

September 2, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, September 2, 1975 at 7:00 p.m.

PRESENT:

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

ABSENT:

Alderman G. H. F. McLean

ALSO PRESENT:

Mr. M. Shelley, Municipal Manager
Mr. V. D. Kennedy, Deputy Municipal Engineer
Mr. D. G. Stenson, Assistant Director - Current Planning
Mr. J. Hudson, Municipal Clerk
Mr. J. G. Plesha, Administrative Assistant to the Municipal Manager
Mr. R. W. Watson, Deputy Municipal Clerk

M I N U T E S

The Minutes of the Council meeting held on August 18, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Minutes of the Council meeting of August 18, 1975 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of a Public Hearing held on August 19, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Minutes of the Public Hearing of August 19, 1975 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mr. J. A. Thomas
re Vehicle Crossing to 7816 Joffre Avenue and
Island in the Centre of Joffre Avenue

Mr. Thomas appeared before Council and advised that he would be speaking to the three following topics:

- (1) An incomplete description of the Local Improvement Project No. 75-032.
- (2) The removal of a vehicle crossing to 7816 Joffre Avenue.
- (3) The proposed position of a fire hydrant in relation to front lawn and residence.

It was indicated on the Notice that the Local Improvement Project was the curbing of Joffre Avenue from Clinton to just north of Marine. The description on Form #2203 indicated a pavement width of 28 feet for the project whereas it varied from the 28 feet to as much as 40 to 50 feet. It was his contention that the residents if they had known the exact proposal on this project including a traffic island would not necessarily have agreed to it.

It was suggested that consideration be given to this type of information appearing on future Local Improvement Notices.

In regard to the second item it was indicated that the vehicle crossing and sidewalk were constructed by the Municipality approximately 17 years ago. There was no indication in the Notice that this crossing would now have to be removed. When it became noticeable that the construction would include a traffic island that would impede the use of this crossing, the Engineering Department was contacted to ask why the island was being put in place and he objected to the impediment being constructed and was advised that the crossing was illegal, but no reasons were given.

In regard to the fire hydrant it was indicated that it was moved to within 25 feet of the northwest corner of his property and expressed concern as to the close proximity to his house. As there was a previous case of the hydrant being hit by a vehicle, it was suggested that if it was hit by a vehicle at this location the house would certainly be flooded. It was suggested that the movement of the hydrant to the new location overlooked the fact that the installation of a traffic island now funnelled the traffic in a manner that would create more hazard.

In conclusion, it was requested that the vehicle crossing at 7816 Joffre Avenue be reinstituted and further, steps be taken to prevent the construction of the traffic island.

- (b) Mr. Richard Palliardi
re Traffic Island Proposed on Joffre Avenue
South of Joffre Avenue and Clinton Street

Mr. Palliardi indicated that the proposed island would be a potential death trap due to the 40 and 50 m.p.h. speeds of vehicles sometimes seen going from Rumble Street to Clinton Street. It was stated they would possibly bounce off the island ending up in the front yard. It was also indicated with the island on the south of Clinton they would lose the parking facilities they had enjoyed for many years. It was also indicated that several people had single driveways only entering onto Clinton Street. It was suggested that the existing island indicated in green on the mapping if extended into the red area would only worsen the situation. It was also stated that on checking with the Engineering Department as to additional information available on the project that the similar information indicated on the Notice was given. There was no mention of proposed islands or widths above 28 feet.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT staff be instructed to bring forward a report considering 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 proceeded with."

CARRIED

OPPOSED - ALDERMAN STUSIAK.

- (c) Mr. B. M. Carruthers
re C. F. H. Investments Limited
Proposed Apartment Development - Willingdon-Maywood Community Plan Area "71"
Rezoning Reference No. 29/75

Mr. Carruthers appeared before Council and reviewed the following submission:

C. F. H. INVESTMENTS LIMITED

Proposed Apartment Development
Willingdon/Maywood
Community Plan Area 'M'
Rezoning Reference #29/75

The developer, CFH Investments Limited, is presently developing a three tower highrise Apartment Complex adjacent to the referenced site, which are those properties located on the northwest corner of the intersection of Willingdon Avenue and Maywood Street. (See attached site sketch).

Application for Rezoning the property from R5 - Residential to RM 5-Residential, to permit the land to be used for the purpose of Highrise Residential Development, was filed by the developer on June 26, 1975. After many discussions and meetings with the Planners, a letter was finally issued by Planning Department Aug. 12, 1975, stating that the proposed development could not be presented to Council because it did not conform to the guidelines of highrise development as adopted by Council in Community Plan Area 'M'. Another meeting was held with the Planners Aug. 22, 1975, but mutual agreement was not reached as to a satisfactory development. This report outlines the differences of opinion between Planners and Developer and the Developer's reasons for wishing to proceed with this particular type of project, which for purposes of consideration is broken down into the following categories:

1. Site:

Twelve parcels of land have been acquired by the developer and will be consolidated upon rezoning approval. The Planners have requested the developer to purchase one additional lot (lot 9 on attached plan) and dedicate it to the Corporation for a road right-of-way, as well as dedicating a 15'-0" strip of his own land. The developer is prepared to dedicate the 15'-0" portion of his land to the Corporation for the said right-of-way, and to also pay his share of the costs of the land acquisition and development of lot 9 for road purposes. The developer feels it unfair to bear the total costs of purchasing lot 9, which neighboring property owners will use and benefit from.

A still further requirement for a 20 foot wide dedication along Willingdon Avenue has been requested as a prerequisite for this development approval. The developer feels that this requirement is premature since the Willingdon Avenue Southerly Extension Report has been tabled until further studies are completed in

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885 DUNSMUIR STREET • VANCOUVER, B.C. CANADA V6C 1N5 • TELEPHONE (604) 682-0012

the area (April 14, 1975, Council Meeting). The developer is aware of the need for a road linking Kingsway and Imperial streets (a road similar to Canada Way with 46' curb to curb should suffice and could be accommodated within the present 66' right-of-way) but cannot support the concept of a major thorough-fare past his development as proposed on an 80' wide right-of-way. The developer is prepared to design and construct the project to permit any future street widening, but requests that the area concerned be included in the total site area for density calculations.

In the light of this proposed seemingly subtle form of expropriation, it seems unfair to penalize rather than reward a developer who makes the effort and expends substantial funds to consolidate small parcels of land in to a larger unit, the development potential of which can be of much greater benefit to the community than smaller holdings.

2. The Development:

The basic difference of opinion between the Planners and the Developer concerning the proposed development is the latter's desire to construct a single 17 storey apartment tower on a consolidated 2.5 acre site vis-a-vis the Planners' request for two-22 to 24 storey point block towers. The Developer's important reasons for a single tower development are as follows:

- a) A single tower can be situated within the property lines, away from busy streets and other buildings, thereby leaving more 'green' space at the site perimeter, and thus maintaining maximum privacy and enjoyment for the apartment tenants. Also with parking located below grade the perimeter walls of the parking garage can be constructed well back from property lines and consequently not disturb the large trees presently along Willingdon and Maywood Streets, surely a desirable amenity to preserve.
- b) A single tower covers 14% of the site leaving some 96,675 sq. ft. (86%) of usable open area. A two tower concept also has the same open area but because of the two towers and the required distances between them for fire access, etc, there is less usable space for providing amenities at grade (i.e. swimming pool, tennis courts, etc.). Also in a two tower concept, one tower is in the shade of the other for prolonged periods during the day.

- c) The proposed single tower is only 17 stories high, which complements the developers present adjacent three tower condominium project. In addition, the Burnaby Fire Chief has expressed his desire for shorter highrise apartment buildings in order to minimize the population density above 100' which is the maximum height the present municipal fire equipment will service.
- d) Furthermore and significantly, the cost of constructing a single tower is some 15% to 20% less than a two tower development due to the savings in vertical transportation, electrical and mechanical facilities, lobbies etc. Since it is proposed to rent the apartments, the additional costs have to be reflected in rent. Attached is a cost comparison of the two developments, which shows that excluding building operating expenses, which is approx. \$15.00 per month more per suite in a two tower complex, the debt service alone on the additional construction cost of the two tower development requires a tenant to pay approx. \$60.00 more per month to rent an identical type suite in a two tower development, as opposed to a single tower.

The Planners' concern is that a single tower development in this Community Area is too massive, out of scale, and environmentally and socially unacceptable with which the developer cannot concur. It is the developer's understanding that when Council adopted Community Plan 'M' for high rise residential accommodation that all segments of the population were to be included, i.e. condominiums, low cost housing, limited dividend, and residential apartments; however, with the stringent requirements of the Planning Department it would appear that only those with considerable means can afford to live in this area adjacent to the park.

3. Rezoning:

The Developer wants to construct the project under the currently designated RM 5 zoning, whereas the Planners request that the area be rezoned to Comprehensive Development District (CD) but still using the RM 5 By-law. The developer assures Council that the environmental criteria of the Community will be fully met and that a suitable plan of development will be submitted to a Public Hearing for their information and discussion and that the specific design approved at Public Hearing would then be actually constructed.

It should be emphasized that the developer is also especially concerned about the quality of development in this particular area as he has some 200 condominium units coming on the market in 1976, which could be affected by any inferior adjacent development.

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Summary:

The developer simply wants to build a single 17 storey, good quality, highrise apartment tower on 2.5 acres in accordance with the currently designated RM-5 zoning By-laws, at minimum cost in order to commensurately meet the pressing rental middle income housing needs of the community.

Cost Comparison

	ONE TOWER (274 Units)		TWO TOWERS (268 Units)	
Parking	165,745 @ \$12.00	2,000,000	165,745 @ \$12.00	2,000,000
Ground Floor	14,100 @ \$30.00	425,000	5,600 @ \$35.00	200,000
Typical Floors	232,420 @ \$25.00	5,800,000	249,757 @ \$30.00	7,500,000
Municipal Roads & Service		100,000		100,000
Parks Assessment		250,000		250,000
Land Cost		1,170,000		1,170,000
Related Costs				
Prof. Fees				
Leasing Commission				
Financing		800,000		800,000
		<u>10,545,000</u>		<u>12,020,000</u>
Developers Fee (10%)		<u>1,055,000</u>		<u>1,202,000</u>
		11,600,000		13,222,000

Difference in Cost - 1,622,000

Mortgage Debt on Cost Differential
 1,622,000 @ 11% - 25 year = \$187,341.00 per annum

NOTE

Tenants living in a two tower project required to pay \$60 per month more than for identical suite in a single tower project in order to finance the cost differential.

September 2, 1975

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the subject matter be tabled pending a planning report on the submission relating to the proposed apartment development as submitted by CFH Investments Ltd."

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 25, 1975' - No. 6697
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 28, 1975' - No. 6700
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 30, 1975' - No. 6702
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 31, 1975' - No. 6703
- 'Burnaby Loan Authorization Referendum By-Law No. 1, 1975' - No. 6709
- 'Burnaby Loan Authorization Referendum By-Law No. 2, 1975' - No. 6710

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

CARRIED UNANIMOUSLY

The foregoing By-Law No. 6697 provides for the following proposed rezoning:

Reference RZ #13/73

FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT (R2)

7431/51/71/89/98; 7509/29/39/69/89; 7609/10/30/31/59/89 Kitchener Street;
7615/31/57/79 Winch Street

The foregoing By-Law No. 6700 provides for the following proposed rezoning:

Reference RZ #25/75

FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

6250 Loughheed Highway

The foregoing By-Law No. 6701 provides for the following proposed rezoning:

Reference RZ #27/75

FROM CEMETERY DISTRICT (P4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

4098 Wayburne Drive

The foregoing By-Law No. 6702 provides for the following proposed rezoning:

Reference RZ #30/75

FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

7145/49/55/69/69 Edmonds Street

The foregoing By-Law No. 6703 provides for the following proposed rezoning:

Reference RZ #32/75

FROM RESIDENTIAL DISTRICT (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

7008/42/58/76 Beresford; 7007/25/41/57/75 Wilma Street
7389 & 7369 Salisbury Avenue

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report progress on the By-Laws."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT the following By-Laws be now read two times:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 25, 1975' - No. 6697
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 28, 1975' - No. 6700
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 30, 1975' - No. 6702
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 31, 1975' - No. 6703
- 'Burnaby Loan Authorization Referendum By-Law No. 1, 1975' - No. 6709
- 'Burnaby Loan Authorization Referendum By-Law No. 2, 1975' - No. 6710."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 26, 1975' - No. 6698
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 27, 1975' - No. 6699

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

CARRIED UNANIMOUSLY

The foregoing By-Laws provide for the following proposed rezonings:

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 26, 1975"- No. 6698

Rezoning Reference #23/75

FROM SERVICE COMMERCIAL DISTRICT (C4) TO DRIVE-IN RESTAURANT DISTRICT (C7)

3707 and 3713 Canada Way

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 27, 1975" - No. 6699

Rezoning Reference #24/75

FROM SERVICE COMMERCIAL DISTRICT (C4) AND DRIVE-IN RESTAURANT DISTRICT (C7) TO DRIVE-IN RESTAURANT DISTRICT (C7)

4556 Hastings Street

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 26, 1975' - No. 6698

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 27, 1975' - No. 6699

be now read three times."

CARRIED UNANIMOUSLY

It was requested that the Planning Department take note of the comments of Mrs. McAtee at the Public Hearing relative to:

- (1) buildings going vacant;
- (2) vandalism;
- (3) the question of privacy.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the question of imposition of impost fees be referred to the Housing Committee for review and report and further that Aldermen send individual suggestions to the Housing Committee for consideration."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 54, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Dunhill Development Corporation Ltd.-
re Burnaby 200 Community Plan -
Preliminary Construction of Main Collector Road

A letter under date of August 19, 1975 was received indicating confirmation of their understanding that they have been granted permission to enter into municipal lands to commence clearing, grubbing and grading and placement of preliminary sub-base on the main collector road subject to the following conditions:

1. That the construction of all roadways in the project will be undertaken in such a manner which will preserve as many of the existing trees within the rights-of-way as is possible. To achieve this end, the road bed designs are to be offset generally to the south or downhill side of the rights-of-way. The right-of-way is only to be initially cleared for a distance of approximately eighteen feet on either side of the design centre line of the roadways or such minor deviation from this as is approved in advance by your Engineering Department. Subsequent clearing where required to accommodate cuts and fills will only take place once the plan of these areas have been approved and a fence has been erected at the edges of the design slopes.

2. That suitable and approved bridging of the water courses will be provided for in the engineering drawings and that these designs will be approved by the appropriate departments.
3. A Letter of Credit in the amount of 2.4 million dollars and a certified cheque in the amount of \$96,000 covering the 4% inspection fee, was forwarded to the Planning Director under cover of a letter dated August 13th, 1975. These amounts do, in fact, fulfill the bonding requirement for the services involved in connection with the plan of subdivision for which approval has been sought. The present contract forms part of this work and the other many conditions of the subdivision approval are currently being dealt with by our staff and your Planning Department.
4. We have agreed that the area north of Gaglardi Way owned by the Crown will be a conservation area and will be not utilized from a value point of view in our negotiations with you relative to the possible acquisition of your lands.

The Municipal Manager provided the following report of the Director of Planning dated August 28, 1975:

"Dunhill Developments Limited has submitted a Letter of Understanding embodying the recommendations adopted at the Council Meeting of August 18, 1975 which will enable the applicant to commence clearing, grubbing, grading and placement of preliminary sub-base on the main collector road which runs through the project. The Planning Department has been requested to submit a report with reference to this letter. The following comments apply.

- a) Points 1 and 2 of the submitted letter meet the applicable recommendations adopted by Council.
- b) The submission of a Letter of Credit in the amount of \$2,400,000 and a certified cheque for inspection fees of \$96,000 are acceptable to the Planning Department as an initial bonding guarantee for the preliminary construction work. The final bonding figure will be adjusted subject to further detailed work being carried out by the Engineering Department and specific contract estimates submitted by the applicant with reference to the subdivision approval process consistent with standard Municipal procedures.
- c) With regard to point 4 concerning the Provincially-owned property north of Gaglardi Way, it is the understanding of the Planning Department that the subject property is to be noted as park, vested in the name of the Crown, on the subdivision plan. It is our opinion that this notation on the subdivision plan will achieve the basic objective of guaranteeing the integrity of the public/parkland conservation area for the long term, which is implicit in the originally adopted Council recommendation of June 9, 1975 that the Province was to dedicate the subject lands to the Municipality at no cost.

We trust that there are no Council objections to this procedure.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (b) Mr. and Mrs. S. W. Warne-
re Turning Over Garbage Collecting to Private Contractors

A letter was received under date of August 13, 1975 in support of the Municipality continuing to use their own garbage service.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT copies of pertinent report items relating to the contracting out of garbage collection services be forwarded to the correspondents of Items 4(b), 4(c), 4(d), 4(e), 4(f) and 4(g) and any further correspondence received of a similar nature."

CARRIED UNANIMOUSLY

It was also agreed that the Municipal Manager would check with the Canadian Union of Public Employees, Local 23, as to what further information is available to the public relative to a blue handout on the subject of garbage collection being distributed by C.U.P.E.

(c) Mr. S. L. Rogers-
re Do Not Want Contractor to Take Over the Disposal Job of Garbage

This item was considered previously under Item 4(b), Correspondence and Petitions.

(d) Mr. James Delong-
re Protest Against Proposal to Contract Out Refuse Collection

This item was considered previously under Item 4(b), Correspondence and Petitions.

(e) Mrs. N. T. Murphy-
re Protect Against Letting our Garbage Out by Contract

This item was considered previously under Item 4(b), Correspondence and Petitions.

(f) Vancouver and District Labour Council-
re Decision Made to Contract-Out Collection of Garbage from Condominiums

This item was considered previously under Item 4(b), Correspondence and Petitions.

(g) Mr. Kenny Demchuck-
re Protest Against Contracting Out Garbage Handling Services

This item was considered previously under Item 4(b), Correspondence and Petitions.

(h) Burnaby Fire Fighters' Association-
re Burnaby Municipal Council Negotiate Directly with Local 323

A letter was received under date of August 20, 1975 urging members of Council to support a motion to the effect that the Municipality again assume the role of negotiator in labour matters.

(i) Mrs. I. J. Ervin-
re Discrimination and Labour

A letter was received under date of August 13, 1975 indicating several complaints relative to swimming at the Central Park Pool on Monday, August 11, 1975 at approximately 7:45 p.m.

The Municipal Manager provided the following report of the Parks and Recreation Administrator:

"Appearing on Council Agenda of September 2 is a letter from Mrs. Inex Ervin concerning our swimming pools.

The first two paragraphs of Mrs. Ervin's letter concern an incident at Central Park Pool upon which Council was informed on July 7th, 1975. Paragraph three also refers to Central Park Pool regarding water on the benches which occur during the hosing down of locker rooms. It has been emphasized to staff that the benches should be wiped down after each hosing.

The same paragraph mentions disinfectant. This refers to pine oil which is used to clean out the locker rooms and which is spread over the floor and hosed out.

Finally on the question of the lights being turned out, the Supervisor indicates that the lights were not turned out early and again we have a difference of opinion between staff and Mrs. Ervin. From mid-August until the Labour Day week-end it is policy to close the pools fifteen minutes earlier than normal due to lack of underwater lighting. Because it becomes dark much earlier during this period all outdoor pools have been closed by 8:30 for safety reasons.

With respect to the third last paragraph of Mrs. Ervin's letter, where reference is made to the activity on the roof of the Deer Lake Bathhouse which was then under construction, there were no Burnaby Employees working on the construction at that time.

Since the last time this matter was drawn to Council's attention either Mrs. Ervin or our Aquatic Supervisor have been absent on vacation. However, our Supervisor will now contact Mrs. Ervin to discuss the problems that she has been encountering."

It was recommended that the Municipal Clerk advise Mrs. Ervin that we had no Municipal employees working on the Deer Lake Bathhouse at the time of the incident she refers to in the third last paragraph of her letter.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (j) Mr. Joe Jankola-
re Local Improvement No. 74-024 - 28' Pavement with 5' Curb
Sidewalks on Both Sides of Bond Street from Halley Avenue to
Patterson Avenue

A letter under date of August 21, 1975 was received disputing the Clerk's Certificate of Sufficiency on three major points.

The Municipal Manager provided the following report of the Municipal Clerk dated August 28, 1975:

In his report the Municipal Clerk provided the background information relative to Local Improvement No. 74-024 and dealt with the three major points as raised by Mr. Jankola.

It was recommended that a copy of this report be forwarded to Mr. J. L. Jankola, 4136 Bond Street, Burnaby, B. C., V5H 1G2.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (k) Provincial Redistribution Commission
re Public Hearing - Friday, September 19, 1975
10:00 a.m. to 5:00 p.m. - Hotel Vancouver, Room 200

A letter under date of August 13, 1975 was received indicating that a Provincial Redistribution Commission had been established by the Lieutenant-Governor in Council to make recommendations in regard to defining the boundaries of electoral districts so as to secure proper and effective representation of the people in all parts of the Province.

It was also indicated the Commission would welcome an expression of Council's views at a proposed Hearing on September 19, 1975.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"THAT representations be made to the Committee requesting Burnaby representation in the Provincial Assembly be raised from three seats to four seats based on future growth."

FOR: MAYOR CONSTABLE, ALDERMEN AST,
GUNN AND LEWARNE

OPPOSED: ALDERMEN EMMOTT, LAWSON, MERCIER
AND STUSIAK

The votes being equal for and against the motion, the motion was declared negatived and LOST.

- (1) Brentwood Park Ratepayers' Association-
re Brentwood Apartment Project for Community Plan Area "D"

A letter under date of August 25, 1975 was received indicating the Brentwood Park Ratepayers Association found that the amended plan for Community Plan Area "D" was not acceptable and further indicated they were prepared to continue discussions on this topic.

The Municipal Manager advised that a Planning Department report would be available at the September 8, 1975 Council meeting.

- (m) Eileen M. O'Reilly-
re Motorbikes Must be Removed from Trails

A letter under date of August 21, 1975 was received indicating a problem she had experienced with motorbikes on trails near the Equestrian Centre.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT a copy of the above noted letter be referred to the Committee of the Parks and Recreation Commission presently studying the problem of trail bike usage in Burnaby."

CARRIED UNANIMOUSLY

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

- (a) "Burnaby Lease Authorization By-Law No. 7, 1975" - No. 6684

The Municipal Manager reported that the site size was 311 feet by 33 feet and indicated approximately a 1/4 acre of land area. It was also stated that Council authorized the renewal of the sub-lease on Water Lot 5870 for a period of one year to commence on February 26, 1975 subject to the rates and conditions noted in Item 18, Municipal Manager's Report No. 17, 1975 - Council meeting March 10, 1975.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT the subject matter be now lifted from the table."

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Mercier

On a question of Alderman Mercier, the Municipal Clerk advised that approximately 44,000 applications to register as an elector forms had been distributed in the Municipality on Thursday, August 21st, 1975.

Alderman Gunn

On a question of Alderman Gunn, the Municipal Clerk advised that the Municipal Clerk's Office had handled approximately 1,700 calls of which approximately 6% were not on the List of Electors; that is 108 persons. It was also stated that approximately 1,000 cards had been returned to the Municipal Clerk's Office of which some 66% were not on the previous List of Electors. It was indicated that approximately 700 people had been added to the List of Electors.

On a further question of Alderman Gunn the Municipal Clerk advised that there had been very few extra application to register forms requested in relation to the total number distributed.

NOTICE OF MOTION

Alderman J. L. Mercier-
re District of Burnaby Negotiate Directly with Employees

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"WHEREAS The Corporation of the District of Burnaby has used the facilities of the Greater Vancouver Regional District Labour Relations Department for its labour negotiations in past years; and

WHEREAS the salary and wage settlements negotiated under their direction recently have been less than satisfactory;

THEREFORE BE IT RESOLVED that the Municipal Manager be hereby instructed to report to the Municipal Council the necessary steps to be taken to enable the District of Burnaby to negotiate directly with its own employees in the future."

FOR: ALDERMEN AST AND MERCIER

AGAINST: MAYOR CONSTABLE, ALDERMEN
EMMOTT, GUNN, LAWSON, LEWARNE
AND STUSIAK

MOTION DEFEATED.

The meeting recessed at 9:04 p.m.

The meeting reconvened at 9:20 p.m. with Alderman McLean being absent.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(a) Mayor T. W. Constable-
re Acting-Mayor for September and October, 1975

Mayor Constable reported as follows:

"It is recommended that Alderman W. A. Lewarne be appointed Acting-Mayor for the months of September and October, 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(b) Mayor T. W. Constable-
re Opening of West Wing and Renovated Municipal Hall

Mayor Constable reported as follows:

"At our last Council meeting on Monday, August 18, I reported verbally and recommended to Council that we have an Official Opening of the West Building. The Honourable James Lorimer, Minister of Municipal Affairs, has been invited and agreed to officiate at the Opening Ceremony.

It is desirable to invite as many people as possible to the Opening, particularly those people who serve on our Committees, Boards and Commissions and others who are involved in community work for the betterment of the Municipality.

Preliminary arrangements have already been made and it is necessary to have a suitable plaque, to issue invitations and provide some minimum refreshments. Figures are not yet available for the total cost but indications are that it could be somewhere close to \$2,000.00. We should have a margin to take care of any incidentals."

It was recommended that staff be authorized to proceed with arrangements for an Opening Ceremony for the West Building and renovated Municipal Hall, with a budget not to exceed \$2,500.00.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(c) Mayor T. W. Constable-
re 10th Anniversary of the Burnaby-Kushiro
Sister-City Friendship

Mayor Constable reported as follows:

"On my recent visit to Kushiro, there was some discussion between myself and Mayor Yamaguchi on the possibility of having Mr. Takeuki Tabata, the Speaker of the Council Assembly visit Burnaby some time this year. Since that occasion I have received a letter from the Mayor of Kushiro requesting an invitation for Mr. Tabata to visit Burnaby.

In view of the forthcoming Opening Ceremonies of the West Building and renovated Municipal Hall, I think it would be extremely appropriate to extend an invitation to the Speaker of the City Assembly of Kushiro to visit Burnaby and attend the Opening Ceremonies. There would be some cost involved in providing hotel accommodation, etc., perhaps the planting of a tree to commemorate the visit and, I would suggest, an Official Luncheon."

It was recommended that the District of Burnaby extend an invitation to the Speaker of the City Assembly of Kushiro, Mr. Takeuki Tabata, to attend the opening of our West Building and to commemorate the 10th Anniversary of the Burnaby-Kushiro Sister-City Friendship.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(d) Traffic Safety Committee

The Traffic Safety Committee reported as follows:

(1) Petition to Close 7600 Block Haszard Street at Canada Way

The Municipal Engineer submitted the following conclusion in a report concerning the captioned subject.

Conclusion:

In view of experience with the negative affects of street closures in the

Sullivan Heights area, it is felt that similar requests in the Haszard Street area should be entertained cautiously--being sure to examine more direct methods by which the problems inspiring such requests can be resolved. Since a closure on Haszard Street is not warranted by excessive vehicle volume or a high accident rate, and is likely to produce negative side affects, it is recommended that attention be directed, instead, to attempting to resolve area complaints (speeding, vision limitations, pedestrian safety) by normal traffic operations methods. Such methods include improvement of sight distance (by upgrading the street or removing excessive tree growth), increased enforcement, consideration of the need for traffic control devices (such as speed restriction signs, one-directional signs, etc.), and provision of a suitable pedestrian walking area."

It was recommended:

- (a) THAT the request (by petition) for a total closure of Haszard Street at Canada Way be denied, and
- (b) THAT Mr. Sears be advised accordingly and given a copy of this report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(2) Excessive Traffic on Buckingham Avenue from Sperling Avenue to Burris Street

The Municipal Engineer submitted the following conclusion in a report concerning the captioned subject:

"Conclusions:

Although the volume of traffic along Buckingham is excessive for a local street, it has been observed that speeding is not a serious problem and that the accident rate is low. Furthermore, the number of formal complaints received from area residents has been quite low. Nevertheless, considerable time has been spent in an attempt to resolve the problem.

There is every indication that any short term measures attempted would result in a more serious situation than that which exists. The solution seems to lie in the provision of an alternative access route to the Deer Lake area from the south or west. However, there are no plans for such access in the near future. Any improvements to the subject area will likely have to follow a program of area planning, street system redesign, land acquisition and public meetings."

It was recommended:

- (a) THAT street closure be abandoned as a means of solving the subject problem.
- (b) THAT future complainants be advised accordingly.
- (c) THAT the existing street system be permitted to remain the same until conditions become significantly more serious or an alternative route to the Deer Lake Recreational Area becomes available.
- (d) THAT the Traffic Division, Engineering Department be requested to observe the subject area periodically to evaluate the seriousness of future complaints, and
- (e) THAT the R.C.M.P., by copy of this report be requested to make periodic speed checks in the subject area as necessary."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

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(3) Traffic Hazard at Royal Oak Avenue and Marine Drive

A letter was received from Mr. Douglas G. Kasper, 5187 S. E. Marine Drive, Burnaby regarding traffic conditions on Royal Oak Avenue at Marine Drive.

This matter was referred to the Municipal Engineer who reported thereon to the Traffic Safety Committee.

It was recommended:

- (a) THAT the suggested one way restriction on Royal Oak Avenue not be considered.
- (b) THAT the request for reimbursement of the cost of the existing barricades be denied.
- (c) THAT Council concur with the sign changes advising of a steep hill on Royal Oak Avenue.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(4) Four Way Stop Control At Intersection of Gilmore Avenue and Albert Street

The Municipal Engineer submitted a report to the Traffic Safety Committee in response to a letter from Mrs. J. B. Howell.

It was recommended:

- (a) THAT Council concur with the established four way stop control at Gilmore Avenue and Albert Street.
- (b) THAT Mrs. J. B. Howell be advised accordingly, and,
- (c) THAT a review of the subject intersection be made in the Spring, 1976 by the Royal Canadian Police.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(5) School Safety Patrol Incentive Grant

A letter and financial statement was received from Mr. C. G. Archibald, Assistant Superintendent of Administration, School District No. 41 - Burnaby, regarding the School Safety Patrol Program. The letter contained a request for a grant in the amount of \$2,000.00 for the School Safety Patrol Program.

It was recommended that a grant in the amount of \$2,000.00 be forwarded to the Secretary-Treasurer of the Board of School Trustees for the Safety Patrol Programme for the school year 1975-1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(6) Intersection of Cliff Avenue and Kitchener Street

Letters were received from the following persons requesting four way stop control at the captioned intersection:

(1) Mr. and Mrs. Joseph Ceron, 1380 Cliff Avenue, Burnaby

(2) Mrs. Arlene Richards, 1350 Cliff Avenue, Burnaby

A petition requesting four-way stop control at the subject intersection was received from Mrs. Arlene Richards and others.

This subject was referred to the Municipal Engineer for investigation, who reported, thereon to the Traffic Safety Committee.

It was recommended:

- (a) THAT the existing yield signs on Kitchener Street at Cliff Avenue be removed.
- (b) THAT stop signs be erected on Cliff Avenue, assigning the right-of-way to Kitchener Street.
- (c) That petitioners be given a copy of this report.
- (d) That the Lochdale Parent Teachers' Association be given a copy of this report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(7) Intersection of Howard Avenue and Pandora Street

At the Council meeting held on August 5, 1975 an inquiry was made concerning the recent accident at the captioned intersection resulting in the death of a Post Office employee. Council subsequently referred this matter to the Traffic Safety Committee.

The Municipal Engineer who was requested to investigate the matter, reports thereon to the Traffic Safety Committee.

It was recommended that no action be taken on the request for stop sign control and that the intersection remain as an uncontrolled minor residential intersection.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

- (e) Municipal Clerk
re Certificate of Sufficiency-
Brentlawn Drive from Willingdon Avenue to Delta Avenue - 28' Pavement
with 5' Curb Sidewalks on Both Sides

The Municipal Clerk provided the following Certificate of Sufficiency in regard to the 1975 Local Improvement Programme:

"Section 589(1) of the Municipal Act provides, in part, as follows:

'589(1)....unless within one month after the publication of the required notice, a majority of the owners representing at least one-half of the value of the parcels liable to be specifically charged, petition the Council not to proceed with it, the work may be undertaken as a local improvement.'

Sufficient petitions against the work shown below have not been received and Council may proceed with the work as provided for in Section 589(1) of the Municipal Act."

<u>No. of Owners</u>	<u>51% Required</u>	<u>No. of Objections</u>	<u>Total Assessed Value of Land</u>	<u>50% Required</u>	<u>Total Petitioners Assessment</u>
100	51	6	\$1,074,240	\$537,120	\$64,210

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the report of the Municipal Clerk relating to a local improvement on Brentlawn Drive from Willingdon Avenue to Delta Avenue be received."

CARRIED UNANIMOUSLY

(f) The Municipal Manager presented Report No. 54, 1975 on the matters listed following as Items (1) to (26) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Medical Health Quarterly Report

The Municipal Manager provided a report of the Medical Health Officer covering the activities of his Department for the months of April, May and June, 1975.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT the report of the Medical Health Officer covering the activities of his Department for the months of April, May and June 1975 be received."

CARRIED UNANIMOUSLY

(2) Burnaby School Board Fee for Personnel Services

The Municipal Manager provided a report of the Personnel Director dated August 15, 1975 advising therein as to how the fee of \$11,500.00 was set and as to whether the said fee meets costs.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT the report of the Personnel Director be received."

CARRIED UNANIMOUSLY

(3) Building Department Report

The Municipal Manager provided a report of the Chief Building Inspector covering the operations of his Department from July 14 to August 8, 1975 wherein it was indicated that a total of 1,588 building permits with a value of \$69,540,251.00 had been issued this year to date.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the report of the Building Department for the period July 14 to August 8, 1975 be received."

CARRIED UNANIMOUSLY

It was requested that the Municipal Manager report on what portion of the 1,024 suites referred to in the report where in fact intended for rental units.

(4) Information on Retirement of Mr. Joseph Crowther

The Municipal Manager provided the following report of the Personnel Director:

"Mr. Joe Crowther will be retiring from employment with the Corporation on September 30, 1975 after nearly 28 years of service. His last day at work will be Tuesday, September 30, 1975.

He commenced employment with Burnaby on October 23, 1947 as a Building Inspector, the position he has held ever since.

Arrangements have been made for the presentation of the gift from Mayor and Council by the Mayor on Thursday, August 28th, at a retirement dinner arranged by the Building Department."

It was recommended that a letter of appreciation from Council be presented to Mr. Crowther for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(5) Human Resources Report

The Municipal Manager provided a report of the Human Resources Administrator on Disbursements and Caseloads for select months in 1975 as compared to the same months in 1974.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the report of the Human Resources Administrator be received for information purposes."

CARRIED UNANIMOUSLY

It was requested that the Human Resources Administrator report on what has been done as to new legislation or existing procedures in the area of collection from separated persons and further as to whether or not single employables still need to indicate three job applications prior to receiving welfare.

(6) Human Resources Department-
Report on Youth Services Division

The Municipal Manager provided a report of the Human Resources Administrator covering the activities of the Youth Services Division for April, May and June 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the report submitted by the Human Resources Administrator be received for information purposes."

CARRIED UNANIMOUSLY

(7) Council Agendas

The Municipal Manager reported as follows:

"On August 5, 1975, Council requested staff to comment on a suggestion that agendas be a) distributed to members of Council on Thursdays, and b) made available to citizens and the news media on Fridays. It was understood that regular meetings of Council would continue to be held on Mondays.

Our present policy requires correspondence from the public to be referred to the next meeting of Council if it is received in the Clerk's Office by noon on Thursdays; correspondence received after this cut-off date is deferred for one week. If we distribute agendas earlier, the policy would have to be changed so that the cut-off is effective as of noon on Wednesdays.

It would, of course, also be necessary to advance by one day the cut-off for the submission of reports from departments to the Manager's Office. As many such reports are considered to contain information that require Council's immediate consideration, there would quite likely be a desire to have submitted more supplementary items than members of Council can reasonably read in the few minutes that are available before meetings begin on Mondays. Further, advancing the distribution of agendas will cause a delay in consideration of matters by Council because we will have one less day for a staff report to be prepared. The importance of the extra day should not be overlooked.

The primary benefit to be derived from an earlier distribution of agendas would be the additional day that Council would have before meetings to study, investigate and consult with staff on any of the numerous items that have been referred for consideration. Another benefit would occur in the Printshop where copies could be produced on normal time in the event of a breakdown (on Fridays). Finally, any overtime that may be required for the preparation of reports would be worked on Thursdays instead of Fridays - an arrangement that would be much more preferable to the employees involved.

It is, however, the Manager's opinion that the disadvantages of delays in getting reports to Council will be greater than the advantages gained."

It was recommended that the distribution of written material to Council continue to be made on Fridays.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

(8) Burnaby Dog Tax and Pound and Animal Regulation By-Law 1972
By-Law No. 6191

The Municipal Manager provided the following report of the Municipal Treasurer:

"On 28 October 1974 Council, among other things, made provision for the by-law cited above to provide for a violation notice with respect to failure to keep a dog on a leash while on a highway or public place. (Item 7, Manager's Report No. 67, 15 October 1974, and Item 14, Manager's Report No. 70, 28 October 1974.)

It has taken a great deal of time to prepare a notice satisfactory to the several authorities. Now that one has been prepared, it requires the approval of Council."

It was recommended that Council approve the format of the ticket information form with respect to Burnaby Dog Tax and Pound and Animal Regulation By-Law 1972, By-Law No. 6191.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT the phrase 'The informant says that he has reasonable and probable grounds to believe and does believe that the person named above committed the offence described above, as contained in the ticket information form be amended to read:

'The informant states that there are reasonable and probable grounds to believe and the informant does believe that the person named above committed the offence described above.'"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT the ticket information form be further amended to delete the reference to 'certified' appearing on Page 123, first paragraph, second line, of the Manager's Report."

CARRIED UNANIMOUSLY

The original motion of adoption as moved by Alderman Lewarne and seconded by Alderman Lawson, as amended, was then voted on and CARRIED. OPPOSED - Aldermen Ast and Gunn.

(9) Parks and Roads Loan Authorization Referendum By-Laws

The Municipal Manager provided the following report of the Municipal Treasurer:

"I have been asked to forecast the tax levies that will be required to retire the proposed loans for parks and roads purposes.

Future rates of inflation are unpredictable. Rather than attempt a forecast on this basis, it would be better to take the 1975 assessment and increase it annually by the average annual growth in construction experienced over the past five years - approximately 4% per annum.

	<u>Taxable Assessment</u>	<u>Parks Levy Required</u>	<u>Roads Levy Required</u>	<u>Mill Rate For Parks</u>	<u>Mill Rate For Roads</u>
1975	\$1,079,000,000	\$	\$		
1976	1,122,000,000		728,249		.649
1977	1,167,000,000	516,822	1,785,386	.442	1.471
1978	1,214,000,000	739,995	2,396,176	.610	1.899
1979	1,262,000,000	1,162,849		.920	
1980	1,312,000,000	1,726,655		1.31	
1981	1,364,000,000	2,055,541		1.50	

The median home in Burnaby in the year 1975 had a general purposes taxable assessment of \$21,570. The above mill rates applied to this assessment show:

	<u>Parks</u>	<u>Roads</u>
1976	\$	\$14.00
1977	9.53	31.72
1978	13.15	40.96
1979	19.85	40.96
1980	28.26	40.96
1981	32.35	40.96"

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(10) Planning information Programme

The Municipal Manager reported as follows:

"Council, at its meeting of January 28, 1974 endorsed the concept of a subscription system of distributing rezoning and related information to the public and instructed the Planning Director and the Municipal Clerk to organize such a system. At that meeting, Council also directed that Branch Library bulletin boards be used for notifying the public of proposed amendments to the Burnaby Zoning By-Law and instructed the Planning Director to work with the Library in initiating and maintaining such a system.

At its meeting of June 17, 1974, Council received Item 11, Report No. 45 which detailed a proposed Burnaby Planning Information Program which Council, at its meeting of July 2, 1974, adopted.

Council, at its meeting of April 21, 1975, received Item 3, Report No. 29 provided by the Planning Director as a status report on the subject program.

Following is the report of the Planning Director which reviews the Program and recommends permanent continuation. In addition, while it is not recommended that the \$25.00 initiation charge be varied, it is recommended that the annual renewal charge be set at \$10.00, this being considered as a more equitable charge to existing subscribers than the present \$25.00 charge."

It was recommended:

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- (1) THAT the Planning Information Program be continued on a permanent basis; and
- (2) THAT the initiation charge of \$25.00 not be varied; and
- (3) THAT an annual renewal charge, due September 30, 1975, for the period September 30, 1975 to September 30, 1976, be set at \$10.00.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (11) Request for Approval to Issue P.P.A. #3354-
D.L. 167, Lot 43, Blk. A and B, Plan 25676-
8355 Wiggins Avenue

The Municipal Manager provided the following report of the Director of Planning:

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

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 should note that this site is almost completely developed - grades are established and the site occurs behind the dyke.

The proposed structure is 350 sq. ft. and is to be constructed to match the existing building. The addition of this enclosure should enable an increase in the power supply. This will increase plant capacity and should be beneficial toward the desired upgrading of the site."

It was recommended that the Planning Department be authorized to grant Preliminary Plan Approval to the proposed development at Wiggins Avenue.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (12) Proposed Watercourse Treatment-
Subdivision Reference #69/75

The Municipal Manager provided the following report:

"Council, at its meeting of August 5, 1975 tabled the above-noted report pending receipt of a further report in answer to the following questions:

- (1) What volume of water is under consideration?
- (2) What liability would the Municipality incur if the creek was left open at the Municipality's request?

With respect to the volume of water involved, the developer's design Engineer advises that the maximum volume of water passing through the system will be 88 cubic feet per second. The Municipal Engineer advises that with the proposed open channel cross section 88 cubic feet per second being discharged through this type of channel at a rate of 21 feet per second would result in a water depth in the channel of approximately 9 inches.

Following is the Planning Director's report which contains the Municipal Solicitor's comment with respect to the Municipality's liability in the event that the creek was left open at the Municipality's request."

The Director of Planning reported as follows:

"The Planning Department submitted a report to Council on August 5, 1975 regarding an existing watercourse traversing a housing site in the Lake City East area. At the Council meeting, a further report was requested on the volume of water involved. The developer's Design Engineer, Hunter, Laird Engineering Ltd., has submitted a further report to Planning stating the following:

'The maximum volume of water passing through the system will be 88 cubic feet per second."

A further concern of Council's was the question of liability should the Municipality request that the area of channel proposed for closure be retained in an open condition. In this regard, the Municipal Solicitor has commented to the Planning Department that 'If the Municipality insisted that a creek which when open is extremely hazardous to children be left in that condition, the Municipality, in my opinion, would be liable if anyone fell into the creek and suffered injury or death. If the open creek is on private property, the landowner would be liable also, but would in the circumstances seek full contribution from the Municipality."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED

CONTRARY -- ALDERMAN STUSIAK

(13) Letter Dated August 13, 1975 from Mr. N. A. McAskill,
8288 Burnlake Drive -
Ornamental Street Lighting on Burnlake Drive

The Municipal Manager provided the following report of the Municipal Engineer:

"On August 13, 1975, N. A. McAskill wrote a letter to his Worship the Mayor relative to the subject.

Burnlake Drive was included in the 1975 ornamental street lighting programme in accordance with existing policy. The policy is, where interest has been shown by the residents for lighting or where a recent subdivision is without lights and was approved prior to the time the Approving Officer could require the developer to install lighting, the Engineering Department gives the residents the opportunity of having lights through the Local Improvement procedure.

The 59 lot subdivision to the west of Burnlake Drive was also approved prior to the date the Approving Officer could require lighting to be installed by the developer. As was Burnlake Drive, this subdivision will be given the opportunity to have lights through Local Improvement. This will be presented to the owners in a future programme that coincides with a reasonable number of house completions.

The Municipal Clerk ruled that the petition received against the work dated June 12, 1975 was insufficient to defeat the project. The Council was apprised specifically of the situation relative to Burnlake Drive at the July 21, 1975 Council meeting. Council moved at that meeting to proceed with the project under Section 589(1) of the Municipal Act."

It was recommended that Mr. N. A. McAskill and petitioners be sent a copy of this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(14) Delineation of Burnaby Mountain Conservation Area - South Slope Area

The Municipal Manager provided the following summary from the report of the Director of Planning dated August 21, 1975:

"Summary

The Planning Department, in reviewing the delineation of the conservation area for the south slope area of Burnaby Mountain, would agree that there are implementation benefits in establishing the conservation area boundary on established rights-of-way and in better recognition of the existing subdivision and ownership situation. As has been outlined above, there are no apparent detrimental ramifications of adopting alternative boundary "B" as slightly modified on the Broadway/North Road area. The adoption of this conservation boundary will allow for the implementation of the concept on a more easily definable and identifiable basis. Accordingly, it is recommended that the conservation boundary for the Burnaby Mountain south slope area, as outlined on Figure D, be adopted."

It was recommended that the conservation boundary for the Burnaby Mountain south slope, as outlined in Figure D of Page 142 of the Director of Planning's report, be adopted.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the conservation boundary for the Burnaby Mountain south slope be amended to follow the Shellmout Avenue line to Gagliardi Way thence along the 500 foot contour line."

FOR: ALDERMEN EMMOTT, LEWARNE AND
MERCIER

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

MOTION DEFEATED.

The original motion of adoption as moved by Alderman Ast and seconded by Alderman Stusiak was then voted on and CARRIED. Alderman Lewarne and Mercier OPPOSED.

- (15) Letter dated August 13, 1975 from Mrs. Inez J. Ervin,
1451 Sherlock Avenue, Burnaby-
re Discrimination and Labour

This matter was considered previously under Item 4(i), Correspondence and Petitions.

- (16) Petition Dated July 25, 1975 from Property Owners in the
100 Block Fell Avenue - Request for Lane Improvement

The Municipal Manager provided the following report of the Municipal Engineer dated August 26, 1975:

"A petition was received by Council relative to the subject at the August 5, 1975 Council meeting. At that time the Engineering Department reported for the information of Council that they wished to review this request in connection with other Municipal Departments and report later.

The Engineering Department was reluctant to open this lane because it did not fall easily into the existing policy, i.e., that the Corporation will construct lanes if the abutting properties present a valid petition for 'capping' of the lane. This lane also requires that sections of both Pandora Street and Dundas Street be opened to provide entrance and egress to the lane.

In reviewing this request with other Municipal Departments we became aware of the fact that the Planning Department has, up to this time, resisted attempts to open this lane. The resistance is based on the knowledge that this lane allowance may be required as part of the road for the future Scenic Drive or park strip alternatives. It is the Planning Department's feeling that if the lane was

opened it would be difficult to limit access onto this reserve.

Whereas the improving of this lane would require the construction and opening of sections of Dundas Street and Pandora Street and,

Whereas the Planning Department feels the improvement of the lane could be detrimental to future Scenic Drive and park strip development it is recommended:

- (1) THAT the subject lane not be improved at this time; and
- (2) THAT the matter be reconsidered when the question of the park strip alternative to Scenic Drive has been finally resolved; and
- (3) THAT a copy of this item, and also Item #17, Manager's Report No. 54, 1975 be sent to the petitioners.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the matter be tabled pending the obtaining of costs to the Municipality to construct a gravelled lane to minimum standards with access from Dundas and Pandora Streets as required."

CARRIED UNANIMOUSLY

(17) Scenic Drive Alignment - Feasibility of Developing a Pedestrian Walkway and Bicycle Path in the Right-of-Way

The Municipal Manager provided the following report of the Director of Planning dated August 15, 1975:

"At the December 30, 1974 meeting of Council the Director of Planning submitted a report relating to the history and timing of construction of the proposed Scenic Drive in North Burnaby. The alignment, soil conditions, current status and future potential were examined and commented upon. The report concluded by stating that "In view of the recognized potential offered by the proposed alignment, the long range planning implications and the protection afforded the route by previous Councils, the Planning Department would conclude that it is desirable to continue to protect an allowance for the future Scenic Drive route..."

On that occasion the Council requested staff comments on the feasibility of utilizing the Scenic Drive allowance adjacent to the Chevron oil refinery for walkway and bicycle path purposes.

An information report on this subject was received by Council on March 3, 1975 (Item 7, Manager's Report No. 15), which stated in part:

'THE INCLUSION OF A PEDESTRIAN WALKWAY AND BICYCLE PATH IN OR ADJACENT TO THE PROPOSED SCENIC DRIVE RIGHT-OF-WAY

The Planning Department submits that urban bikeways within the Municipality should be integrated with and complementary to the Linear Parks Study currently underway by staff members. An urban bikeway master-plan will be developed showing the principles of route selection and also how the proposed Scenic Drive right-of-way alignment could be utilized by pedestrians and cyclists in harmony with the Linear Parks concept.'

Current Status

The study of the Linear Parks System and associated trailways is being advanced by Planning Department staff, and the subject proposed walkway and bicycle path is being incorporated in the planning of the northwest area. As a result of budget limitations, an amount to allow the engagement of an outside consultant to proceed with the study was eliminated from the 1975 Annual Budget, and a student who had been engaged to assist in the preparation of the base material for the study under the SWIM '75 program was released as a result of recent staffing considerations. Consequently the work is being carried on by regular staff only, and while we are endeavouring to maintain our timetable for this

project within our work program, the report may be delayed beyond its proposed conclusion in October 1975.

We are able to confirm however the feasibility of the bicycle path and walkway within the right-of-way and its environs (the associated green belt properties), and this feature is being incorporated in both the study referred to above and in the design considerations of the master landscape plan currently being prepared by Chevron Canada Limited's consulting landscape architect in conjunction with the Planning and Parks Department staff.

The resulting design solution will be incorporated in the forthcoming report on the Linear Park system upon its completion."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(18) Tenders for One Station Wagon and Four Half-Ton Pick-Up Trucks

The Municipal Manager provided the following report of the Purchasing Agent dated August 28, 1975:

"Tenders were received up to 3:00 p.m. local time, Wednesday, August 20, 1975 for the supply and delivery of:

One - Station Wagon

Four - Half Ton Pick-Up Trucks

In addition to our advertisements in the Vancouver Sun and the Journal of Commerce, tender documents were mailed to thirteen capable suppliers.

The subject vehicles have been included in the 1975 Capital Budget.

All tenders were opened in the presence of Messrs. Constable, Hagen and representatives of the firms bidding.

The station Wagon is for use in the Fire Department, all other vehicles for service in the Engineering Department. The respective Department Heads concur with the recommendations."

It was recommended:

- (1) THAT a purchase order be issued to Cedardale Motors Limited for the supply of one 1976 Matador Station Wagon for the sum of \$5,341.40, including applicable taxes; and
- (2) THAT a purchase order be issued to Rod McCallum Mercury Sales Limited, for the supply of four Ford Courier trucks for the sum of \$14,695.80, including applicable taxes.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(19) Engineer's Special Estimates

The Municipal Manager provided the following report of the Municipal Engineer dated August 28, 1975:

"I wish to submit the following special estimates for your consideration.

Work Order #

Re-Issue 22-148	Change over existing water services as required in Big Bend Water Renewal Programme, Phase I as recommended in G.V.W.D. study. <u>CHARGE:</u> 20-02 New Mains <u>ADDITIONAL INFORMATION:</u> Construction problems in the Big Bend Area, including other services and ground conditions require re-issue of this work with new cost estimate. Estimate increased from \$7,000.	\$10,800.
22-164	Sussex Avenue - Marine Drive to Ingram Street. 1200 feet of 10" water main to serve Sports Complex. <u>CHARGE:</u> 20-02 New Mains <u>ADDITIONAL INFORMATION:</u> This work is required to serve Sports Complex and future industrial development in Big Bend Area.	45,000.
		<u>\$55,800.</u>

It was recommended that the Engineer's Estimates be approved as submitted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(20) Engineering Services for Design of Kensington Avenue between Broadway and Hastings Street

The Municipal Manager provided the following report of the Municipal Engineer dated August 28, 1975:

"In reference to the approval of Item 33 (Supplementary) of the Manager's Report No. 53 on August 18, 1975, I have invited proposals for the provision of engineering services for the design of road improvements on Kensington Avenue between Broadway and Hastings Street construction of which has been staged for 1976.

In response to our letter of invitation and Terms of Reference dated August 12, 1975, we received proposals from four reputable firms. A brief summary of these proposals is as follows:

Vector Engineering Services Ltd.

Complete design as per the Corporation's Terms of Reference for a fee estimated not to exceed \$21,500. plus disbursements in accordance with Section IV, Scale 1, of the Outline of Services and Scale of Minimum Fees published by the Association of Professional Engineers dated September 5, 1975. (Payroll plus 125%.) The noted exclusions, namely Benkleman Beam readings and underground exposures, are recognized by our Terms of Reference.

Hunter, Liard Engineering Ltd.

Complete design as per the Corporation's Terms of Reference for an estimated fee of \$22,500.

Associated Engineering Services Ltd.

Complete design as per the Corporation's Terms of Reference for an estimated maximum fee of \$25,200. plus disbursements in accordance with Section IV, Scale 1, of the Outline of Services and Scale of Minimum Fees published by the Association of Professional Engineers dated September 5, 1973. With regard to the note on pavement testing the Corporation normally does supply Benkleman Beam information to the Consultant.

Strong, Lamb & Nelson Ltd.

Complete design as per the Corporation's Terms of Reference for an estimated fee of \$52,766."

It was recommended that the Corporation enter into an Agreement for engineering services with Vector Engineering Services Ltd. for the works listed in the Engineer's letter dated August 12, 1975. The fees for these services are to be in accordance with Section IV, Scale 1 (payroll plus 125%) of the "Outline of Services and Scale of Minimum Fees", published by the Association of Professional Engineers, dated September 5, 1973, to an estimated maximum fee of \$21,500 plus disbursements.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

- (21) Dunhill Development Corporation-
Letter of Understanding of August 19, 1975-
re Burnaby 200 - Community Plan-
Preliminary Construction of the Main Collector Road

This matter was considered previously under Item 4(a), Correspondence and Petitions.

- (22) Letter from Mr. J. L. Jankola, 4136 Bond Street, Burnaby -
 Local Improvement No. 74-024-
28' Pavement with 5' Curb Sidewalks on Both Sides of
Bond Street from Halley Avenue to Patterson Avenue

This matter was considered previously under Item 4(i), Correspondence and Petitions.

- (23) Carlton Private Hospital

The Municipal Manager reported as follows:

"Council, at its meeting of May 26, 1975, received Item 3 (Supplementary In Camera) Report No. 40, and ratified the action taken by the Municipal Manager concerning payment of \$39,518.18 with respect to the liability to Carlton Private Hospital for patient care.

The Municipal Treasurer's report advises that a settlement has been received from the Provincial Department of Human Resources, in the amount of \$172,285.03, leaving the Municipality out-of-pocket by \$32,487.05.

We have checked with Surrey and Richmond, and they have also only received the amount of the liability and judgment - no interest or legal fees. Apparently, under the Canada Assistance Plan, the Province maintains that it can only pay for services to people and interest and legal costs do not come into this category. We are told that all Municipalities will be treated the same way.

Council will recall that the total liability involved in this matter has been provided for in this and in previous budgets and, in effect, we now have a reimbursement of \$172,285.03, but it cost us \$32,487.05 to obtain."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (24) Employee Dental Plan

The Municipal Manager provided the report of the Personnel Director dated August 27, 1975 advising therein as to changes in the Firefighters' Dental Plan, the comparative premium structure for the present 180 covered Firefighters and the difference in the coverage for the approximately 700 remaining civic employees.

It was recommended:

- (1) THAT the Firefighters be enrolled under the M.S.A. Dental Plan as outlined in the Personnel Director's report, effective September 1, 1975; and
- (2) THAT the remaining Civic employees be enrolled on the M.S.A. Dental Plan effective January 1, 1976; and
- (3) THAT the Corporation undertake to insure the remaining 660 Civic employees for the cost of denture coverage between 60-90%, or alternatively, an equivalent rearrangement of the benefit package agreeable to the Corporation and the Civic Union; and
- (4) THAT the Mayor and the Clerk be authorized to execute the rearranged agreements with the carriers to reflect these changes.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

(25) Locked-In Lot -

Lot 8, Block C, D.L. 127, Group 1, Plan 1254, N.W.D. -
5080 East Hastings Street

The Municipal Manager provided a report of the Director of Planning dated August 28, 1975 with the following being the summary portion of same:

"Conclusion:

In the view of Council's previous consideration of similar requests resulting in a negative response, it is the opinion of the Planning Department that Council's previous policy should be observed. Furthermore, opportunity for innovative multiple family development at lower densities than the subject RM3 proposal should be pursued."

It was recommended:

- (1) THAT the subject request not be granted and that no further extensions beyond the adopted final date of January 1, 1975 be considered; and
- (2) THAT, should the applicant wish to proceed with development of the subject lot, the Planning Department explore alternative development possibilities with the applicant; and
- (3) THAT a copy of this report be sent to the applicant.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

OPPOSED: ALDERMEN LEWARNE AND STUSIAK

(26) North Fraser Recreation Study

The Municipal Manager provided the following report of the Director of Planning:

"At the meeting scheduled for September 2, 1975, members of Council will be receiving copies of the North Fraser Recreation Study prepared by Thompson, Berwick, Pratt, and Partners.

The study was conducted by this consultant under the auspices of a commission by the Provincial Government Department of Recreation and Conservation in cooperation with the Greater Vancouver Regional District, the North Fraser Harbour Commission, the City of Vancouver, the District Municipalities of Burnaby and Richmond, and the City of New Westminster. During the process, close liaison was maintained through a technical Committee chaired by Dr. Collin Campbell of

the Department of Recreation and Conservation. Participation on this Committee by a Planning Department staff member made possible the incorporation of direct input on this Municipality's adopted development guidelines and recreational development policies in the Big Bend area, within the context of this study.

It is felt that the Study provides a much-needed regional perspective on both the potential of this resource and the issues involved in realizing this potential for citizen use and enjoyment. To take advantage of this overview, development guidelines and criteria need to be produced which can be applied by the respective Municipalities in a coordinated way.

The findings of this Study indicate that the adopted Big Bend Development Plan is a valid and necessary step toward achieving the desired goals for this portion of the North Fraser system. Implementation however will require the determination of actual park development guidelines, as the decisions to date have concentrated on land use configuration and acquisition of necessary lands, but have not yet enunciated the form of development that would take maximum advantage of the opportunities afforded.

It is felt that what is now needed is a Master Plan Concept based on the North Fraser Recreation Study overview which will provide physical development guidelines for the area in a comprehensive sense, complementary to the established use and ownership guidelines. At this point in time it is felt that such a study can be provided by Municipal staff, and that further consideration should be given to the creation of some sort of coordinating agency to relate individual proposals to a regional overview.

Upon more detailed examination of the report and its ramifications, and upon direction from Council with respect to its disposition on the conclusions and recommendations of the Study, it is proposed that staff will advance to the next stage on this subject, with a full report to follow. In the meanwhile, it is hoped that the Council will receive the Study as an essential overview of the role of the North and Middle Arms of the Fraser in the regional context, and authorize staff to proceed to advance recommendations on physical development goals and implementation procedures to be used in this Municipality within the framework of the adopted Big Bend Development Plan and the principles enunciated in this Study.

It was recommended:

- (1) THAT Council receive the North Fraser Recreation Study Report; and
- (2) THAT Council direct the Planning and Parks and Recreation Departments to examine the report in the light of Burnaby's objectives and advance appropriate recommendations on physical development criteria and implementation procedures to achieve the desired goals in line with the overview; and
- (3) THAT a copy of this report be forwarded to the Parks and Recreation Commission.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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 AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY