

JANUARY 20, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Monday January 20, 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 (7:10 P.M.)
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

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 the Manager
Mr. B. D. Leche, Municipal Clerk's Assistant

PUBLIC HEARING

A Public Hearing was held to receive representations on

"Burnaby Highway Exchange By-Law No. 13, 1974" (#6601)

No one appeared in connection with "Burnaby Highway Exchange By-Law No. 13, 1974" (#6601).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

MINUTES

The Minutes of the Council Meeting held on January 13, 1975, came forward for adoption.

Alderman Stusiak noted that on Page 11 of the aforementioned Minutes insofar as the Amendment Motion which required the Municipal Manager to submit a report on the road closures in the Sullivan Heights area for consideration on January 27, 1975, he had been opposed to the amendment. This was not reflected in the Minutes.

Alderman Stusiak noted that on Page 26 of the aforementioned Minutes, it would appear that the motion as moved by himself and seconded by Alderman Lewarne concerning the acceptance of the 1975 Provisional Budget had been incorrectly recorded:

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This motion should read as follows:

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

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

1. That \$18,300,000.00 be the amount of the tax revenue. This would mean a prime mill rate of approximately 17.058 mills, or a 12.84% increase;
2. That the Municipal Manager determine the amount of the increase in inflation from January 1, 1974, to December 31, 1974, and add this percentage increase to the 1974 Salaries and Wages Account to establish the 1975 Salaries and Wages Account for present permanent complement;
3. That if the labour settlement is larger than the amount provided in Salaries and Wages Account, then staff cuts be effected to live within the budgeted amount;
4. That the 19 new staff positions, other than police and fire protection, provided for in the Provisional Budget be deleted from the Budget;
5. That all other revenue sources from services supplied by Burnaby be reviewed and increased forthwith;
6. That if additional revenue not presently foreseen become available, then the Municipal Manager can recommend for Council approval anything he would deem desirable to be included in the 1975 Annual Budget."

Alderman Stusiak noted that on Page 26, of the aforementioned Minutes his Notice of Motion requiring the Council of The Corporation of the District of Burnaby to petition the Minister of Finance of the Province of British Columbia to establish new per capita grants in the minimum amount of \$50.00 was reported in error.

Alderman Stusiak's motion should read as follows:

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

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council Meeting held on January 13, 1975, as amended, be now adopted."

CARRIED UNANIMOUSLY

P R O C L A M A T I O N

His Worship, Mayor Constable, then proclaimed the week of January 19 through January 26, 1975, as "Big Brothers Week".

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B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That:

"Burnaby Road Closing By-Law No. 1, 1975" (#6612)
"Burnaby Lease Authorization By-Law No. 1, 1975" (#6613)
"Burnaby Road Acquisition and Dedication By-Law
No. 1, 1975" (#6615)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That:

"Burnaby Road Closing By-Law No. 1, 1975" (#6612)
"Burnaby Lease Authorization By-Law No. 1, 1975" (#6613)
"Burnaby Road Acquisition and Dedication By-Law
No. 1, 1975" (#6615)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That:

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 61, 1974" (#6553)
Rezoning Reference No. 42/74
Lot 5, Block 10, D.L. 79, Plan 4044
4919 Canada Way
From Small Holdings District (A2) to Comprehensive Development
District (CD).

The Planning Department reported that the prerequisites which were established by Council in connection with this rezoning proposal have been satisfied.

"Burnaby Local Improvement Construction By-Law No. 11, 1974" (#6582)
"Burnaby Fire Prevention By-Law 1968, Amendment By-Law No. 1,
1975" (#6584)
"Burnaby Highway Exchange By-Law No. 13, 1974" (#6601)
"Burnaby Local Improvement Construction By-Law No. 1, 1975" (#6611)

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

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CARRIED

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

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 the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 3, 1975, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Union of British Columbia Municipalities wrote to advise that the Union of British Columbia Municipalities had endorsed Premier Barrett's recent proposal for the sharing of revenues received from the sale of natural gas production from B.C. wells.

Lower Mainland Municipal Association provided advance notice of a meeting of the Association which will be held in the White Rock Arena, White Rock, B.C. on Thursday, February 6, 1975 at 6:30 P.M.

Dunhill Development Corporation Ltd. submitted a letter in connection with Rezoning Reference #55/74 and the prerequisites established by Council as a result of Item 17 of the Municipal Manager's Report No. 86, 1974.

Dunhill Development Corporation commented on the prerequisites as follows:

Point "E" - As has been previously mentioned relative to the Government Road project, we have pointed out that Dunhill is a creature of the Provincial Government and we therefore presume that deposits to cover the cost of servicing would not be necessary; simply, that we would be given an undertaking to cause this work to be completed.

Point "O" - As per our original general understanding, we have pursued and obtained general agreement between your Planning Department and the Department of Highways as to the provision of an extension of Broadway from Gaglardi Way to North Road. We understand at the present time, there is some minor disagreement between your Planning officials and the Department of Highways as to the design details of this facility. We are convinced that these will be resolved in the normal course of events and therefore would hope that this resolution would not hold up the rezoning of this site.

Points "N" and "P" - The question of any connection from this site over Gaglardi Way connecting with the Burnaby 200 area is something new to us. We have some serious doubts as to whether there should be a connection or not; however, we would respectfully suggest that study of this possible connection be part and parcel of the overall planning and traffic studies which will be produced relative to the Burnaby 200 project and should not, therefore, be a prerequisite to the finalization of the zoning on this site. As you are undoubtedly aware, it is entirely possible that any suggestion of a connection of this nature at this time would probably produce opposition from neighboring areas.

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Dunhill Development Corporation Ltd. submitted a letter in connection with Rezoning Reference #47/74 in which they indicated their concurrence with the prerequisites established by Council in connection with this rezoning proposal qualified as set out in their said letter.

Item No. 23, Municipal Manager's Report No. 3, 1975, which pertains to Rezoning Reference #55/75 and 47/74, was brought forward for consideration at this time.

It was recommended that:

"Council authorize the Planning Department to continue to work towards the completion of the outlined rezoning prerequisites for Rezoning #55/74 and Rezoning #47/74 to the usual rezoning standard in close co-operation with the applicant.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That prerequisite "P" be deleted from the list of prerequisites established for Rezoning Reference #55/74."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN EMMOTT:

"That further consideration of this matter be tabled."

CARRIED

AGAINST: ALDERMEN McLEAN AND MERCIER

Mrs. Ruth A. Foster, 5677 Buchanan Street, submitted a letter complaining of the extremely unsatisfactory condition of the Columbian 4 Rinks project.

Item No. 13, Municipal Manager's Report No. 3, 1975, was brought forward for consideration at this time.

It was recommended that:

- (a) the Chief Building Inspector be directed to take the necessary action to secure the owner's compliance with the full site development standards for the initial phase immediately, or as soon as weather permits, with respect to planting;
- (b) copies of this report be forwarded to the General Manager of the Columbian 4 Rinks Limited and Mrs. Ruth A. Foster.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That further consideration of this item be tabled until such time as the Management of Columbian 4 Rinks Limited has had an opportunity to reply to the allegations under consideration."

FOR: ALDERMEN EMMOTT, LEWARNE AND McLEAN.

AGAINST: MAYOR CONSTABLE, ALDERMEN AST, GUNN,
LAWSON, MERCIER AND STUSIAK.

MOTION LOST.

A vote was then taken on the original motion and same was CARRIED with Alderman Lewarne voting against.

Mr. Tony Pezzotti, 5451 Donovan Avenue, submitted a letter complaining about the removal of trees from the lane south west of his property by his neighbor.

The Municipal Manager advised that a staff report on this subject would be available for consideration by Council on January 27, 1975. Further consideration of this matter was deferred until that time.

Mrs. Hilary Dobb, #211-7080 Inlet Drive, submitted a letter complaining of hazardous traffic conditions in the vicinity of Hastings Street and Inlet Drive.

Item No.1, Municipal Manger's Report No. 3, 1975, was then considered.

It was recommended that: Mrs. Dobb's letter dated January 9, 1975, be referred to the Traffic Safety Committee for study and recommendation.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Miss P. Knowlton	#604-9500 Erickson Drive
Mr. W. J. Townsend, Manager	
Lougheed Mall	100 Lougheed Mall
John B. Dyck, General Manager	
Parklane Enterprises Ltd.	5465 Tye Court (3055 North Road)
Mr. & Mrs. H. V. Friesen	9736 Lyndhurst St.
Mr. John G. Meek	9070 Cameron Street
Mr. & Mrs. C. W. Nichols	9584 David Drive
Mrs. V. Evertson	9980 David Drive
Margaret G. Moorby	#301-9344 Cameron Street
Cameron School Teachers (21)	9540 Erickson Drive
Mrs. L. E. Mann	9637 Cameron Street
M. Bewick	#211-9344 Cameron Street
M. Sardus	#106-9344 Cameron Street
Mr. & Mrs. Fred Smetaniuk	9505 Sullivan Street
Mr. & Mrs. J. McCulloch	9611 Cameron Street
Mr. & Mrs. Donald Coe	3108 Noel Drive
Sylvia Quilty	9986 Casewell Street
Mr. R. Bouchard	9670 Lyndhurst Street
Mrs. G. E. O'Neil	9670 Lyndhurst Street
Mr. W. Lawrence	2770 Mountview Place
Mr. & Mrs. B. P. Norman	#204-9444 Cameron Street
Mr. D. G. Janzen	#115-9344 Cameron Street
Mr. R. Olsen	9952 Sullivan Street
Mr. G. Richardson	1612 Charland Avenue, Coquitlam

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Mrs. J. L. Baggett	#209-9502 Erickson Drive
Mr. J. R. Fox	9754 David Drive
Mrs. H. M. Morrison	3091 Noel Drive
Mr. H. Spackman	9913 Cameron Street
Mr. N. Silewich	9985 David Drive
Mr. A. J. Sato	2831 Willoughby Avenue
Mr. & Mrs. J. R. Norton	9960 David Drive
Mr. & Mrs. A. V. Parker	3124 Noel Drive
Mr. & Mrs. E. Georgelin	#408-9506 Erickson Drive
Mrs. W. K. Cooper	2896 Neptune Crescent
Mrs. L. Endo	9680 Lyndhurst Street
Mrs. J. Bradley	#607-9500 Erickson Drive
Mr. & Mrs. T. Gronlie	2921 Willoughby Avenue

submitted letters objecting to the road closures in the Sullivan Heights area which were placed in position on January 6, 1975.

Mr. & Mrs. T. Prentice	3190 Noel Drive
Mr. & Mrs. D. O'Donnell	9375 Sullivan Street
Mr. & Mrs. R. Dyer	9471 Sullivan Street
Mr. D. Robertson	#314-9344 Cameron Street
Mrs. T. W. Emerson	3007 Astor Drive
Mrs. Y. Obert	3199 Noel Drive
Mrs. J. Fink	2981 Willoughby Avenue
Mr. R. Benedict	2975 Noel Drive

submitted letters expressing approval of the road closures in the Sullivan Heights area which were placed in position of January 6, 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That all of the aforementioned correspondence on the subject of road closures in the Sullivan Heights area be tabled until January 27, 1975.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"That the items of correspondence from Mr. & Mrs. L. Stroh, Mr. & Mrs. H. A. Kellett and Mr. R. Robbins, concerning road closures in the Sullivan Heights area which were tabled at the regular meeting of Council on January 13, 1975, be now lifted from the table."

FOR: ALDERMEN LEWARNE AND McLEAN
AGAINST: MAYOR CONSTABLE, ALDERMEN AST,
GUNN, EMMOTT, LAWSON, MERCIER
AND STUSIAK.

MOTION LOST.

Mrs. B. Murphy, Secretary, Sullivan Heights Ratepayers Association,
submitted a letter concerning changes proposed by that Association to
Community Plan Area "G".

Item 12, Municipal Manager's Report No. 3, 1975, was brought forward
for consideration at this time.

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It was recommended that:

- (a) the report of the Director of Planning, dated October 31, 1974, on this subject be brought forward for consideration by Council following finalization of the road closures in the Sullivan Heights areas;
- (b) a copy of this report be sent to Mrs. B. Murphy.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Mr. Don Perreault, Perreault Construction Ltd., submitted a letter requesting authority from Council to remove four hemlock trees which are located within the proposed building envelop on Lot 289, D.L. 86, Plan 46431. Mr. Perreault was of the opinion that it would not be possible or practical to design another home which would permit the retention of these particular four trees.

Item 22, Municipal Manager's Report No. 3, 1975, was brought forward for consideration at this time.

It was recommended that: Mr. Don Perreault be given permission to remove the four hemlock trees that are identified as 13, 14, 15 and 16 on the sketch attached to the Director of Planning's Report subject to the condition that Mr. Perreault post a bond in the amount of \$300.00 to serve as an assurance that four other 6 or 7 year-old trees will be planted on Lot 289.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"That the foregoing motion be amended to provide for a bond in the amount of \$1,000.00."

FOR: ALDERMEN LAWSON AND GUNN

AGAINST: MAYOR CONSTABLE, ALDERMEN AST,
EMMOTT, LEWARNE, MERCIER,
McLEAN AND STUSIAK.

MOTION LOST.

A vote was then taken on the original motion as moved by Alderman Ast and seconded by Alderman Stusiak "That the recommendation of the Municipal Manager be adopted" and same was carried unanimously. The Municipal Manager was requested to ascertain the legal position in reference to liability if certain trees were required to be left and they fell over.

Mr. Jack Hake, Finance Chairman, South Burnaby Men's Club, wrote to request Council's permission to hold a Tag Day in the southern part of the Municipality on Friday evening, March 7, 1975, and all day Saturday, March 8, 1975.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"That permission be granted to the South Burnaby Men's Club to conduct their campaign for funds on the dates indicated."

CARRIED UNANIMOUSLY

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T A B L E D I T E M S

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

E N Q U I R I E S

Alderman Lewarne noted that all self-service gasoline stations in Burnaby, with the exception of two, were now charging 53.9¢ per gallon for regular gas. Alderman Lewarne was of the opinion that there was evidence of collusion amongst the oil companies and suggested that this matter be brought to the attention of the Combines Commission for investigation.

His Worship, Mayor Constable, suggested that should Alderman Lewarne wish to raise this matter as an item of new business, this would be acceptable.

Alderman Lewarne requested information on the institution of loading zones for commercial vehicles in the Municipality.

The Municipal Engineer noted that the Traffic Safety Committee has consistently recommended against providing loading zones in commercial areas. It would be an extremely difficult situation to control as every business would want such a loading zone to the detriment of other traffic using the streets and it is very hard to draw a line between varying types of establishments. Alderman McLean indicated that he would be introducing a Notice of Motion in reference to the By-Law provisions dealing with the removal of snow.

N O T I C E O F M O T I O N

MOVED BY ALDERMAN AST:

"WHEREAS Municipalities are faced with continually increasing costs and have limited sources of revenue; and
WHEREAS a change in method of taxation to give greater revenue to Municipalities is needed;
THEREFORE BE IT RESOLVED that the Council of The Corporation of the District of Burnaby go on record as endorsing the proposal of Premier D. Barrett to share natural gas revenues equally among the Federal Government, the Provincial Government of British Columbia and the British Columbia Municipalities; and
FURTHER THAT the Prime Minister, the Energy Minister and the three Members of Parliament for Burnaby be informed of this decision; with copies to Premier D. Barrett and the three Members of the Legislative Assembly representing Burnaby."

Alderman Ast stated that in view of the changed circumstances as reported in the Press since he proposed the foregoing motion, that he would now withdraw the said motion.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN STUSIAK:

"That further consideration of the foregoing motion be deferred to the discussion of the 1975 Provisional Budget which will take place later this evening."

CARRIED
AGAINST: ALDERMAN MERCIER

R E P O R T S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, submitted a report in which it was recommended that:

- (a) the 1975 Municipal Appreciation Dinner be held at the Sheraton-Villa Inn on Saturday, April 12, 1975, and that Council authorize the payment of the amount it will probably cost which is estimated to be \$3,000.00;
- (b) that the various Commissions, Committees, and Boards be advised that no other Annual Dinners will be authorized by Council this year with the exception of the Parks and Recreation Commission Recognition Night.

It was agreed that the foregoing recommendations would be voted on separately.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN STUSIAK:

"That recommendation (a) aforementioned be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN McLEAN:

"That recommendation (b) aforementioned be adopted."

CARRIED
CONTRARY: ALDERMEN LAWSON, McLEAN
AND STUSIAK.

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His Worship, Mayor Constable, reported that he was returning Item 34, Municipal Manager's Report No. 1, 1975, Council Meeting January 13, 1975, in accordance with Section 180 of the "Municipal Act". His Worship stated that he was bringing back this item for reconsideration at this time as he felt there are changed circumstances that may warrant Council having another look at the subject matter.

The Mayor suggested to Council that we continue, at this time, to accept the status quo with regard to the taxes, concur in the recommendations of the Municipal Manager that would adopt in principle the conditions for the proposed development, and deal with the question of taxes as a separate issue through whatever channels it is deemed best. Psychologically, if the proposal is defeated, we might slow down or lose our Metro Town impetus and also the supportive attitudes and atmosphere which we have spent so long, so much money, to establish and currently enjoy. This is intangible, and cannot be measured in tax dollars. It is invaluable to our Community.

The following are the recommendations of the Municipal Manager in Item 34, of his Report No. 1, 1975, insofar as the Greater Vancouver Regional District Offices are concerned:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"That as a requirement for the development of Greater Vancouver Regional District Offices in Burnaby that the Greater Vancouver Regional District agree to pay to The Corporation of the District of Burnaby a grant in lieu of taxes based on full assessment."

FOR: ALDERMEN GUNN, LEWARNE, MERCIER
AND McLEAN.

AGAINST: MAYOR CONSTABLE, ALDERMEN AST,
EMMOTT, LAWSON AND STUSIAK.

MOTION LOST.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager discuss with the Greater Vancouver Regional District the need to have the Greater Vancouver Regional District make payment for services rendered by the Municipality of Burnaby in respect of the development and that these payments should, desirably, be equal to municipal taxes."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Ast on January 13, 1975, "That the recommendations of the Municipal Manager be adopted", as amended, and same as CARRIED.

AGAINST: ALDERMEN LEWARNE AND MERCIER

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MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That the Greater Vancouver Regional District be requested to seek amending legislation so that the Greater Vancouver Regional District would be enabled to pay a grant in lieu of taxes."

CARRIED UNANIMOUSLY

The Special Committee of Council struck to investigate the matter of leases on the Kapoor property between Kask Bros. Ready Mix Concrete Ltd., Noble Towing Ltd., and the Municipality, submitted a report in which it was recommended that:

1. KASK BROS. READY MIX CONCRETE LTD.

It is recommended that a new lease be entered into between the Municipality and Kask Bros. Ready Mix Concrete Ltd. to cover the the period from the expiration of the original lease to October 2, 1975, subject to the following conditions:

- (a) That the Land Agent be directed to negotiate a new lease rate for the period of the lease with Kask Bros. with said new rate to be effective January 1, 1975;
- (b) That the portion of the property to be used by Kask Bros. be clearly delineated;
- (c) That the use of a guard dog on the property be discontinued;
- (d) That Kask Bros. agree to carry out the removal of aggregate from the site after dark if so required by the Municipality;
- (e) That some form of security be required from Kask Bros. Ready Mix Concrete Ltd. to ensure that at the expiration of the lease they will vacate the property and that it will be returned to a condition fully acceptable in all respects to the Municipality. Failing this, the Municipality would be entitled to restore the property and the charges thus incurred would be billed to the lessees.

2. NOBLE TOWING LTD.

It is recommended that a new lease be entered into between the Municipality and Noble Towing Ltd. for the period April 2, 1975, to October 2, 1975, subject to the following conditions:

- (a) That the Land Agent be directed to negotiate a new lease rate for the period of the lease.
- (b) That the portion of the property that will be used by Noble Towing Ltd. be clearly delineated;
- (c) That some form of security be required from Noble Towing Ltd. to ensure that at the expiration of the lease they will vacate the property and that it will be returned to a condition fully acceptable in all respects to the Municipality. Failing this, the Municipality would be entitled to restore the property and the charges thus incurred would be billed to the lessees.

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"That Recommendation #1 of the Report of Special Committee be adopted."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"That the termination date of the lease with Kask Bros. Ready Mix Concrete Ltd. be amended to read July 1, 1975, followed by a month to month rental agreement thereafter with thirty days notice, providing there is no conflict with the Green Belt Protection Fund Act."

FOR: ALDERMEN GUNN AND MERCIER.
AGAINST: MAYOR CONSTABLE, ALDERMEN
AST, EMMOTT, LAWSON,
LEWARNE, McLEAN AND STUSIAK.
MOTION LOST.

A vote was then taken on the original motion as moved by Alderman Lewarne and seconded by Alderman McLean "That Recommendation #1 of the Report of the Special Committee be adopted" and same was CARRIED with Alderman Gunn voting contrary.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That Recommendation #2 of the Report of the Special Committee be adopted."

CARRIED
AGAINST: ALDERMAN GUNN

The Council Meeting recessed at 9:05 P.M.

The Council Meeting reconvened at 9:20 P.M.

The Municipal Manager submitted Report No. 3, 1975, on the matters listed as Items (1) to (25) either providing the information shown or recommending the courses of action indicated for the reasons given.

- (1) Letter dated January 9, 1975, from Mrs. Hilary Dobb,
#211-7080 Inlet Drive -
Traffic Conditions on Hastings Street off Inlet Drive

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

- (2) Royal Canadian Mounted Police - Monthly Report

The Municipal Manager presented the Monthly Report of the Royal Canadian Mounted Police for the month of December, 1974.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That the Monthly Report of the Royal Canadian Mounted Police for the month of December, 1974, be received."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That the Officer in Charge, Burnaby Detachment, Royal Canadian Mounted Police, be directed to submit a report similar in type to a report recently submitted to the Council of the City of Vancouver on the operations of the Vancouver City Police Department as reported in the Vancouver Province on January 17, 1975, answering the kind of questions that are put forward in article in the Vancouver Province."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That further consideration of the foregoing motion be tabled for one week to enable the Municipal Manager to report on the feasibility and economics of producing such a report."

CARRIED

AGAINST: ALDERMEN LEWARNE AND McLEAN

(3) Public Hearing Dates for Proposed Rezoning

It was recommended that:

- (a) Public Hearings be scheduled to take place at 7.30 P.M. on the following Tuesdays in 1975:

February 18	August 19
April 15	October 21
June 17	December 16

- (b) Council continue the practice of conducting Public Hearings on specific rezoning requests on dates other than those that have been regularly scheduled as per Recommendation (a) aforementioned, as may be required from time-to-time throughout the year.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"That the above motion be amended to show the commencement time for Public Hearings to be 7:00 P.M."

FOR: MAYOR CONSTABLE, ALDERMEN
EMMOTT, GUNN AND MERCIER.
AGAINST: ALDERMEN AST, LAWSON,
LEWARNE, McLEAN AND STUSIAK.
MOTION LOST.

A vote was then taken on the original motion as moved by Alderman Ast and seconded by Alderman Emmott and same was CARRIED UNANIMOUSLY.

(4) Water Agreement Between E.I.F. Industries Ltd. -
7170 Antrim Avenue and
The Corporation of the District of Burnaby

It was recommended that Council approve the subject agreement as detailed in the report received and authorize execution of same.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

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(5) Public Liability Insurance

It was recommended that:

- (a) Council approve the actions of the Municipal Treasurer in expanding the Corporation's public liability insurance coverage to include errors and omissions;
- (b) Council establish a policy whereby, in the event that an employee of the Municipality is sued for an action that occurred in the performance of his or her duties as a Municipal Employee, the Corporation will pay the amount of the deductible as called for in the Corporation's public liability insurance policy, together with the 5% amount that is not covered by the policy.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

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

It was recommended that Council approve the preparation and execution of the Servicing Agreement for Subdivision Reference #10/74 and #165/74.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(7) Request for Strata Title Approval on Existing Duplex -
Lot 281, D.L. 132, Plan 42002 -
6668/70 Lochdale Street

It was recommended that the subject strata title proposal be approved subject to the fulfillment of Sections 6.1 through 6.6 of the Duplex Condominium Conversion Guidelines.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED

CONTRARY: ALDERMAN GUNN

(8) Burnaby Art Gallery Grant Advance

It was recommended that the sum of \$11,500.00 be advanced to the Burnaby Art Gallery to cover administration costs during the first quarter of 1975, on the understanding that this is an "advance" only and does not necessarily represent one-quarter of what the grant may be in the final analysis.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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- (9) Extension of Completion Date -
Contract with Bunio Developments Limited -
Cariboo Hill School Park Lacrosse Box

It was recommended that:

- (a) the completion date of the contract with Bunio Developments Ltd. for the construction of the Cariboo Hill Park School lacrosse box be extended from February 28, 1975, to April 30, 1975.
- (b) the performance bond and insurance matters relating to the contract be extended accordingly.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (10) Request for Authority to Acquire Properties for the Douglas Road -
Holdom Avenue Road Link

It was recommended that the Land Agent be authorized to negotiate for the acquisition by purchase, exchange or easement, those properties or parts thereof where development proposals would jeopardize the proposed road link between Douglas Road and Holdom Avenue.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

- (11) Rent Supplement Program

The Municipal Manager presented a copy of a letter received from the British Columbia Housing Management Commission concerning the Rent Supplement Program. The following is the substance of that letter:

" The B.C. Housing Management Commission after due consultation and extensive research with various Federal and Provincial departments and agencies, will announce to the press on January 13, 1975 the details of the B.C. Rent Supplement Program.

As you are aware, all B.C. Housing has had a rental freeze for quite a period of time. Because of the freeze, many rents for fully serviced family accommodation are at an exceptionally low level. In view of changing economic conditions an adjustment of rents is essential.

We have taken this opportunity therefore, to carry out a complete re-examination of the existing program and have found many inequities. Indeed, we believe the existing rent-to-income scale is in part responsible for some of the problems with public housing, and has inadvertently caused a greater misunderstanding about our tenants by the general public than might otherwise have been the case.

We are attempting to change the attitude of the community towards B.C. Housing tenants. We have therefore devised a new rental program which we believe will help overcome these misunderstandings. The new approach should also make housing more attractive to all municipalities in order to encourage the provision of more accommodation.

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In addition, in order to improve many of our properties, we intend to carry out an extensive program of renovation and where necessary redesign of the project. Hopefully we can provide a better blend with the surrounding community.

Our purpose in writing therefore, is to inform you that we are now commencing on an entirely new program which represents a complete change in philosophy, policy and procedures, with the overall intent being to:

1. Develop a positive attitude toward B.C. rental housing.
2. Make rental housing programs more attractive to all municipalities.
3. Establish equitable rents among tenants having varying sources of income.
4. Provide for balanced communities at each B.C. Housing development.
5. Encourage initiative by increasing exemptions and setting rents that relate to the market.
6. Adjust rents to a realistic level.
7. Generate revenues closer to costs.

This program will affect present and future tenants living in B.C. Housing, and will include Federal-Provincial rental housing and Provincial rental housing. From now on we will house families with a wide range of incomes.

An appraisal of all units within B.C. Housing developments is being made. When completed each unit will have a rent established which relates to the market, which will be the maximum rent. For those families unable to afford this rent a rent supplement is available on request.

We are writing to the existing tenants advising them of the new program. During the next few months each tenant will be interviewed to have the program explained in detail, have the actual rent to be paid established, the statutory three month's notice given, and a new lease prepared. The new rent will be for a period of one year.

Please note, particularly, that the new rent will not be payable until the tenants have been given three month's notice of the actual increase.

The B.C. Housing Management Commission has been exempted by regulation from the maximum amount of the increases allowed under the Landlord & Tenant Act (Section 27(2)). This is because the rents are based on tenants income. Furthermore, senior citizens rents have been frozen since 1970, many family tenant rents since October 1971, and others since October 1972.

I am pleased to inform you that for many single senior citizens there will actually be a rent reduction effective February 1, 1975. However, because in some instances there may be increases for single senior citizens, the rent increases will be limited to not more than \$10.00 per month.

For senior citizen couples the rent increases will be limited to not more than \$20.00 per month. At no time will rents be more than 25% of gross income.

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We have also established certain guidelines and limitations for family accommodation rental increases. For families on social assistance the increase is limited to no more than \$20.00 per month, and in no case will the rent be more than 25% of gross income.

Families with one or two people working will also be required to pay not more than \$20.00 per month increase. Again in any case the increase is limited to 25% of an adjusted gross income.

We fully realize that any rent increase is never particularly easy to assimilate into the family budget, and for this reason have restricted the maximum increase to what we believe to be an acceptable level.

I would also like to add that we intend to discuss the new program with tenants associations at meetings called by them.

We hope you will join us in support of this new program which seeks to make B.C. Housing available to families with a much wider range of incomes, and hopefully will encourage municipalities to request more accommodation of this kind.

If you require any further information or details on our new program I shall be glad to provide it, and will be pleased to discuss the program with you at your convenience. "

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (12) Letter dated January 6, 1975, from Mrs. B. Murphy,
3195 Noel Drive -
Community Plan Area "G"

This item was dealt with previously in the meeting as Item 5(11) under Correspondence and Petitions.

- (13) Letter dated December 5, 1974, from Mrs. Ruth A. Foster,
5677 Buchanan Street -
Columbian 4 Rinks Ltd.

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

- (14) Street Light Installation

It was recommended that one 300 Watt mercury vapour Hydro lease light be installed at the intersection of Curtis Street and Yorston Court to provide intersection lighting.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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**(15) Unsightly Premises - 7117 Beresford Street -
Army and Navy Department Stores Ltd.**

The Municipal Manager submitted the following letter from the Chief Public Health Inspector:

" Re: UNSIGHTLY PREMISES - 7117 BERESFORD STREET
LOT II, D.L. 98, PLAN 5701

The above-noted property contains several large frame buildings, which were used, at one time, as a food processing operation (Pacific Coast Packers Limited). The food processing operation was discontinued and in June 1970, the property was purchased by the Army and Navy Department Stores Limited. The buildings on the southerly portion of the property are presently used as warehousing depots. They are in fairly good condition, but the appearance of the exteriors could be improved by painting. The unsightly aspect of this property is centered on certain areas containing debris; the old building that was used for cannery processing and the boiler house, both of which are situated on the northerly portion of the property.

In June 1974, this Department inspected the premises; on July 4th and 5th, photographs of the buildings were taken and on July 10th a thirty day notice was forwarded by registered mail to the Army and Navy Department Stores Limited requesting compliance with the "Unsightly Premises By-law 1969," #5533. A copy of this letter was forwarded to your office.

On July 22, 1974, we advised you that Miss Kerr, Store Manager, had informed us that the Army and Navy Department Stores Limited had made the decision to demolish the old cannery processing building and the old boiler house. Miss Kerr requested additional time to finalize these arrangements and we, recognizing the magnitude of the undertaking, agreed to this extension of time - Miss Kerr was to keep this Department advised as to progress.

An inspection of January 15, 1975, revealed no physical improvement of the property. In discussion with Miss Kerr, January 16th, she stated that she was meeting on January 17th with the local construction company, who were to do the work.

Further to our discussion with Miss Kerr, we advised the Army and Navy Department Stores Limited, in writing, on January 16, 1975, of the necessity for compliance with our registered letter of July 22nd, 1974.

It is our opinion, based on discussions with Miss Kerr, that the owners of this property are desirous of improvement and further that this improvement will be costly, whether it be demolition or renovation.

We would advise that action in this matter is being held in abeyance until January 31st, 1975, in order that the owners of this property are able to present, in writing, a firm and satisfactory proposal of the method and time by which they will cause the property to be brought into conformity with the "Burnaby Unsightly Premises By-law 1969," #5533.

This is for the information of Council. "

**MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:**

"That the information from the Chief Public Health Inspector to the Municipal Manager be received."

CARRIED UNANIMOUSLY

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(16) Welfare Costs

The Municipal Manager made the following report:

The Social Assistance regulations under the Social Assistance Act filed July 3, 1974, Section 26, regarding the duties of the municipalities with respect to welfare services are as follows:

- "(2) Social administrative services to be provided and maintained in accordance with the provisions of the succeeding subsections of this section, and where staff members are employed by municipalities, such persons must have qualifications acceptable to the Director;
- (a) Each municipality with a population of 15,000 or over as at the latest Federal census is required to employ at least one staff member on a full-time basis and such additional ones as may be determined by the Director on a case-load basis.
 - (b) Each municipality with less than 15,000 population as at the latest Federal census shall either employ a full-time staff member or arrange with the Department to undertake social work within the municipality, the Department to be reimbursed on the basis of 60 cents per capita of the population per annum, the municipality to provide office services."

Council will recall that Vancouver's Welfare Department was taken over by the Province on January 6, 1974, and the City of Vancouver was charged 60 cents per capita, as all municipalities are with populations of less than 15,000. Burnaby and other municipalities with populations of over 15,000 are responsible for certain administrative costs.

We are not sure what office services the City of Vancouver provides as required in Section 2(b) above. We do know, however, that Vancouver is paying 60 cents per capita as a result of the Province now providing welfare services in that City. It is the understanding of the Municipal Manager from discussions picked up at a meeting between The Honourable Minister of Human Resources and Lower Mainland Mayors, which was held at the Newton Inn, that the Province is paying for all of the services including rental of municipal facilities and is billing the City of Vancouver 60 cents per capita. This has, obviously, meant a tremendous saving to the City of Vancouver.

In reviewing our costs of operation, if we had been taken over by the Province, as was the case with Vancouver; and if we had been paid rent for the premises, as we understand is the case in Vancouver; and if we were billed 60 cents per capita per annum for the administrative costs, as we know is the case in the City of Vancouver, the saving to Burnaby for 1974 would have been approximately \$362,000.

Our latest understanding of when the Province might take over our Human Resources Department is that it will not be until the latter part of 1975 or, possibly, the early part of 1976. The Municipal Manager is concerned with the obvious inequity that has developed as a result of this municipality's Human Resources Department not being taken over by the Province. On the other hand, there are certain things that we can do with the Department if it is under our jurisdiction and, therefore, he is reluctant to attempt to expedite the takeover. There is little doubt, however, that what little control we might have for programs in this area is not worth \$362,000.

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It was recommended that:

- (a) a copy of this report be forwarded to The Honourable Mr. Levi and that he be requested to advise when he expects the takeover of the Burnaby Human Resources Department;
- (b) Mr. Levi be asked to advise what consideration he has given to the inequity that is developing as a result of the takeover of our and other Human Resources Departments not having taken place by this time;
- (c) Mr. Levi be asked to specifically state the intentions of the Province with respect to the "extra" costs of administration assumed by Burnaby and other Municipalities in 1974 as a result of their not being taken over on January 6, 1974.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(17) Youth Services Division

The Municipal Manager presented a report on the activities of the Youth Services Division of the Human Resources Department to which was attached a copy of a report from the Human Resources Department containing background information and answers to questions raised by Council on November 18, 1974. Also attached was a copy of a report from the Supervisor of the Youth Services Division which includes information on the Division's objectives, the manner in which the Division functions and considerable detail on the Division's activities for the period March 1 through December 1, 1974.

His Worship, the Mayor, advised that a meeting between Council and the Youth Services Division had been arranged for Wednesday, January 29, 1975 at 3:30 P.M.

(18) Burnaby Firefighters; Association -
Coverage for Group Life Insurance

It was recommended that this matter be made a subject of negotiations with the Burnaby Firefighters' Association for the 1975 Union Agreement.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(19) Rezoning Reference #29/73 -
Proposed 4-Building Office Complex Within the Central
Administrative Area Development Complex -
Highfield Holdings Ltd.

It was recommended that the thirteen recommendations contained in the Director of Planning's Report of January 16, 1975, be adopted as follows:

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- 6.1 THAT Council receive the report of the Planning Department and request that a rezoning Bylaw be advanced and that the rezoning be advanced to a Public Hearing to be held on February 18, 1975.
- 6.2 THAT Council authorize the Municipal Land Agent to negotiate the sale of the three municipally-owned lots proposed for inclusion in the subject site.
- 6.3 THAT Council establish the following as prerequisite to the completion of the rezoning:
 - 6.3.1 The submission of a complete and suitable plan of development for the overall CD site including the Operating Engineers property.
 - 6.3.2 The deposit of a Bank Letter of Credit sufficient to cover the cost of services including roads, sidewalks, storm and sanitary sewer, water, fire hydrants and ornamental post top lamps as required by the Municipal Engineer.
 - 6.3.3 The deposit of 'Money in Trust' to contribute on the basis of gross building square footage for all new construction toward the cost of completing a pedestrian bridge over Canada Way at Ledger Avenue.
 - 6.3.4 All electrical and telephone services to be placed underground throughout the development including existing telephone pole lines fronting the subject site on Canada Way.
 - 6.3.5 Dedication of the necessary property on the Ledger Avenue frontage to complete this road as required by the Municipal Engineer and dedication of a 10' wide portion of the subject site along the entire Canada Way frontage to allow for future widening of Canada Way.
 - 6.3.6 The provision of the necessary easements through the site as required.
 - 6.3.7 The submission of a written agreement from the Operating Engineers Union to all details of the proposed land exchange, the applicant's development plans and the provisions laid out in this report.
 - 6.3.8 Consolidation of all portions of the subject site, and the submission of suitable subdivision plans and easement agreements as outlined in this report.
 - 6.3.9 Substantial completion of engineering design drawings for site services to the approval of the Municipal Engineer prior to Final Adoption.
 - 6.3.10 An undertaking to guarantee the removal of all existing structures on the site within six months of the rezoning being completed, but in any event not prior to Third Reading of the Bylaw.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (20) Rezoning Reference #17/74 -
Proposed Commercial Development -
Edmonds Street, Kingsway, Britton Street

It was recommended that the Director of Planning's recommendations be adopted as follows:

- 6.1 Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 6.2 Council approve in principle the restructuring of the Kingsway/Edmonds intersection as outlined in Section 4.0 of this report and authorize the Planning Department to continue to pursue the completion of the improved intersection design.
- 6.3 Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on February 18, 1974 and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development in accordance with the points outlined in Section d) 4.0 of this report.
 - b) The completion of the requisite Road Exchange Bylaw.
 - c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
 - d) The consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
 - g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
 - h) The provision of a public walkway easement along the east lot line and the construction of a concrete walk to the municipal standard.
 - i) An appropriate operational procedure agreeable to all parties involved for the successful completion of the proposed restructured Kingsway/Edmonds intersection.

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(21) Dominion Bridge Relocation Proposal

It was recommended that:

- (a) in the event that Dominion Bridge wishes to pursue their relocation to the Big Bend area of the Municipality, staff be authorized to work with the Company in preparing a comprehensive plan of development for the subject site on the basis of the amended Big Bend Development Plan as noted on Sketch "A" attached to the report of the Planning Director;
- (b) staff be authorized to prepare a report outlining proposed exchanges of property in the Big Bend area between the Municipality and the Canadian National Railway for the consideration of Council;
- (c) a copy of this report be forwarded to Dominion Bridge Company, Limited, and to Canadian National Railways.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That this matter be referred to the Parks and Recreation Commission for study and that the Parks and Recreation Commission be requested to submit their comments on this subject to Council on January 27, 1975."

CARRIED

AGAINST: ALDERMEN LEWARNE AND
McLEAN

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That a copy of this report be forwarded to Mr. D. L. Pember, Chairman, Burnaby Stride Avenue Citizens Association and that Mr. Pember be invited to present his Association's views to Council on this subject on Monday, January 27, 1975."

FOR: ALDERMEN GUNN AND LEWARNE.

AGAINST: MAYOR CONSTABLE, ALDERMEN ASH
EMMOTT, LAWSON, McLEAN,
MERCIER AND STUSIAK.

MOTION LOST.

(22) Letter dated January 13, 1975, from Mr. Don Perreault -
Perreault Construction Ltd.

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

(23) Letters dated December 20, 1974, and January 14, 1975
from Mr. L. J. Westwood, Dunhill Development Corporation

This item was dealt with previously in the meeting as Items 5(c) and (d) under Correspondence and Petitions.

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(24) Rezoning Applications

Item 1

Rezoning Reference #53/74

D.L. 153, Blocks 42 & 43, Lots 1S $\frac{1}{2}$, 2, 3 and 4, Plan 1566

FROM: Special Industrial District (M4) and Residential District (R5)

TO: Multiple Family Residential District (RM3)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared as outlined and that the rezoning be advanced to a public hearing on February 18, 1975. It is further recommended that the following be established as prerequisites to the rezoning:

1. Consolidation by the applicant of the subject properties into one legal lot.
2. The submission of a suitable plan of development reflecting the conditions set forth in the report and the fulfillment of the standards set forth in the Guidelines for Residential Condominiums and Conversions.
3. The dedication of 33' fronting Beresford Street for future road widening.
4. The submission of an undertaking to remove all existing improvements on the site within six months of the rezoning being effected, but in any event not prior to Third Reading of the By-Law.
5. The deposit of sufficient monies to cover the costs of ornamental street lighting and boulevard tree planting along the Telford Avenue frontage of the property.
6. The deposit of the Parks Acquisition levy which specifies the amount of \$980.00 per unit for a three storey apartment development.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 2

Rezoning Reference #56/74

Lot 80, D.L. 90, Plan 25455

FROM: Residential District (R2)

TO: Residential District (R5)

It was recommended that Council not give favourable consideration to the subject rezoning application.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

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Item 3

Rezoning Reference #57/74

D.L. 206, Lot 3 Exc. Plan 24587, S.D. 9, Block 4, Plan 1379.

FROM: Special Industrial District (M4)

TO: Manufacturing District (M1)

It was recommended that Council not give favourable consideration to the subject rezoning application.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Item 4

Rezoning Reference #59/74

Lots 5, 6, 7, S.D. 10, Blocks 1 & 3, D.L. 95, Plan 4277

FROM: Residential District (R5)

TO: Community Commercial District (C2)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared as outlined and that the rezoning be advanced to a Public Hearing on February 18, 1975. It is further recommended that the following be established as pre-requisites to the completion of rezoning:

1. Consolidation of the subject properties to form one legal lot.
2. The submission of a suitable plan of development reflecting the goals of the area;
3. The dedication of a portion of the subject Lot 5 for the extension of Arcola Street. This will include approximately 30' at the western property line and 33' at the eastern property line.
4. The submission of an undertaking to remove all existing improvements from the site within six months of the completion of the rezoning, but in any event not prior to third reading of the by-law.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED

AGAINST: ALDERMAN MERCIER

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Item 5

Rezoning Reference #1/75

D.L. 97, Lot 3, Expl. Plan 6177 and Exc. Parcel "C", Ref. Plan 10610, and Ex. Pt. On Plan with By-Law 30078, Plan 824.

FROM: Comprehensive Development District (CD)

TO: Amendment to Existing Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared as outlined and that the rezoning be forwarded to a Public Hearing on February 18, 1975. It is further recommended that the following be established as prerequisites to the rezoning:

1. The submission of a suitable plan of development to reflect the design criteria as outlined in the Planning Department's report.
2. The applicant confirm in writing his understanding that the project be subject to full Municipal taxation.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(25) Dominion Bridge Relocation Proposal

Correspondence relative to the above captioned subject matter was received from Canadian National Railways and Dominion Bridge Company, Limited, on the afternoon of January 17, 1975. Due to the lateness of this submission it was not possible to include these materials on the normal Council Agenda.

These submissions do indicate a generally favourable reaction to the proposed relocation site as outlined in Item 21, Municipal Manager's Report No. 3, 1975. It is our opinion that the contents of these letters do not necessitate any amendments to the recommendations as contained in that report item.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the 1975 Provisional Budget and the Municipal Manger's letter dated January 6, 1975, tabled on January 13, 1975, be now lifted from the table."

CARRIED UNANIMOUSLY

The text of the motion as moved by Alderman Stusiak and seconded by Alderman Lewarne concerning the 1975 Provisional Budget, which was also tabled on January 13, 1975, follows:

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

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

It was agreed that each of the aforementioned conditions of acceptance of the 1975 Provisional Budget would be voted on separately.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"That Condition #1, aforementioned, be adopted."

CARRIED

AGAINST: ALDERMAN EMMOTT

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That Condition #2, aforementioned, be adopted."

FOR: ALDERMEN MERCIER, McLEAN,
LEWARNE AND STUSIAK.

AGAINST: MAYOR CONSTABLE, ALDERMEN
LAWSON, AST, EMMOTT AND GUNN.
MOTION LOST.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That Condition 3, aforementioned, be adopted."

FOR: ALDERMEN MERCIER, McLEAN,
LEWARNE AND STUSIAK.

AGAINST: MAYOR CONSTABLE, ALDERMEN
LAWSON, AST, EMMOTT AND GUNN
MOTION LOST.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"That Condition 4, aforementioned read, 'that the 19 new staff positions, other than Police and Fire Protection, provided for in the 1975 Provisional Budget, not be filled at this time.'"

FOR: ALDERMEN AST, EMMOTT, GUNN,
LEWARNE AND MERCIER.

AGAINST: MAYOR CONSTABLE, ALDERMEN
LAWSON, McLEAN AND STUSIAK.
MOTION CARRIED.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That Condition 5, aforementioned, be amended by the deletion of the last three words so that the motion will now read 'that all other revenue sources from services supplied by Burnaby be reviewed.'"

CARRIED

AGAINST: ALDERMAN STUSIAK

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That Condition 6, aforementioned, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

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1. \$18,300,000.00 be the amount of the tax revenue. This would mean a prime mill rate of approximately 17.058 mills, or a 12.84% increase.
2. that the 19 new staff positions, other than Police and Fire Protection, not be filled at this time.
3. that all other revenue sources from services supplied by Burnaby be reviewed.
4. if additional revenues not presently foreseen become available, then the Municipal Manager can recommend for Council approval anything he would deem desirable to be included in the 1975 Annual Budget."

CARRIED
AGAINST: ALDERMAN STUSIAK

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the Council of The Corporation of the District of Burnaby petition the Minister of Finance of the Province of British Columbia to establish as a minimum amount Fifty Dollars (\$50.00) per capita or equivalent revenue or cost benefit in the 1975 Provisional Budget for assistance to the Municipalities of British Columbia; and

FURTHER THAT the Municipal Manager and Municipal Treasurer provide the financial data, et cetera, for the justification of the amount suggested."

CARRIED UNANIMOUSLY

Alderman Mercier retired from the Council Chamber at 11:24 P.M.

NEW BUSINESS

Alderman Lewarne introduced a petition he had received from 120 persons meeting in the lobby of 9500 Erickson Drive calling for the removal of the barricade on Cameron Street at the entrance to the Lougheed Mall Parking Lot. Alderman Lewarne requested that this petition be added to other correspondence which had been tabled earlier this evening for consideration on January 27, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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