for Approval to Issue Preliminary Plan Approval #2891 - 8626 Joffre Avenue (Big Bend Area)

It was recommended that the Planning Department be authorized to grant Preliminary Plan Approval for the proposed development of an industrial building at 8626 Joffre Avenue.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(21) Street Light Installations

It was recommended that the installation of street lights at the following locations be approved:

- (a) Erickson Drive at Bartlett Court - required to provide intersection lighting;
- (b) Erickson Drive cul-de-sac - required to illuminate the end of the road way.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(22) Extension of Completion Date - Contract #7409, L.I.P. Stage III, 1973 - Columbia Bitulithic Limited

24

It was recommended that Columbia Bitulithic Ltd. be granted an extension of time of an

additional 15 working days in order to complete work on Contract #7409, L.I.P. Stage III, 1973, without implementation of the \$100.00 per day liquidated damages subject to the following provisions:

- (a) that all work to complete Contract #7409, L.I.P. Stage III, 1973, be completed at the unit prices contained therein;
- (b) the Performance Bond and insurance matters pertaining to the contract be extended accordingly.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (23) Proposed Sale of Municipal Land
W9.4' of the Rem. of C, Plan 41426, D.L. 83
Subdivision Reference #71/73.

It was recommended that the subject municipally owned land be sold for \$3,960.00 subject to the following conditions:

- (a) that the purchaser be responsible for construction of a sanitary sewer main and a water connection;
- (b) the Municipality be responsible for the preparation of the related survey plans.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (24) Proposed Sale of Municipal Property -
Lot 32, Block 58, D.L. 218, Plan 1289 -
45 North Stratford Avenue

It was recommended that the subject property be offered for sale by public tender.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (25) Letter dated December 20, 1974, from Mr. Victor J. Parker,
Bureau of Transit Services, FastBUS Trunk Services

This item was dealt with previously in the meeting under Item 5(a) of Correspondence and Petitions.

- (26) Payment of Annual Dues to Union of British Columbia Municipalities

It was recommended that the Municipality's dues for membership in the Union of British Columbia Municipalities for the year 1975, in the amount of \$4,810.00 be paid.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (27) Street Light Installations

In replying to Council's inquiry regarding the adequacy of the present 700 foot spacing of interim lease lighting to provide sufficient illumination in residential areas we would advise:

The original purpose of interim lease lighting (individual street lights leased from the B. C. Hydro and attached to existing wood poles) was as a traffic safety measure, not as a means of illuminating the total street system. For this reason the original policy guidelines were to place street lights at possible vehicle conflict locations. These locations were primarily at intersections, dead ends of streets, sharp changes in vertical or horizontal alignment or if the distance was greater than 1000 feet between lights, an additional light would be installed.

A few years ago Council reduced the 1000 foot spacing to 700 feet.

The present policy related to interim lighting is, in our opinion, sufficient if the purpose is still to maintain the original intent. If, however, it is to be used as a means of illuminating residential areas to a degree approaching that of an ornamental lighting standard then we should be considering a 200 foot spacing. Such a spacing of lease lights would increase our monthly billing by about \$17,000 per month or \$204,000 per year. If the spacing was to be set at 400 foot intervals the number of lights would be reduced by approximately 80% resulting in an additional monthly billing of about \$3,000 per month or \$36,000 per year.

The above guideline estimates are based on the present lease rate and will have to be adjusted if Hydro should increase their rates in the coming year.

In deciding which course of action to recommend we must again go back to the original intent of lease lighting. As we have already mentioned the present policy meets that intent. To increase the density of interim lighting, which is not a priority item, would only add a substantial increase to our street lighting budget at a time when we are being requested to cut costs.

It was recommended that the present policy on interim lease lighting not be changed to reduce the separation between lights.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED

AGAINST: ALDERMAN GUNN

(28) Proposed Acquisition of Air Conditioning
Equipment for the Justice Building

It was recommended that authorization be given to allocate \$34,765.00 from Justice Building By-Law #4764 cited as "Burnaby Debenture By-Law No. 4, 1965" for the design and installation of air conditioning equipment in those specific areas of the Justice Building that are noted in the Deputy Chief Building Inspector's Report dated January 7, 1975 and revised January 9, 1975.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(29) Public Works Planning and Engineering Workshop -
Seminar Spokane, Washington - February 6 and 7, 1975

It was recommended that the Municipal Engineer be authorized to attend the subject Workshop and Seminar in Spokane, Washington, on February 6 and 7, 1975, at an estimated cost of \$240.00.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(30) Lease Agreement between The Corporation of the District of Burnaby
and the Province of British Columbia, Courth Facilities,
Justice Building, 6263 Gilpin Street

It was recommended that Council approve the terms of the subject Lease Agreement and

and authorize the execution of same.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (31) Letter dated January 6, 1975, from Mr. Patrick O. Duffy,
5020 Boundary Road - Illegal Suite

This matter was dealt with previously in the meeting under Item 5(g) of Correspondence and Petitions.

- (32) Gilley Avenue/Marine Drive Commercial Area.

The Municipal Manager reported that the Planning Department does not contemplate recommending changes in the zoning of properties in the Gilley Avenue/Marine Drive area, except in conjunction with eventual park acquisition as mentioned in the report. It is considered that the retail and personal service uses that are provided for under the C2 category are appropriate to serve the daily and occasional needs of the adjacent area of the South Slope, and to service the anticipated growing needs of those persons employed in or otherwise involved in the Big Bend Area. Although no change in the status of the C4 property is proposed at this time, a C2 classification is considered more appropriate in terms of ultimate development, especially in view of the reduction in function of Marine Drive to that of a residential street that will take place upon completion of Marine Way.

In general terms, the Planning Department would favour the eventual redevelopment of existing substandard or non-conforming properties for community commercial uses, to the full prevailing standard of amenity and in keeping with the aesthetic principles that apply for commercial centres adjacent to a residential district. The relocation of existing incompatible industrial - or automotive - service oriented uses and their replacement by a good standard of commercial development related to the area's needs is a specific goal in bringing about a higher level of compatibility and aesthetic quality. Such redevelopment could take place by the conventional preliminary plan approval and building permit process, subject to normal Municipal approvals.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (33) Inquiry Regarding Parks Acquisition Levy -
Green Space in Apartment and Community Plan Areas

1.0 INTRODUCTION

An inquiry was made at the Council meeting of December 30, 1974 as to the exact interpretation of the recommendations adopted by Council on October 15, 1974 with reference to the establishment of a Parks Acquisition Levy in Apartment and Community Plan Areas (See attached copy of report). This enquiry was made with reference to a rezoning report (RZ #55/74) concerning a cluster housing proposal in Lake City East.

2.0 HOUSING COMMITTEE RECOMMENDATIONS

2.1 The Housing Committee received a report from the Planning Department, dated September 30, 1974, concerning Green Space in Apartment Areas. The following information has been taken from the minutes of the Housing Committee Meeting:

"The Planning Department was recommending that the Housing Committee reaffirm existing Planning Department procedures requiring that applicants of multiple-family dwelling rezoning proposals in specific community plan areas assist in the provision (i.e. acquisition and development) of necessary specified neighbourhood park space up to a maximum of 50 percent of the estimated

acquisition costs resulting in a maximum \$475.00/unit levy for townhouse developments; \$980.00/unit for 3-storey Apartments and \$940.00/unit for High Density Apartments.

The Housing Committee concurred with the recommendations of the Planning Department subject to the following adjustments:

- a) that the program become effective on ratification.
- b) that the words "and development" (on line 5) of the recommendation be deleted.
- c) that the words "up to a maximum" (on line 6) of the recommendation be deleted.
- d) that it was understood that there would be no retro-active features to the program.
- e) that single family and all other types of accommodation which are subject to the rezoning process and which fall within the development plan be charged on the basis of the same formula as townhouse, 3 storey apartment and high rise accommodation.
- f) that the program be reviewed and reported on by the Planning Department after a six-month period.

The Planning Director was authorized to prepare an amended report to take into consideration the motions passed by the Committee and to forward this report directly to the Municipal Council.

- 2.2 The Planning Department amended the report and submitted the report to Council through the Manager with the following amended recommendation:

It is recommended that Council reaffirm existing Planning Department procedures requiring that applicants of residential rezoning proposals in specific Community Plan Areas assist in the acquisition of necessary specified neighbourhood park space equal to 50% of the estimated acquisition cost resulting in a \$403/unit levy for single family dwelling developments, \$475/unit levy for townhouse developments, \$980/unit for 3-storey Apartments and \$940/unit for High Density Apartments on the understanding that the amount of the levy would be reviewed as necessary in order to keep abreast of significant shifts in property market values.

- 2.3 In a procedural adjustment, it was determined that the report should have most appropriately been submitted by the Housing Committee directly to Council.

In retyping the recommendation to conform to the procedural reorientation, the single integral recommendation was split into two separate recommendations (see attached copy of October 15, 1974 report). This separation into two parts would appear to have resulted in some possible variance in the interpretation of the recommendation.

- 2.4 In summary, the direction of the Housing Committee concerning the application of the Parks Acquisition Levy is, in our opinion, clear in that the levy is to apply to Apartment and Community Plan Areas related to specific neighbourhood park space to be acquired, and related to monetary value equal to 50% of the estimated acquisition cost.

3.0 REZONING #55/74

- 3.1 The parkland acquisition levy outlined in Section 2.0 of this report represents a per unit levy required where neighbourhood parks are inadequate or non-existent at the present time, in order to meet an increasing density of residential population.

Therefore, if a given community area provides adequate neighbourhood parkland for its ultimate population growth, it is assumed that there would be no need to assess a parks acquisition levy on any residential rezoning proposal in the area.

- 3.2 Areas 2A, 2B, and 5 will contain an estimated population of 1,154 persons. This applicant will be dedicating 4.55 acres of parkland which is in excess of the required neighbourhood park standard (2 acres per 1,000 persons) for Areas 2A, 2B, and 5 but which, in general, will greatly benefit the overall Lake City East community. This 4.55 acre park together with the existing Stoney Creek Park will meet the neighbourhood park requirements for the overall area.

- 3.3 A parks acquisition assessment for the subject rezoning over and above the required dedications would constitute a case of double assessment. The alternate solution would be to assess the parks acquisition levy over Areas 2A, 2B, and 5, and to authorize the acquisition of the 4.55 acre park by the municipality. The solution outlined in the rezoning report (RZ #55/74) has resulted in a greater net benefit to the municipality.

- 3.4 It is our understanding, in fairness, that the Parks Acquisition Levy could be adjusted in specific Apartment and Community Plan Areas depending on the adequacy of existing neighbourhood parks and the terms of a given rezoning proposal (i.e. appropriate park dedications), provided that the adjustment were determined through either an appropriate variation of the per unit levy or of the number of units to be charged for. Any proposed levy adjustment should be justified as being in the best interests of the Apartment or Community Plan Area and subject to the specific concurrence of Council.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"That the report the Municipal Manager be received".

CARRIED UNANIMOUSLY

- (34) Proposed Greater Vancouver Regional District Officers - Kingsway/Patterson Avenue/Barker Avenue - Apartment Area "L"

It was recommended that:

- (a) Council approve, in principle, an adjustment to Community Plan Area #1 providing for the development of a Comprehensive Development proposal on the subject site, in accordance with the general development criteria outlined in Section 2 of the Planning Director's report;
- (b) Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"That the foregoing approval and authorization be made subject to the Greater Vancouver

Regional District paying a grant in lieu of taxes based on full assessment".

CARRIED

AGAINST: MAYOR CONSTABLE, ALDERMEN
AST AND LAWSON

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"That further consideration of this subject matter be tabled until a special meeting of Council to be held on Wednesday, January 15, 1975".

FOR: ALDERMEN AST AND LAWSON

AGAINST: MAYOR CONSTABLE, ALDERMEN GUNN,
LEWARNE, MCLEAN, MERCIER AND
STUSIAK

MOTION LOST

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Ast, as amended, and same was CARRIED with Aldermen Lewarne and Mercier voting contrary.

- (35) Request to Purchase Municipal Property -
Lot 2, Exc. Pcl. "A", Ex. Pl. 10015, Block 1E 1/2, D.L. 162, Plan 5452 -
4990 Marine Drive

It was recommended that:

- (a) the Land Agent be authorized to post the property for sale and call for tenders for the sale of the said Municipal property subject to the following conditions:
- (i) the submittal and approval of a suitable plan of development;
 - (ii) agreement to the subdivision and land use pattern as depicted on Sketch B of the Planning Director's report, or other acceptable consolidation of properties in the area;
 - (iii) on the understanding that all servicing costs incurred by the development will be borne entirely by the applicant.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

AGAINST: ALDERMEN LEWARNE AND STUSIAK

- (36) Closure of Roads in Sullivan Heights

This item was dealt with previously in the meeting under Items 5(d), (e) and (f) of Correspondence and Petitions.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the time of adjournment be extended past ten-thirty o'clock in the afternoon".

CARRIED

AGAINST: MAYOR CONSTABLE, ALDERMEN
GUNN AND STUSIAK

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That the 1975 Provisional Budget and the Municipal Manager's letter on this subject dated January 6, 1975, tabled on January 6, 1975, be now lifted from the table".

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the 1975 Provisional Budget be accepted as submitted subject to the following conditions:

- (a) \$18,300,000.00 be the amount of the tax revenue. This would mean a prime mill rate of approximately 17.058 mills, or a 12.84% increase;
- (b) the Municipal Manager determine the amount of the increase in inflation from January 1, 1974 to December 31, 1974, and add this percentage increase to the 1974 Salaries and Wages Account to establish the 1975 Salaries and Wages Amount for present permanent complement;
- (c) if the labor settlement is larger than the amount provided in the Salaries and Wages Account, then staff cuts be effected to live within the budgeted amount.
- (d) the 19 new staff positions, other than police and fire protection, provided for in the Provisional Budget be deleted from the Budget;
- (e) all other revenues not presently foreseen become available, then the Municipal Manager can recommend for Council approval anything he would deem desirable to be included in the 1975 Annual Budget".

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"That further consideration of the 1975 Provisional Budget be tabled for one week to allow a detailed examination of the foregoing motion by individual Council members".

* See Minutes of January 20, 1975
for Amendment.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That a copy of the foregoing motion be forwarded to The Board of School Trustees of School District No. 41 (Burnaby) for information purposes and as an indication of Council's concern with the expenditures required by the Provisional Budget and the action being contemplated by Council to keep increases in line with the current rate of inflation".

CARRIED:

AGAINST: ALDERMAN GUNN

Alderman Stusiak served notice that he would be introducing the following motion at the Council meeting on January 20, 1975:

"THAT the Council of The Corporation of the District of Burnaby petition the Minister of Finance of the Province of British Columbia to establish as a minimum amount Fifty Dollars (\$50.00) per capita or equivalent revenue for cost benefit in the 1975 Provisional Budget for assistance to the Municipalities of British Columbia; and FURTHER THAT: the Municipal Manager and Municipal Treasurer provide the financial data, etc. for the justification of the amount suggested". *See Minutes of January 20, 1975 for Amendment.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report".

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY.