

SEPTEMBER 15, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, September 15, 1975, at 7:00 P.M.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
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 B. M. Gunn

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. R. W. Watson, Deputy Municipal Clerk

M I N U T E S

The Minutes of the Council Meeting held on September 8, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Minutes of the Council Meeting held on September 8, 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) Bosa Bros. Construction Ltd., re Property at the North-East Corner of Delta and Lougheed.
- (b) Canadian Union of Public Employees, Local #23, O. Dykstra, President, re Municipal Garbage Pick-up.
- (c) Mr. G. E. Jones, 5255 Buckingham Avenue, re Traffic problems in Deer Lake Park area.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Bosa Bros. Construction Ltd.
Re: Property at the North-East Corner of Delta and Lougheed

Mayor Constable advised that in discussion with the Bosa Brothers recently it was stated that they did not particularly wish to appear as a delegation but were available in the Council Chamber to answer any questions Council may have.

At 7:05 P.M. Alderman Lawson entered the Council Chamber and took her place at the Council Table.

The following is the text of the Bosa Bros. Construction Ltd. submission:

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"We have been working for the past one and one-half years on the development of a project consisting of three high rise towers of approximately 400 units, together with 60 townhouses, on the above property at Lougheed and Delta.

On September 2, 1975 we received a copy of the amended community plan affecting this project. The plan has a direct effect on our seven acre property. Amendments to this plan were apparently made in June of this year, although we were not made aware of these changes until last week.

Our situation in this matter is as follows:

- We have spent a good deal of time and money working with the Planning Department through Barclay McLeod, Architect.
- Our plans followed the guidelines as set out by the Planning Department and were drawn up while working closely with members of the Planning Department.
- A model of the project was completed according to the then existing guidelines for presentation to Council. Pictures showing the model are attached for your information.
- Our work was completed many months ago at which time the traffic study was also completed, and the public hearing was held on the general area. Since that time we received no indication from the Planning Department that our project was not acceptable or required revision.

We understand the property owners' concern for a buffer zone, which seems reasonable, but do not understand why these guidelines, as directly applicable to our particular property, were changed so recently, requiring us to go through the planning procedure all over again.

When our project was initiated, the area proposed zoning density was RM5; i.e. 100 units per acre. We voluntarily reduced our project to RM4 density; i.e. 80 units per acre, as we wanted to produce an improved project using lower density which would be compatible to the surrounding community and also be in accordance with the wishes of the Planning Department.

Now it appears that we may be further away from development than one year ago. This situation is costly in terms of interest, rising construction costs, and the change in the Income Tax Act concerning deductability of interest expense on land held for development.

We would even be willing to consider a lower density such as RM3 as long as we may receive a firm decision allowing us to proceed toward a building permit.

The property was purchased by us in good faith because we believed it could be developed according to your guidelines and by-laws. We realize there are always problems to be resolved, but we feel Bosa Bros. has established a reputation of cooperation with the people of the community and the Planning Department.

We now ask for your assistance in resolving this matter quickly, allowing us to receive zoning approval and proceed with a good project. As builders, our survival depends on building and remaining active at all times.

Thank you for your attention and consideration of this matter.

Yours truly,

BOSA BROS CONSTRUCTION LTD.

'Arturo Bosa', President.

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(b) Canadian Union of Public Employees

Mr. O. Dykstra, President of the Canadian Union of Public Employees, Local No. 23, appeared before Council and presented the following brief concerning the issue of contracting out of garbage collection:

"We appear before you for the third time on the issue of the contracting-out of the collection of garbage.

Yours Municipal Manager in his Report (No. 56) to Council on September 8, 1975 stated that 'Council has expressed concern about the accuracy of public statements that have been released by the Canadian Union of Public Employees with respect to the Municipality's intention to proceed with an evaluation of the refuse collection system.'

For our part, let us say right at the outset that we question the accuracy of the Municipal Manager's Report and we do so for the following reasons:

1. Your Municipal Manager says:

'Council has not instructed staff to call for tenders for garbage collection as a whole.'

Our information is that it has called for tender forms. Your Municipal Engineer informed Alderman Lawson at a recent meeting in answer to a question that the tender form for the collection of all garbage by private contractors would be ready two or three weeks after the tender form for the collection of garbage from condominiums and strata titles had been dealt with.

Also on July 7, 1975 the Municipal Manager's Report contained the following recommendation of the Municipal Engineer.

'8. That the Corporation develop a format of tender call which is considered to be suitable to go to tender for provision of all or part of the required refuse service, which tenders probably would be in the form of proposals, at least initially independent of service to condominiums, and'

That recommendation was endorsed. To us this indicates an intention to contract-out all garbage.

2. Your Municipal Manager states:

'At present garbage collection from these condominium-type developments is being picked up by private companies and paid for by the owners.'

This is incorrect. We do now pick up some of the garbage - the rest is picked up by private contractors.

3. Your Municipal Manager stated:

'The decision to award a tender to a private contractor for garbage collection from these particular developments is not implicit in Council's decision to call for tenders. It is in fact a method of testing the market and only when tenders are received can we decide whether or not we should increase Municipal forces and undertake the necessary capital expenditures to handle the additional service.'

This statement does not correspond with the facts, in our opinion.

If a decision to award a tender to a private contractor is not implicit in Council's decision to call for tenders, what is it then? Just an exercise? Why put contractors to all the expense of preparing a bid if Council has no

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intention of accepting any of the bids? When Council wants a new building put up or some special services supplied, it first makes a decision and then calls for tenders. We submit that it is no different in this case.

Your Municipal Manager says that only when tenders are received can we decide whether or not we should increase Municipal forces and undertake the necessary capital expenditures to hand the additional service.

Must we remind you that your Municipal Engineer reported to you on June 16, 1975 that it would cost \$1 million for new equipment, another \$600,000 for vehicle replacement and another \$300,000 for interest for the Municipality to expand its garbage collection service, stating further that these items had not been budgeted for, and presenting all of them as a reason for not expanding the garbage collection service, and that Council endorsed his Report?

May we also remind you that Council has, in fact, budgeted for the purchase of new garbage equipment and the Engineer has not, to our knowledge, taken any steps to carry out this decision of Council.

Furthermore, your Council is in the rather strange position of preparing to call for tenders for the collection of garbage from condominiums, without having made any study of the actual costs of this service at present, thereby placing itself in the position of awarding a bid without even knowing the facts and without having any basis on which to judge the bids.

4. Your Municipal Manager states:

'Before a decision to award a tender, serious consideration will be given to economic feasibility, public relations and quality of services, with the 'good of the taxpayer' being of paramount importance.'

This is a new statement on how Council will approach the subject of the contracting-out of garbage. To the best of our knowledge, this is the first time that any official has stated that economic feasibility, public relations and quality of service will be taken into consideration. We would like to believe that this will indeed become the policy of Council.

But the above statement still evades the main question, which is that there is no need to contract-out.

In the normal course of events, when some service has a problem area, Council looks into it and seeks a remedy. But in this case, Council has not done so. Instead of making a thorough study of the garbage collection service, including the economics of it, instead of consulting with your Municipal employees to help find solutions, Council has gone ahead and called for tenders to be prepared for the collection of garbage from condominiums and strata titles with the intent, and we emphasize this, of contracting it out. Furthermore, we are convinced that should this come about, those who favour contracting-out of garbage will next press for the contracting-out of all garbage. We would be naive indeed to entertain any illusions to the contrary.

We have a solution to propose, but before we go into that, we want to clarify some questions about which individual Aldermen have expressed concern.

(a) If any Alderman feels that he has been wrongly charged by us as favouring the contracting-out of garbage, we will be happy to publish his or her statement, that in fact he does not favour contracting-out. There is no question in our minds that wherever contracting-out has been implemented, it has meant higher costs and poorer service for the people of the cities and municipalities concerned. You don't have to go any further than Delta to see that.

(b) We firmly believe that contracting-out leads to political immorality, but we are not making charges of political immorality against any member of this Council.

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(c) You should know, if you do not already know, that Council's decision earlier this year to lay off staff (which we regarded as punishment for securing an Agreement that Council accepted, but which some Aldermen did not like), followed by your decision to give consideration to the contracting-out of garbage collections. Which, incidentally, will mean still more lay-offs and could, in fact, result in up to 100 employees being laid-off. This decision of Council has brought about a crisis of morale among Municipal employees at all levels. As long as Council considers the idea of contracting-out, no employee can have any feeling of job security. No job is safe. Nor can your Municipal staff have confidence in Council or the officials it appoints. These are harsh things to say, but they are the direct result of playing around with the idea of contracting-out.

(d) If we cannot convince Council of the folly of contracting-out, we have only one alternative, and that is to take it to the court of last resort - the taxpayers and the voters of Burnaby. This we will do with increased vigor. And that it will lead to some unpleasant confrontations, we have no doubt. We are unequivocally opposed to the contracting-out of garbage, all or any part of it, or of any other services. In opposing it, we represent not only the interests of our membership, but the best interests of the taxpayers who will be burdened with greater costs and poorer service. There will be no let-up in our battle against contracting-out. And if some Aldermen want to make it an issue in the November 15 municipal elections, we accept that challenge too.

There is, however, a way out of this confrontation, a way out of this dilemma. It is simply this:

Let us 'proceed with an evaluation of the refuse collection system' as the Municipal Manager suggests, and have a joint study by Council and the Union of garbage collection in Burnaby. Let us make a thorough study of the costs involved, how the service can be improved, how economies can be affected. Let us hear evidence from all concerned, from the garbage crews up to the Municipal Engineer. Let us hire such outside experts as we both deem necessary.

We want to add, however, that we cannot agree to any joint study between the Municipal Engineer and the Union. Your Municipal Engineer has already indicated his bias in favour of contracting-out, and his bias against Municipal employees, and we have no confidence in his ability to approach this problem with objectivity.

What we propose, and we emphasize this, is a joint study by Council and the Union. That this will involve the Municipal Engineer and his Department goes without saying, of course.

For our part, we want to assure you that we will co-operate fully with Council in any such study, and in implementing changes that are in the best interests of the taxpayers and the staff.

Respectfully submitted,
By and on behalf of
THE CANADIAN UNION OF PUBLIC EMPLOYEES,
Local 23

'O. DYKSTRA',
President

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Municipality proceed with a study of the garbage collection service and that the Municipality engage an independent consultant and further that the Municipal Manager recommend the services of a consultant and the necessary guidelines to be used."

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MOVED BY ALDERMAN STUSIAK:
(NO SECONDER)

"THAT the Municipal Manager form a management committee, excluding the Engineering Department, to receive and study proposals received from the Canadian Union of Public Employees and the Engineering Department and from other sources to provide a basis for a report on the matter of public versus private garbage collection and the report with conclusions outlined to be submitted to the Municipal Council no later than December 31, 1975."

Mayor Constable suggested that a staff committee be established to work with the members of the Solid Waste Committee, that is Alderman Emmott as Chairman also Aldermen Gunn and Mercier and with a consultant on a study of the garbage collection service.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MERCIER:

"THAT the subject matter be tabled for one week in order that further consideration can be given to various aspects of this subject by members of Council."

CARRIED

OPPOSED: ALDERMEN LAWSON AND
McLEAN.

(c) Mr. George E. Jones, 5255 Buckingham Avenue, Burnaby 2, B.C.
Re: Traffic Problems to Residents in Deer Lake Park Area

Mr. Jones provided the following submission:

"I am writing this letter to express the concern of the citizens, who are residents in the surrounding area of the Deer Lake Park, regarding the traffic problems and nuisances created by a few callous drivers who frequent the park consistently.

It is our opinion that the following recommendations if carried out, would go a long way to solve some of the problems which occur night and day the year round.

1. Install stop signs at the intersection of Sperling and Buckingham Ave., thereby creating a 3-way stop system.
2. Speed bumps should be built into the parking area in the same manner as those used at the C. G. Brown Pool parking area. At the present time the Deer Lake parking area is used as a miniature speed way and demolition site by a lot of irresponsible young people.
3. The present exit and entrance approach should be eliminated. It could be reduced to an entrance off of Sperling at the north end only. The south end of the lot should be an exit. Both entrance and exit approaches should be at 90° to the street. At the present time the entrance and exit is nothing more than a speedway and rubber burning patch for lots of so-called drivers.
4. Speed bumps should be built into Sperling Ave. from the south to the north end of the park area. These bumps to be similar to those used on the Provincial Highway near the railway crossing between Abbotsford and Mission and also used on the new Hope to Agassiz section of the highway, north of the town of Agassiz."

Mr. Jones advised there was an additional problem of motorcycles using the Sperling motor bike trail.

Mr. Jones also submitted a petition signed by concerned citizens and residents in the area around Deer Lake Park totalling 25 names representing 17 properties.

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"THAT the question of the Sperling motor bike trail be referred back to the Traffic Safety Committee for examination and report and further the question of vehicles in Deer Lake Park be referred to the Parks and Recreation Commission for consideration and report."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 2 of the Municipal Manager's Report No. 58 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report of the Municipal Treasurer dated September 8, 1975 outlining purchases of land and construction of services since the passage of the last reimbursement by-law in November, 1974.

It was recommended that a tax sale moneys by-law be brought down to appropriate from the Tax Sale Fund Reserve \$1,268,111.30 to reimburse general revenue funds for the moneys expended on the land acquisition costs.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Tax Sale Lands Reserve Fund Expenditure By-Law No. 1, 1975' #6714 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 LEWARNE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Tax Sale Lands Reserve Fund Expenditure By-Law No. 1, 1975' #6714 be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 9 of the Municipal Manager's Report No. 58 be brought forward at this time."

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The Municipal Manager provided a report of the Director of Planning dated September 11, 1975 advising that the prerequisite conditions to Rezoning Reference #50/74 have now been satisfied and it was recommended that the By-Law be advanced for Reconsideration and Final Adoption.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 65, 1974' (#6588) be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

OPPOSED: MAYOR CONSTABLE AND
ALDERMAN AST.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Lease Authorization By-Law No. 7, 1975' (#6684) be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 58, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

4 (a) Mr. and Mrs. Verne Smithman, August 29, 1975

Re: Opposed to Having Garbage Collection Contracted Out

Letters were received from Mr. and Mrs. Verne Smithman and others opposing the contracting out of garbage collection.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the appropriate Municipal Manager's Reports containing information relating to the matter of contracting out of garbage collection be forwarded to the several parties involved under Items 4 (a), (b), (c) and (d) - Correspondence and Petitions."

CARRIED UNANIMOUSLY

(b) Mrs. E. M. Mandy, September 3, 1975

Re: Firm Opposition to The Contracting Out of Garbage

This item was considered previously under Item 4(a) - Correspondence and Petitions.

(c) Mrs. Ada and Mr. William Watson, September 11, 1975

Re: Want Own Public Garbage Service

This item was considered previously under Item 4(a) - Correspondence and Petitions.

(d) Mrs. M. Addison, September 9, 1975

Re: Garbage Pick-Up

This item was considered previously under Item 4(a) - Correspondence and Petitions.

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(e) Royal Canadian Legion No. 148, September 8, 1975

Re: Remembrance Day Parade and Ceremonies - November 11, 1975

The Municipal Manager provided the following report of the Municipal Engineer dated September 12, 1975:

"This appears to be an annual event, and as Council has granted permission to the applicant in previous years, upon recommendations from this Department, we would once again recommend that approval be given to the applicant to conduct the parade according to Section 23 of the Street and Traffic By-Law."

It was recommended:

THAT the request from the Royal Canadian Legion No. 148 for permission to conduct a parade on November 11, 1975 be approved, with the understanding that the parade is to be conducted in accordance with Section 23 of the Streets and Traffic By-Law.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(f) British Columbia Department of Consumer Services, September 8, 1975

Re: Montreal Trust Advertising and Burnaby's Population Growth

A letter was received from the Department of Consumer Affairs containing an apology from Montreal Trust for an error in advertising and advising they would be monitoring their advertising very carefully in the future.

ENQUIRIES

Alderman McLean

On a question of Alderman McLean, Mayor Constable advised that the plaque format for the dedication of the new West Building and renovated Municipal Hall was available for Council's perusal.

Alderman Lawson

On a question of Alderman Lawson, the Municipal Clerk advised that the Minutes were copied on one side only due to a cost analysis showing no labour savings using both sides at the present volume.

On a further question of Alderman Lawson, the Director of Planning advised that staff liaison was being provided by Mr. D. Gaunt, Administrator, Parks and Recreation Department, for the Parks referendum and through himself, and Mr. G. D. Hamilton, Transportation Planner in the Planning Department, for the Roads referendum.

On a further question of Alderman Lawson, it was agreed that the Municipal Engineer would provide a report on the question of adult guard crossings in the vicinity of Marine Drive and 12th Avenue for the Traffic Safety Committee meeting of September 16th, 1975 for the next meeting of Council.

Alderman Mercier

On a question of Alderman Mercier, it was agreed that the Municipal Manager would report indicating what the City of Vancouver did on the question of untidy premises, particularly in areas where the lands are coming up for redevelopment and the few remaining residents have problems with the condition of adjacent properties.

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R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(a) Mayor Constable reported verbally that Mr. G. H. Armson, Chief Public Health Inspector, Environmental Health Department, was going to Bellingham, U.S.A. to review a type of incinerator project and recommended that Alderman A. H. Emmott, Chairman of the Solid Waste Disposal Committee, be authorized to attend as well.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT Alderman A. H. Emmott be authorized to attend in Bellingham, U.S.A. on Thursday, September 18th, 1975 to review a type of incinerator for solid waste disposal."

CARRIED UNANIMOUSLY

(b) Annacis Island Crossing

Mayor Constable reported that he was in receipt of four large volumes of a feasibility study on the above noted project and submitted the following report:

"

15 September 1975.

TO THE MEMBERS OF COUNCIL:

Last Tuesday at a news conference a recent feasibility study was unveiled relating to an Annacis crossing.

To be very frank I am extremely concerned. This Council discussed the proposed crossing on a number of occasions - with reference to how it will affect us in Burnaby, but with no background information it has been impossible to come to grips with the subject matter. After discussions with the Minister of Highways some time ago, my conclusions were that:

- (1) it was quite probable that a Crossing to carry vehicular traffic would never be constructed;
- (2) if it was considered it would be at least ten years down the road before a start could be made.

My feelings have not changed but with the Study in print it brings a person up against stark reality.

The Study foresees an additional 12,000 vehicles per hour across the Fraser river with future development in Delta-Surrey-White Rock. The combined capacity currently is 10,000 vehicles per hour.

At present day prices the costs would be 105 million for a complete bridge; with a bridge and tunnel under the South Arm, the costs would be 141 million.

There is no doubt that either scheme will have an undesirable effect on the livability of our community. Many of the roads through Burnaby are already experiencing long periods of congestion. The proposed crossing will only increase our problems.

Maybe if the money is available, it would be better spent on a light rapid transit system to take away the dependency on the automobile.

If the Provincial Department of Highways do finally conclude that a crossing is necessary, then it would seem logical to me that they must be responsible for the costs of improvement of our roads to carry the extra traffic.

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The Minister has made it clear that no decision has yet been made but that the Study has been made public in the hope that it will provoke serious discussions and deep reflection by the Municipalities and by the citizens of those Municipalities.

I would recommend that staff be instructed to analyse the Study and report back to Council on their findings with recommendations.

Respectfully submitted,

'Tom Constable',
M A Y O R. "

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT the recommendation of Mayor T. W. Constable be adopted."

CARRIED UNANIMOUSLY

(c) The Municipal Manager presented Report No. 58, 1975 on the matters listed following as Items (1) to (19) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Deleted

(2) Tax Sale Moneys By-Law to Repay General Revenue Funds
for Acquisition and Development of Land

This subject was considered previously under Item 3(a) By-Laws #6714.

(3) Burnaby Mountain Golf Course
Special Booking Privileges

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated September 9, 1975:

"On May 7, 1975 the Parks and Recreation Commission granted the Burnaby Mountain Men's Golf Club the privilege of a block of tee-off times for club members between the hours of 7:30 and 8:30 A.M. on Saturdays and Sundays. Since that time, we have had numerous complaints from members of the golf-playing public. A report from the Golf Professional showed that the times allocated to the Club were not being used to capacity by the members, and at the same time the public was being denied the use of the course even though tee-off times were open.

After further consideration of this matter at its meeting of September 3, 1975, the Commission directed that the privilege afforded the Burnaby Mountain Men's Golf Club should be discontinued as of September 27, 1975."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT the report of the Municipal Manager be received for information purposes."

CARRIED UNANIMOUSLY

(4) Cost Sharing in D.L. 74 -
Subdivision Reference #32/74 -
Perosa Realty

The Municipal Manager provided the following report of the Director of Planning dated September 11, 1975:

"The Planning Department is in receipt of a subdivision application for property on the north side of Schou Street. The Corporation owns three lots directly opposite on the south side of Schou Street. The developer of the Norfolk-Schou property has arranged for the design of all utilities which are required for the municipal lots in conjunction with his development. Based on the contract the developer has obtained for the installation of these utilities, the Municipal Engineer has recommended that the Corporation contribute the sum of \$12,560 for construction of those facilities which are of direct benefit to the Corporation lots."

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It was recommended that the Municipality share in the cost of providing utilities for Subdivision Reference #32/74, with the amount not to exceed \$12,560.00.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (5) Request for Approval to Issue P.P.A. #3372 -
D.L. 155, Rem. Thereof Lease Part, Plan 3077 -
8335 Meadow Avenue

The Municipal Manager provided the following report of the Director of Planning dated September 10, 1975:

"Application has been received by the Planning Department for the development of a lunchroom addition at the above address. Council will note that this location is within the Big Bend Study Area.

The previous owners applied for and were granted Preliminary Plan Approvals Nos. 1712, 2034, 2253 and 2881 for various structures related to processing lumber. The existing zoning is M3A (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3 zoning and use. This type of operation is permitted in both the M3 and M3A districts, and therefore the expanded use would also be permitted, provided that the other requirements of the By-Law are met. Council will note that this is an addition to an existing building where the site levels are established.

The proposed structure is 900 sq. ft. and is to be constructed of wood and block to match the existing buildings. The addition of this enclosure should enable more pleasant working conditions and therefore be beneficial toward the desired upgrading of the site."

It was recommended that the Planning Department be given authorization to grant Preliminary Plan Approval to the proposed development at 8335 Meadow Avenue.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (6) Proposed Parking Lot Lease with the Royal Bank of Canada -
Portion Lot 5, Blk. 14, D.L. 153, Plan 2236 -
6025 McKay Avenue

The Municipal Manager reported as follows:

"The Municipality entered into a lease for Lots 4 and 5 with the Royal Bank for a term of 10 years commencing July 1, 1965, and ending June 30, 1975. The purpose for which the lease was granted was to provide a parking lot for bank customers. The annual rental was \$775.00, based on 7% of the 1965 assessed value of the land, and the property was taxable under Section 336 of the Municipal Act.

A new lease is now requested by the bank on only a portion of Lot 5 as shown on the sketch (115.47' x 50').

Sales in the first quarter of 1974 for adjacent property indicate the going rate to be \$6.00 per square foot. The Land Agent has calculated the lease rate on the basis of a market value of \$7.00 per square foot and a return of 9% as of April 16, 1975. The new rate as calculated in this matter would be \$3,637.50 per annum.

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The Planning Department recommends that Lots 4 and 5 not be rezoned to a Parking District (P8) category, but that they remain under an M1 designation, with appropriate lease arrangements made for the subject parking facility on a portion of Lot 5.

The subject site is located within the Metro Town Centre Area on which a first report will be submitted to Council in the near future. Substantiation of a parking facility on the subject site through rezoning is inadvisable in the light of this study and the proposed redevelopment of this area. It is therefore recommended that any new lease agreement entered into be on a short-term basis only, providing for continuance of the existing use in a continuing legal non-conforming status."

It was recommended:

1. THAT the term of the new lease be for one year commencing July 1, 1975; and
2. THAT the rate be \$3,637.50 per annum; and
3. THAT the property be subject to taxes under Section 336 of the Municipal Act; and
4. THAT the existing M1-zoning of the subject site be retained.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(7) Sprott-Lubbock Farm -

Letter from Mrs. A. Lesley that Appeared on the
Agenda for the September 8, 1975 Meeting of Council (Item 4m)

The Municipal Manager provided the following report of the Director of Planning dated September 10, 1975:

"Council at its meeting of September 8, 1975 received a letter from Mrs. A. Lesley expressing a concern that the house existing on the Sprott-Lubbock farm site may be demolished in the near future.

A comprehensive report discussing a variety of alternatives for the Sprott-Lubbock Farm will be submitted to Council during the early part of October as mentioned in our report of August 15, 1975. In the interim, we feel that since the home is presently occupied by the owners (the Lubbocks), there is little need for concern that it will be demolished. However, we have sent a memorandum to the Chief Building Inspector requesting that any applications for Demolition Permits for this house be brought to the attention of the Planning Department."

It was recommended that a copy of this report and the Planning Department's forthcoming report on the Sprott-Lubbock Farm be sent to Mrs. A. Lesley.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(8) Big Bend Development Plan:

Finalization of Stage One Area Rezoning

The Municipal Manager provided the following report dated September 10, 1975 of the Director of Planning for information purposes:

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"BACKGROUND

Council, at its meeting of August 5, 1975, adopted the Planning Department's report - Big Bend Development Plan: Finalization of Stage One Area Rezoning recommending that a rezoning by-law be prepared for the affected properties and advanced to Public Hearing on September 16, 1975. The possibility for land exchanges is to remain open during the process.

Notwithstanding any questions of land ownership, the fact remains that there are properties north of the B.C. Hydro and Power Authority Railway which currently possess zoning designations in direct conflict with the adopted Development Plan. It is recognized that in certain of these cases there are situations (for example, existing industrial fill on properties) where the literal implementation of the Development Plan would result in conformity problems. As a result, consideration has been given to possible land use alternatives that would provide a certain degree of development opportunity for the private sector while, at the same time, not compromising the general objectives of the Development Plan as previously outlined.

Accordingly, in order to resolve or minimize existing or potential land use conflicts and recognizing special implementation or conformity problems, it is recommended that those properties which were temporarily deleted from the initial Stage One Area Rezoning be dealt with as follows.

PURPOSE OF THIS REPORT

The following summary statements are being provided for Council's convenient reference to the respective properties involved, keyed numerically to the site locations displayed on a wall map to be posted in the Council Chamber prior to the Public Hearing.

PROPOSED REZONINGS

- | | |
|----------------------|--|
| 1. Legal: | Lot 4, Blk. 2 E.½, D.L. 162, Plan 5176 |
| Address: | 8755 Royal Oak Avenue |
| Area: | 3 Acres |
| Owner: | B.C. Land Commission |
| Current Use: | Undeveloped |
| Future Use Proposal: | Rezone from Heavy Industrial District (M3) to Truck Gardening District (A3) |

This property is situated within the Agricultural Land Reserve as defined by the B.C. Land Commission. The Commission, after consideration of our submission, authorized an expenditure of \$190,000 for the acquisition of this parcel and the parcel at 8708 Royal Oak (listed below). It is recommended that the rezoning of this property be advanced in conformity with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

- | | |
|----------------------|--|
| 2. Legal: | Lot "B", Except N. 139.5 feet, Blk. 3, D.L. 162, Plan 4255 |
| Address: | 8708 Royal Oak Avenue |
| Area: | 7.4 Acres |
| Owner: | B.C. Land Commission |
| Current Use: | Residential (single family) |
| Future Use Proposal: | Rezone from Heavy Industrial District (M3) to Truck Gardening District (A3) |

This property is situated within the Agricultural Land Reserve as defined by the B.C. Land Commission. The Commission, after consideration of our submission, authorized an expenditure of \$190,000 for the acquisition of this parcel and the parcel at 8755 Royal Oak (listed above). It is recommended that the rezoning of this property be advanced in conformity with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

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3. Legal: Blk. 11, N.75 feet, D.L. 155B, Plan 1248
Address: 7509 Meadow Avenue
Area: 1.02 Acres
Owner: N. Cornehl
Current Use: Residential (single family) with some minor "home" agricultural activity ancillary to this principal use.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

This property is situated in the Agricultural Land Reserve as defined by the B.C. Land Commission. It is recommended that the rezoning of this property be advanced in conformity with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

4. (a) Legal: Lot 1, Block 11, D.L. 155B, Plan 8390
Address: 7529 Meadow Avenue
Area: 0.983 Acre
Owner: N. Cornehl
Current Use: Residential (single family) with some minor "home" agricultural activity to this principal use.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

This property is situated in the Agricultural Land Reserve as defined by the B.C. Land Commission. It is recommended that the rezoning of this property be advanced in conformity with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

4. (b) Legal: Lot 2, Block 11, D.L. 155B, Plan 8390
Address: 7549 Meadow Avenue
Area: 0.995 Acre
Owner: P. Weichert
Current Use: Residential (single family) with minor "home" agricultural activity ancillary to this principal use.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

This property is situated in the Agricultural Land Reserve as defined by the B.C. Land Commission. It is recommended that the rezoning of this property be advanced in accordance with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

4. (c) Legal: Lot 3, Block 11, D.L. 155B, Plan 8390
Address: 7569 Meadow Avenue
Area: 0.996 Acre
Owner: P. D. Harrington
Current Use: Residential (single family) with minor "home" agricultural activity ancillary to this principal use.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

This property is situated in the Agricultural Land Reserve as defined by the B.C. Land Commission. It is recommended that the rezoning of this property be advanced in conformity with the adopted Development Plan concept and the Agricultural Land Reserve designation.

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5. Legal: Lots 2, 3 and 4, Blk. 13, D.L. 155A, Plan 1425
Address: 6230, 6250, 6270 - 15th Avenue
Area: 1.47 Acres
Owner: W. H. Robinson
Current Use: Undeveloped except for an older residence on Lot 4.
Future Use Proposal: Rezone from Heavy Industrial District (M3)
to Agricultural District (A1)

These properties are situated in the Agricultural Land Reserve as defined by the B. C. Land Commission. It is recommended that the rezoning of this property be advanced in conformity with both the adopted Development Plan concept and the Agricultural Land Reserve designation.

Currently the owner is pursuing a residential subdivision proposal for his holdings to the north of the subject parcels. This subdivision would result in six residential lots accessed off 15th Avenue which would create a cul-de-sac south of Marine Drive. The construction of the presently undeveloped 15th Avenue would enhance the development potential of the subject properties.

6. Legal: Block "B", D.L. 155B and 155C, Plan 18857
Address: 7625 Meadow Avenue
Area: 29.4 Acres
Owner: Meadowland Peat Ltd.
Current Use: Industrially filled and occupied by Meadowland Peat Ltd., a top soil and garden supply distributor.
Future Use Proposal: Rezone from Heavy Industrial District (M3)
to Agricultural District (A1)

The adopted Development Plan for the area outlines an A1 (Agricultural) designation for this property although it is industrially filled and largely unsuitable for agricultural purposes.

The Department has examined the various land use options available in this instance and in view of the size and nature of the holding, would recommend that the Development Plan be amended to incorporate this parcel within the A1 (Agricultural/Long Range Industrial Reserve) designation which has been applied to those major lands adjacent and south of the subject property. This designation is in keeping with one of the intents of the A1 zoning district which is to "encourage the holding of land in large parcels for future development".

The property is situated within the Agricultural Land Reserve which calls for its general agricultural retention. It is the understanding of this Department that certain properties on an individual basis may be excluded from the Agricultural Reserve upon application to the B.C. Land Commission through the Greater Vancouver Regional District.

Following the proposed rezoning and upon receipt of a suitable development plan showing an industrial development of a high quality in keeping with the standards to be prepared for those large undeveloped holdings south of the B.C. Hydro Railway, application would be made to have this property removed from the Agricultural Land Reserve and a further zoning amendment to a suitable higher-order Industrial or CD category would be required.

This rezoning proposal would enable the present occupant to continue to operate its business on a non-conforming basis until redevelopment of suitable calibre is proposed.

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7. Legal: Block 21, D.L. 155B, Plan 1248
Address: 7555 Prairie Street
Area: 3.46 Acres
Owner: Meadowland Peat Ltd.
Current Use: Industrially filled and occupied by Meadowland Peat Ltd., a top soil and garden supply distributor.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

It is recommended that the rezoning of this property to A1 (Agricultural/Long Range Industrial Reserve) be advanced in conformity with the adopted Development Plan concept. The property is situated within the Agricultural Land Reserve which calls for its general agricultural retention. However, due to its location and industrially filled condition, application would be made to have this property removed from the Reserve following the proposed rezoning and upon receipt of a suitable development plan showing an industrial development of high quality, subject to suitable zoning amendment as noted in 6, above.

This rezoning proposal would enable the present occupant to continue to operate its business on a non-conforming basis until redevelopment of a suitable calibre is proposed.

8. Legal: Lot 1 Except N. 200', S.D. 2, and Lot 2 Except N. 200', Except Plan 30225, Blocks 4/7, D.L. 162, Plan 9794
Address: 5420 and 5462 Marine Drive
Area: 4.3 Acres
Owner: E.C. and G.M. Conboy
Current Use: Industrially filled and occupied by Conboy Machinery Ltd., a used machinery dealer.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Administration and Assembly District (P2)

These properties are situated within the Agricultural Land Reserve largely due to their interior position relative to adjacent agricultural holdings. It is recognized however, that due to the industrially filled condition of these properties, they are not suitable for agricultural purposes. The Department has reviewed the future use of these lands in relationship to the objectives of the adopted Development Plan concept. As a result, it is recommended that the subject properties be rezoned to P2 (Administration and Assembly) which would allow for the most appropriate alternative redevelopment of the land in a manner that is best in keeping with the agricultural/recreational character prevailing and development in the general area. It is further recommended that following the proposed rezoning and upon receipt of a suitable development plan, the Municipality make application for the deletion of these two properties from the Agricultural Land Reserve.

This rezoning proposal would enable the present occupant to continue to operate its business on a non-conforming basis until redevelopment did occur.

9. Legal: Lot 41, D.L. 155A, Plan 28577
Address: 7647 Willard Street
Area: 1.03 Acres
Owner: Globe Foundry Ltd.
Current Use: Industrially filled and occupied by Globe Foundry, an aluminum foundry.
Future Use Proposal: Rezone from Heavy Industrial District (M3) to Administration and Assembly District (P2)

This parcel is situated within the area designated for general agricultural purposes (A1) in the adopted Development Plan and is included within the Agricultural Land Reserve. It is recognized however, that due to the industrially filled condition of this property, it is not suitable for agricultural purposes.

Upon reviewing the various land use options available, it is recommended that the subject property be rezoned to P2 (Administration and Assembly)

which would allow for its most appropriate redevelopment in an manner that is best in keeping with the agricultural/recreational character prevailing and developing in the general area. It is further recommended that following the proposed rezoning and upon receipt of a suitable development plan, the Municipality make application for the deletion of this property from the Agricultural Land Reserve.

This rezoning proposal would enable the present occupant to continue to operate its business on a non-conforming basis until redevelopment did occur.

10. Legal: Lot 12 Except N. 200', D.L. L63, Plan 1050
 Address: 4746 Marine Drive
 Area: 2.81 Acres
 Owner: H. & M. Kuypers
 Current Use: Occupied by Mandeville Gardens Ltd., a nursery involved in the growing and selling of plants.
 Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

The nursery use of this property is in general conformity with the agricultural designation as outlined in the adopted Development Plan. This property was forwarded as a proposed acquisition item to the B.C. Land Commission, however, it has not been regarded as a priority item due to its general conformity with the proposed character of the area. In view of the above it is recommended that the rezoning of this property to Agricultural District (A1) be advanced.

11. Legal: Lots 18, 19 and 20, D.L. 155B, Plan 1248
 Address: 7391, 7437 and 7497 Prairie Street
 Area: 15 Acres
 Owner: Corporation of Burnaby
 Current Use: Undeveloped
 Future Use Proposal: Rezone from Heavy Industrial District (M3) to Agricultural District (A1)

It is recommended that the rezoning of these properties to A1 (Agricultural Long Range Industrial Reserve) be advanced in conformity with the adopted Development Plan concept."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"THAT Council be supplied with a record of contacts made by the Land Agent with the owners of the properties for the purpose of exchange or purchase."

FOR: ALDERMEN LAWSON, LEWARNE AND McLEAN.

OPPOSED: MAYOR CONSTABLE AND ALDERMEN AST, EMMOTT, MERCIER AND STUSIAK.

MOTION DEFEATED.

- (9) Chevron Canada Limited - Project Implementation
 (a) Rezoning Reference #50/74
 (b) Land Exchange Agreement

This item was considered previously under Item 3 (c) - By-Law No. 6588.

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- (10) Storm Sewer on Jubilee Avenue -
Letter from Mrs. K. F. Aikenhead that Appeared on the
Agenda for the September 8, 1975 Meeting of Council (Item L)

The material used to fill the ditches has gradually settled and compacted leaving grooves, which in spots carry water to the sidewalk. It is a simple matter to correct and will be attended to.

The damage to lawns is on the boulevard portion, and it is our opinion that the grass is growing and nothing more should be done.

It was recommended:

1. THAT action be taken to correct the run-off of water to the sidewalk; and
2. THAT no corrective action be taken with respect to lawns; and
3. THAT a copy of this report be sent to Mrs. K. F. Aikenhead.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (11) Local Improvement 75-032 - 28 Foot Pavement with Curbs and Gutters
on Both Sides of Joffre Avenue from Chilton Street to Lane
North of Marine Drive

The Municipal Manager provided the following report of the Director of Planning dated September 11, 1975:

"During the September 2nd, 1975 Council meeting it was resolved:

'That staff be instructed to bring forward a report concerning the removal of the planned traffic island and the lining up of Joffre Avenue on the north side in the next block and further that the work not be further proceeded with.'

Subsequent to a further review of the subject the following reflects the joint consensus of both the Planning and Engineering departments:

- (a) Removal of the traffic island proposed in the current design for Joffre Avenue south of Clinton Street and relocating the road transition section on Joffre Ave. to north of Clinton Street.
- (b) It is desirable to retain continuity in the pedestrian facility on the east side.
- (c) The asphalt driveway/parking area from Joffre Ave. to 7816 Joffre Ave. should be removed in connection with implementation of redesigned street improvements because of the potential hazard inherent in its secondary nature and proximity to the intersection.

Further, primary access to 7816 Joffre is currently available from Clinton Street and is reflected in that street's design plan (on August 18/75 Council received the Engineer's report on this matter). Adequate street parking is also available on Clinton St. adjacent 7816 Joffre Avenue."

It was recommended:

1. THAT Item 26, Report No. 53, August 18, 1975 be lifted from the table;
2. THAT Council authorize the re-design of the subject intersection as illustrated on sketch 2 of the attachment; and

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3. THAT the Local Improvement works be authorized to proceed on the re-designed basis, including the removal of the asphalt access/parking strip from Joffre Avenue to 7816 Joffre Avenue; and

4. THAT the petitioners be so advised.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"THAT the Municipal Manager's recommendations numbered 1 and 2 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item Number 3 of the Municipal Manager's recommendation be adopted in part, i.e. 'THAT the Local Improvement works be authorized to proceed on the re-designed basis'."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item Number 4 of the Municipal Manager's recommendation be adopted."

CARRIED UNANIMOUSLY

(12) Ravine at the Bottom of Coldicutt Street

The Municipal Manager provided the following report of the Municipal Engineer dated September 11, 1975:

"Municipal forces have been using this ravine as a dump for good clean spoil. Since the cancellation of 'special pick-up' some members of the public dumped demolition debris at this site. The area has now been fenced and a padlocked gate installed at the entrance."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the Parks and Recreation Commission be asked to comment on the use and future development of the ravine at the bottom of Coldicutt Street."

CARRIED UNANIMOUSLY

(13) Letter dated September 8, 1975 from the Royal Canadian
Legion No. 148 - 4358 E. Hastings Street -
Request for permission to Conduct a Parade

This subject was considered previously under Item 4(e) - Correspondence and Petitions.

(14) Letter dated September 10, 1975 from Bosa Bros. Construction Ltd.,
4585 East Hastings Street -
Property at the North-East Corner of Delta Avenue and Loughheed Highway -
Community Plan Area "D"

The Municipal Manager reported as follows:

"Appearing on the Agenda for the September 15, 1975 meeting of Council is a letter from Mr. John A. Olesky of Bosa Bros. Construction Ltd., regarding the proposed development of high rise towers on property at the north-east corner of Delta Avenue and Loughheed Highway.

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It will be recalled that Council on September 8, 1975, in connection with a report concerning a submission from the Brentwood Park Ratepayers Association (Item 14, Report No. 56), directed the Planning Department to submit a further report and a revised community plan for Area 'D' no later than mid-October.

The report that is now in the process of being prepared for October will have an effect in the zoning designation of the property in question. It is therefore recommended that the subject correspondence be accordingly referred to the Planning Department for inclusion in this report."

It was recommended:

1. THAT the correspondence from Bosa Bros. Construction Ltd. be referred to the Planning Department for inclusion in the comprehensive report on Apartment Area 'D' which will be submitted to Council by mid-October; and
2. THAT a copy of this report and Item 14, Report No. 56, September 8, 1975 be sent to Bosa Bros. Construction Ltd.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (15) Donation of Tulips to the Municipality -
Letter from the Royal Canadian Legion No. 148 that was on the
Agenda for the September 2, 1975 Meeting of Council (Item 4n)

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated September 5, 1975:

"Appearing on the Council agenda is a letter from The Royal Canadian Legion No. 148 in which they request the co-operation of the Burnaby Parks and Recreation Commission in helping them to celebrate their 50th anniversary.

To celebrate the occasion, and to recognize the part played by Canadians in the liberation of Holland, the Netherlands Government created a bulb known as the Golden Tulip; and The Royal Canadian Legion No. 148 would like to donate 3,000 of these bulbs to the Burnaby Parks and Recreation Commission to have them suitably located within the municipality, preferably in prominent locations such as Confederation Park and Burnaby Mountain for display purposes."

It was recommended:

1. THAT the subject bulbs be accepted and planted in prominent locations within the parks system as agreed upon in discussions between the Royal Canadian Legion No. 148 and parks staff; and
2. THAT a letter of appreciation be sent to the Legion.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (16) Burnaby Public Library Building Programme

The Municipal Manager provided the following report of the Chief Librarian dated September 9, 1975:

"You will be aware that a comprehensive building programme is presently being developed by the Library Board for submission to Council together with a supplementary report on the feasibility of schoolhoused public library service in Burnaby. This building programme is being developed with a view to constructing a main branch library together with three neighbourhood branches during the next several years and is preparatory to an appropriate money by-law proposed to be submitted to the voters in 1976.

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After consultation with municipal staff the Library Board wishes to recommend to Council that the technique of construction-management be adopted for its overall building programme. This will enable a design team approach that will permit close control over all aspects of the planning, design and construction of the buildings by the owner. To implement the construction-management approach from the outset of the programme, retention of all consultants by direct agreement with the Corporation is considered most appropriate. Design team coordination will be carried out by Mr. M. J. Jones (Chief Building Inspector) as Project Coordinator who will be acting on behalf of the owners throughout the project. It was regularly moved, seconded and carried

'That the Library Board adopt the construction-management technique in the building of its proposed libraries.'

(Minute #11 (g) - meeting 17 July 1975)

and

'That the Library Board recommends that the Corporation of Burnaby retain the services of a Construction Manager on the Board's behalf.'

(Minute #11 (h) - meeting 17 July 1975)

After conducting a series of interviews with representative architects and engineering consultants the Burnaby Public Library Board made the following recommendations:

'That the Library Board recommends that the Corporation of Burnaby retain the services of Mr. Ronald B. Howard as Architect on the Board's behalf for its building programme.'

(Minute #2 (a) - meeting 21 August 1975)

and

'That the Library Board approves the recommendation of its Building Committee that the Corporation of Burnaby retain the services of Thorson & Thorson as the Structural Engineering Consultants, Roy Campbell Ltd. as the Electrical Engineering Consultants, and Vinto Engineering Ltd. as the Mechanical Engineering Consultants on the Library Board's behalf for its building programme.'

(Minute #1 (a) - meeting 4 September 1975)

It should be stated that the sum of \$40,000 is available from the Library's Capital Improvement Expenditure Budget for retaining design consultants during 1975. The Library Board wishes to develop preliminary design sketches and cost estimates preparatory to placing a Loan Authorization By-Law before the people in 1976 and for this purpose any additional funds necessary will be provided in the 1976 budget.

The basis for payment of professional fees will be determined after retention of the proposed consultants and after preliminary design discussions. If a per diem payment basis appears advantageous for the preliminary design stage of the buildings it will be advocated, probably with a transfer to a percentage of cost payment basis incorporating the per diems paid as and when the program moves into contracts and construction."

It was recommended:

1. THAT the construction-management technique for the Library Board's building programme be approved; and
2. THAT the Construction Manager for the programme be Mr. E. Hibbs; and

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3. THAT the services of the following be retained on behalf of the Library Board for the building of the proposed libraries;

- a. Mr. Ronald B. Howard, Architect
- b. Thorson and Thorson, Structural Engineering Consultants
- c. Roy Campbell Ltd., Electrical Engineering Consultants
- d. Vinto Engineering Ltd., Mechanical Engineering Consultants; and

4. THAT the agreements required for retention of the design consultants as noted in recommendation 3. a., b., c. and d. be executed.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the subject matter be tabled pending receipt of a report from the Burnaby Public Library Board in support of a building programme to develop a Main Branch Library together with three neighbourhood branches in the next several years."

FOR: ALDERMEN EMMOTT, LEWARNE,
McLEAN AND MERCIER.

OPPOSED: MAYOR CONSTABLE, ALDERMEN
AST, LAWSON AND STUSIAK.

As the votes for and against were equal, the motion was declared negatived and LOST.

The original motion as MOVED by Alderman Lewarne and SECONDED by Alderman Lawson "THAT the recommendations of the Municipal Manager be adopted" was then voted on and CARRIED.

OPPOSED: ALDERMAN MERCIER.

(17) Speed Bumps

The Municipal Manager provided the following report of the Municipal Engineer dated September 12, 1975:

"At the Council meeting of September 8, 1975 the question was raised as to why we had painted the speed bumps in the lane south of Keith Street when we had already erected signs to warn the motorists.

Because of the possible hazard to a motorist should he strike these bumps even at the legal lane speed of 15 M.P.H. we painted the bumps with yellow paint and covered with a sprinkling of reflective glass bead. We felt that such added warning would be particularly beneficial during dark rainy nights when an unpainted bump would be hard to see."

It was recommended:

THAT the present policy of Council of installing asphalt speed bumps also include the painting and reflectorizing as noted in the Municipal Engineer's report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(18) Red Stickers

The Municipal Manager provided the following report together with the report of the Municipal Engineer dated September 11, 1975:

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"Residents are expected to comply with requirements as set out in the following sections of By-law 5174 in order to have their refuse collected:

- '6. Where premises abut on a lane all household receptacles, commercial and industrial receptacles, municipal receptacles and special receptacles shall be located at the property line at lane level and placed so that the receptacles may be easily removed without the necessity of the collector having to go onto private property, open gates, climb or descend stairs, or lift receptacles over fences.
7. Where premises do not abut on a lane all household receptacles, commercial and industrial receptacles, municipal receptacles and special receptacles shall be placed preferably on the driveway and as near as possible to but not on the travelled portion of the roadway. The householder must ensure that the placing of receptacles in no way endangers vehicular or pedestrian traffic. Receptacles placed on private property will not be picked up by the collector.
8. Where household receptacles, commercial and industrial receptacles, municipal receptacles and special receptacles are enclosed in a separate shed or housing, such shed or housing shall be at ground level and shall have an opening through which such receptacles may be conveniently and quickly removed by the Remover.'

The Engineer points out that with few exceptions, all residents in the community are satisfactorily complying with the three preceding sections of the Refuse By-Law. When exceptions occur, the foreman in charge visits affected householders and obtains compliance by simply explaining how they are to locate their cans for pick-up service.

The red tags are no longer being used, and those that have been placed on cans will of course disappear with the passage of time."

"

11 September, 1975.

The red stickers which were placed on garbage cans were designed in order to convey to householders, as briefly as possible, the change of location for placing cans for pick-up. To admit to some flexibility in enforcement we used the words 'not more than 3 feet from ...'.

We could have quoted the exact wording of the By-Law, but in the interests of brevity and in order to keep the tags small the revised wording was used.

On further consideration we agree that the wording was not the best possible, but the desired effect was achieved and the tags are no longer in use."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT the report of the Municipal Manager be received for information purposes."

CARRIED UNANIMOUSLY

(19) Driveway Crossing at 4223-25 Bond Street

The Municipal Manager provided the following report of the Municipal Engineer dated September 12, 1975:

"The 4200 Block Bond Street is presently undergoing a local improvement that will result in a 28 foot curbed standard roadway with abutting concrete walks.

During our preliminary investigation of the existing vehicle parking needs we made note that the captioned property had almost the entire front yard paved and that it accommodated up to six cars and had one small airstream trailer parked what appeared to be permanently on the east side of the pavement.

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On July 22, 1975, Mrs. McFadden wrote to the Municipal Clerk with copies to the Traffic Supervisor and the Council requesting two driveway crossings to her front yard parking area for the reasons outlined on her submission.

As the property in question had no rear lane and the building of a driveway along the east side of the house would involve some expense together with the fact that the arrangement existed prior to our Zoning By-Law which prohibits front yard parking, we informed Mrs. McFadden on July 30, 1975 that we would allow her a standard loop driveway arrangement to her front yard area. It was explained at that time that the driveways would both be 12 feet at the back of the sidewalk area and not 12 and 20 as she had requested. This she accepted and as a result, with her permission, no report was sent to Council.

On Thursday, September 11, 1975, Mrs. McFadden phoned the office of the Traffic Division and stated that work was in progress on the curb and sidewalk in front of her duplex and that because of the difference in elevation of the sidewalk and her parking lot that she would require the 20 foot crossing she had originally asked for. We went to the site that afternoon as requested by Mrs. McFadden but she was not home. While there we did check out her complaint and noted that the finished sidewalk would be slightly higher than her pavement which presently slopes away from the roadway. However we are building up the area behind the walk as we do in similar cases and will pave her driveway to meet the existing pavement. When informed of this Mrs. McFadden still insisted that we provide a 20 foot crossing as such would be necessary because of the grade. We are unable to support this argument as it is as easy to drive up or back out of a 12 foot wide crossing as a 20 foot crossing.

One other factor to consider in allowing a 20 foot crossing is that the property immediately to the east has a driveway on its west side. There would be such little space left between these driveways that we would have to provide one crossing with a width of approximately 40 feet.

If any difficulties are experienced in this parking area it is because of the number of vehicles parked in the yard, a condition which defeats the normal argument supporting loop driveways. The volume of vehicles being parked at this location is because the property, which is zoned duplex, is in fact being used as a four-plex."

It was recommended:

1. THAT the property at 4223-25 Bond Street be provided with a standard loop driveway arrangement utilizing 12 foot crossings; and
2. THAT Mrs. McFadden be provided with a copy of this report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the recommendations of the Municipal 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.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

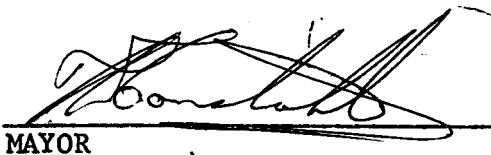
"THAT this meeting do now adjourn."

CARRIED UNANIMOUSLY

At 9:08 P.M. the meeting adjourned.

CONFIRMED:

CERTIFIED CORRECT:


MAYOR


DEPUTY MUNICIPAL CLERK

RWW/lc