

MAY 20, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, May 20, 1975 at 7:00 P.M.

PRESENT:

Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
Alderman D. A. Lawson - 7:02 P.M.
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

ABSENT:

Alderman B. M. Gunn

STAFF:

Mr. M. J. Shelley, Municipal Manager
Mr. E. E. Olson, Municipal Engineer
Mr. A. L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. R. W. Watson, Deputy Municipal Clerk

M I N U T E S

The Minutes of the Council Meeting held on May 12, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

"That the Minutes of the Council Meeting held on May 12, 1975 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on May 13, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

"That the Minutes of the Public Hearing held on May 13, 1975 be now adopted."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 63, 1974' (#6564) be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

This By-Law authorizes text amendments which provide for the establishment of neighbourhood public houses and for the introduction of such a use into the Zoning By-Law.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 63, 1974' (#6564) be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Council do now resolve itself into a Committee of the Whole to consider and report on 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 58, 1974' (#6547)."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Rezoning Reference No. 48/74

From Cemetery District (P4)

To Comprehensive Development District (CD)

4298 Wayburne Drive

The proposed development is comprised of a 62-unit condominium townhouse development on a 5.11-acre site.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the Committee now rise and report By-Law No. 6547 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

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 58, 1974' (#6547) be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1974' (#6507)

'Burnaby Parks Reservation By-Law 1975' (#6654)

'Burnaby Road Acquisition and Dedication By-Law No. 2, 1972, Repeal By-Law 1975' (#6669)

'Burnaby Road Acquisition and Dedication By-Law No. 3, 1975' (#6670)

'Burnaby Local Improvement Construction By-Law No. 8, 1975' (#6671)

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

CARRIED

ALDERMAN McLEAN CONTRARY TO BY-LAW #6507.

ALDERMAN LEWARNE CONTRARY TO BY-LAW #6670.

At 7:02 P.M. Alderman Lawson entered the Council Chamber and took her place at the Council Table.

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 Managers Report No. 37, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(a) Bureau of Transit Services, Director of Transit -

Re: Stage II Transit Services - Expansion for Surrey, Delta and White Rock

A letter dated May 9, 1975 was received indicating four new Fast Bus routes serving the residential area of North Surrey and North Delta would be started on May 30, three of which would travel via Canada Way and Hastings Street to and from Downtown Vancouver.

(b) Mr. Lee Davis -

Re: Problem of Pet Overpopulation and Dog Control

A letter dated May 5, 1975 was received recommending Low Cost Spay and Neuter Clinics and stressing they be run in conjunction with Municipal Shelters. Item 9, Municipal Manager's Report No. 37, 1975 was brought forward for consideration at this time.

The following is the recommendation contained in that report:

"That Lee Davis be advised of Council's deliberations on the proposal to establish a low cost spaying and neutering clinic in the lower mainland when the matter is considered on June 9, 1975."

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(c) Sullivan Heights Ratepayers' Association -

Re: Solution to the Traffic Hazard to the School Children
in Cameron School Area

A letter was received underdate of May 7, 1975 stressing their opposition to Community Plan "G" and specifically to the two proposed highrises for the Erickson property.

It was indicated that the parents of the Cameron School children were demanding a safe crossing on Cameron Street.

Item 7, Municipal Manager's Report No. 37, 1975 was brought forward for consideration at this time. The following is the substance of the report from the Director of Planning and the Municipal Engineer on the subject matter:

"A letter dated May 7, 1975 from Mr. W. P. Hodgkin writing on behalf of the Sullivan Heights Ratepayers Association has been referred to the Engineering and Planning Departments for reply.

For the information of Council, Rezoning #28/74 and 9544 Cameron Street was submitted to a Public Hearing on June 25, 1974, given First and Second Reading on February 10, 1975, and Third Reading on April 28, 1975. It is the policy of the Municipality that further public submissions concerning a given rezoning proposal are not received after presentation of the rezoning proposal to a Public Hearing. This situation applies to Rezoning #28/74.

However, in the submitted letter reference is made to Community Plan Area "G". The reply of the Engineering and Planning Departments is made with reference to Community Plan Area "G".

Comments by Traffic Engineer

Traffic volumes on Cameron Street between Erickson Drive and Bell Avenue have been re-checked against those that existed in January of 1974 before the Sullivan Heights Road Closures took effect. At that time the 2-way volume on Cameron Street was approximately 5,000 vehicles per day (V.P.D.). Counts taken in May of this year indicate approximately 8,200 V.P.D. on Cameron Street, an increase of 3,200 V.P.D. or 64%. A large portion of this increase can be attributed to the present road closures that leave only Cameron Street as an access to North Road for not only commuters but also for the residents of Sullivan Heights who now have only this route available to get to North Road or the Lougheed Mall. To substantiate this conclusion we would point out that vehicle volumes on Bell Avenue have only risen from 4,000 V.P.D. before the closures to 4,800 V.P.D. now, an increase of 800 V.P.D. or 20%, while those being diverted from the barricaded streets down Noel Drive have increased that volume from 4,460 V.P.D. to 6,520 V.P.D., an increase of 2,040 V.P.D. or 45%.

In regard to the children from Cameron Street School crossing Cameron we have advised Mr. Morrison, Director of the Sullivan Heights Ratepayers Association by letter dated May 7, 1975 that we intend to place some additional advance warning of this school crossing by means of pavement markings.

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Planning Department Comments

At the present time Council has tabled the proposed amendments to Community Plan Area "G" in the area between Sullivan and Cameron Streets. The development of the Beaverbrook Drive Extension, which remains a key proposal for the area between Sullivan and Cameron Streets, would in our opinion provide for a reasonable separation of local apartment traffic from the community traffic (Lake City East, Sullivan Heights). This proposal has been outlined in a number of reports to Council.

It was recommended that a copy of this report be sent to Mr. W. P. Hodgkin representing the Sullivan Heights Ratepayers' Association.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

It was agreed that correspondence to Mr. Hodgkin also advise that the question of the Beaverbrook Drive Extension was still under discussion by Council.

The motion was then voted on and CARRIED UNANIMOUSLY.

(d) Mr. Rhys Hull -

Re: Resignation from Burnaby Library Board

A letter was received under date of May 9, 1975 indicating Mr. Hull's resignation from the Burnaby Library Board and his personal opposition to the construction of a large headquarters library of a scope and size that he cannot support.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the resignation received from Mr. Rhys Hull be received with regret and he be so advised."

CARRIED UNANIMOUSLY

Mayor Constable advised that he was open to suggestions from Council as to a suitable replacement.

(e) Petition from Residents of Formby Street -

Re: Barricading of the Entrance Onto Formby Street from Canada Way

A petition under date of May 15, 1975 was received from the residents in the area of the 7600 block Formby Street requesting barricading of the entrance onto Formby Street from Canada Way generally from the area of 7681 Formby Street due to increased traffic and commercial tankers using a residential street as a commercial thoroughfare.

Item 8, Municipal Manager's Report No. 37, 1975 was brought forward for consideration at this time. The following is the recommendation contained in that report:

"That the petitioners be advised that Council will consider the request for a barricade on June 9th in connection with a report from staff on the matter."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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

- (a) Broadway Extension - North Road to Gagliardi Way -
Rezoning Prerequisite for Rezoning No. 55/74
Lake City East - Area 2A

The following is a joint report from the Director of Planning and the Municipal Engineer regarding the Broadway Extension between Gagliardi Way and North Road:

"1.0 BACKGROUND

On April 16, 1974, Council adopted a designated route for the Broadway Extension between Gagliardi Way and North Road and authorized the Planning and Engineering Department to continue discussions with the Provincial Department of Highways regarding the completion of the preliminary design and any geometric alignment matters associated with the route to resolve such matters, on the understanding that the Provincial Government consider the matter of assuming all direct costs for the acquisition of the right-of-way required for the road and the construction of it.

Council is also on record as stating that the Broadway Extension should be provided in conjunction with the rezoning of the Provincial Government sites in Lake City East and determined that the cost of the Broadway Extension be a Provincial responsibility. A general agreement has been reached by the Mayor with the Minister of Highways for the provision of the Broadway Extension to a two-lane standard.

Council on January 27, 1975 gave First and Second Reading to Rezoning #55/74. One of the prerequisites of the rezoning is: A suitable general operational agreement for the provision of the Broadway Extension from Gagliardi Way to North Road by the Province.

2.0 BROADWAY EXTENSION PROPOSAL:

The Planning and Engineering Departments have had discussions with the Department of Highways and the rezoning applicant towards a suitable general operational agreement. The following points are outlined as constituting the general agreement achieved on a staff level with the Department of Highways as confirmed by a letter dated April 14, 1975 from the Senior Associate Deputy Minister:

- 2.1 The Department of Highways is prepared to pay for the construction of a low standard link from North Road to Gagliardi Way.
- 2.2 The Municipality would accept Point 2.1 as fulfilling the applicable rezoning prerequisite with reference to Rezoning #55/74, Lake City East, Area 2A.
- 2.3 The Department of Highways does not wish the link to be classified as an Arterial, nor does it regard the eventual Broadway east/west corridor as constituting an 'Arterial' street in the future, if it is decided to upgrade the route. The Department does, however, consider that the eventual upgrading will form an essential connecting link in the overall transportation plan. The construction of the low standard link will allow for future construction of a higher standard connection across or to Gagliardi Way connecting to the Western part of Broadway if it should become necessary in the future (subject to a mutually acceptable higher standard road design).

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- 2.4 The road will consist of two 12-foot paved lanes plus two 6-foot wide unpaved shoulders. A pedestrian equestrian underpass will be provided adjacent to the Stoney Creek culvert to allow access along the Park area. An intersection will be designed at Gagliardi Way with left turn slots and acceleration lanes and free right turn lanes. This intersection will be signalized. Repaving will be done on the existing street as far as North Road.

It is recommended that the B. C. Hydro 250 Kv. underground line be placed outside the limits of toes of fill needed for the regrading of the hill to a future four lane facility with a maximum gradient of 8 percent.

- 2.5 The Department of Highways would prefer that the Municipality perform the actual construction work on the link to designs prepared by the Department. These will be completed in about two months' time to a standard adequate to be used for tendering for contract. The cost of the project will then be known more accurately and the Department will reimburse the Municipality for the amount actually paid to the contractor plus engineering and administration costs incurred by the Municipality in administering such a contract. At present the cost is estimated to be about \$180,000.00.

The Municipal Engineer with whom this proposal has been discussed has no objection to this construction procedure.

3.0 GENERAL COMMENTS

The Planning Department has stated that if an interim two-lane low standard road is contemplated, the road should be on a base, alignment, and grade that allow for the widening of the road to a higher standard if deemed necessary, in a relatively efficient and economical manner. The Municipal Engineer had also expressed some reservations as to the existing grade slopes which appeared to be in excess of usual recommended road standards. However, these grade difficulties will hopefully be resolved in the detailed engineering road design to be carried out by the Department of Highways.

Acceptance of this interim proposal by the Municipality would not absolve the Department of Highways from their responsibility, in our opinion, for any future upgrading of the Broadway Extension from North Road to Gagliardi Way nor conversely, mean that the Municipality would accept the cost of any future road upgrading.

In summary, the Planning and Engineering Departments would support the outlined proposals as constituting a suitable operational agreement for the provision of the low standard road, since the proposals meet the following Municipal criteria:

- 3.1 The cost of the low standard road link is to be met by the Department of Highways.

- 3.2 A pedestrian equestrian underpass maintaining the continuity of the major Stoney Creek Park/Trail system is to be provided.

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- 3.3 The outlined proposal leaves open the option that, at some future date, the Broadway Extension link between North Road and Gagliardi Way can be upgraded to a higher standard connection as outlined, in general, in the adopted Planning and Engineering Department report of April 16, 1974 on the Broadway Extension. The exact terms of the higher standard connection, "arterial" or otherwise, including responsibility for further road costs, would have to be resolved at a future date. "

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That Item 19, Manager's Report No. 33, 1975 be lifted from the table."

CARRIED UNANIMOUSLY

The following are the recommendations contained in that report:

1. That Council approve the proposal as outlined in Section 2.0 of the Director of Planning's report as fulfilling the rezoning prerequisite (Rezoning #55/74) of a suitable general operational agreement for the provision of the Broadway Extension from North Road to Gagliardi Way; and
2. That the Engineering Department be authorized to call tenders for and administer the construction of the proposed link based on suitable engineering design drawings submitted by the Department of Highways and on the understanding that the Department of Highways will reimburse the Municipality for the amount actually paid to the contractor plus engineering and administration costs incurred by the Municipality in administering such a contract; and
3. That a copy of this report be sent to the Director of Coquitlam and the Sullivan Heights Ratepayers' Association.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

"That Recommendation No. 1 be amended by adding the following:

'with the exception of Point 2.3 of the Director of Planning's Report of May 1, 1975'

as the Council does consider the eventual upgrading of the proposed Broadway Extension a Provincial responsibility."

The amendment was voted on and CARRIED UNANIMOUSLY.

The original motion "That the recommendations of the Municipal Manager be adopted" was MOVED by Alderman McLean and SECONDED by Alderman Lawson, as amended, was then voted on and CARRIED UNANIMOUSLY.

On a question of Alderman Emmott it was agreed that the Director of Planning would supply material to indicate the physical effect of the ultimate development of the extension.

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ENQUIRIES

Alderman Mercier

On a question of Alderman Mercier, the City Engineer advised the Canadian Union of Public Employees, Local 23, had been written requesting a meeting in relation to garbage collection procedures.

On a question of Alderman McLean, the Municipal Manager advised that the Federal Government had not been approached in reference to cutting through George Derby lands for the Stormont Interchange.

Mayor Constable advised that there was a meeting planned for Friday, May 23, 1975 between Staff and Federal Government representatives on the question of these lands.

On a question of Alderman Stusiak, the Director of Planning advised that there had been meeting with the Department of Highways people on the Stormont-Newcombe Interchange and they had now reached a point where they agreed to disagree on the matter of traffic studies and counts.

Alderman Stusiak requested a summary or a status report on the Stormont-Newcombe Interchange.

On a question of Alderman Stusiak, Mayor Constable advised that it had been his intent to bring back a report from the Labour Negotiating Committee to an "In Camera" meeting of the Council as per normal procedure.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That whatever recommendations are received from the Labour Negotiating Committee same be placed before an Open Meeting of Council."

FOR: ALDERMEN LEWARNE AND STUSIAK.

OPPOSED: MAYOR CONSTABLE, ALDERMEN AST, EMMOTT, LAWSON, McLEAN AND MERCIER.

MOTION DEFEATED.

On a question of Alderman Lewarne, the Municipal Engineer advised that the traffic signalization at the intersection of North Road and Cameron Street should be nearing completion in the next two to three weeks.

On a question of Alderman Ast, it was agreed Mayor Constable will arrange a meeting with the Minister of Highways to particularly discuss the Minister's comments relating to traffic problems in Burnaby due to the lack of a grid system.

On a question of Alderman Lewarne, the Mayor agreed to check to see whether a transcript could be made available of a recent radio talk shown where the Minister of Highways had been a guest and had commented on local road problems and how the Minister was going to solve same.

On a question of Alderman Lawson, Mayor Constable advised that the Minister of Highways had been taken on a tour of the area by car when he had been in Burnaby approximately a year ago.

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On a further question of Alderman Lawson, the Director of Planning advised that a study of the origin and destination of traffic in Burnaby had been carried out and was included in the Transportation Study and that a copy of same had been forwarded to the Minister's Staff.

NOTICE OF MOTION

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"Whereas plans for Burnaby allow for the development of a Metro Town Center and Local Town Centers and

Whereas it is vital that adequate public open space, plazas, urban green space, local parks, walking links etc. be provided in these compacted centers and

Whereas Burnaby has now in effect a levy against residential units for local open space preservation in development zones therefore

Be it resolved

That all new development locating in these centers, shall be subject to an open space levy similar in principle and function to that now being applied to new residential developments and

That the Planning Department be instructed to bring forth recommendations to implement such a program for Council consideration by September 1, 1975 and

That the Planning Department give some consideration for the inclusion of a possible nominal charge for visual art such as sculpture, fountains, etc. in their recommendations."

Alderman Stusiak advised that the basic premise is similar to the parks levy where the contribution is for parks purposes due to changes in development and resulting higher population densities. It was suggested that when an existing form changes to increase costs that some recognition of this should be made.

Alderman Stusiak noted the community was proposing going into a metro town centre and to local town centres and stated that the environment in existing communities was poor and suggested that by way of an open space levy a superior environment could result.

The motion was then voted on and CARRIED UNANIMOUSLY.

REPORTS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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(a) Special Committee on High-Rise Evacuation and
Fire Service to High-Rise Buildings

The Special Committee submitted a report dated May 20, 1975 relating to a meeting held on May 9, 1975 to consider the report of the Fire Chief regarding rescue from high-rise buildings.

The text of the report from the Special Committee is as follows:

"Your Committee would recommend:

- 1) That the Municipality not enter into a helicopter 'standby' arrangement;
- 2) That permission be granted to use helicopters on an hourly basis if deemed necessary by the Fire Chief;
- 3) That no other action be taken until the new Fire Code is adopted, and in force, and an assessment made of practicality and workability of new life, and safety measures outlined in both Building and Fire Codes as they relate to high-rise buildings.
- 4) That the Municipality contact the Ministry of Transport to obtain a 'blanket waiver' to violate air space in the event that a helicopter or helicopters would be required for fire-fighting purposes involving high-rise buildings.

Your Committee would also report for the information of Council that the Fire Chief (with the assistance of the Municipal Solicitor where required) has been requested to prepare a further report on the following subjects:

- 1) The effect on manpower requirements of the Fire Department if all new high-rise buildings are fully sprinklered.
- 2) The impact of the 1975 National Fire Code on Fire Department resources.
- 3) The cost and any other pertinent information regarding the rescue nets used by helicopters to evacuate personnel.
- 4) The statistics relating to residential and commercial high-rise fires in Canada and United States.
- 5) A clarification of the sprinklering by-law regarding commercial and residential high-rises presently in force in the City of Vancouver and the legality of same.
- 6) An evaluation of the 'smoke-sensor' program as introduced by the City of Edmonton and the legality of same."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the report of the Special Committee on High-Rise Evacuation and Fire Service to High-Rise Buildings underdate of May 20, 1975 be adopted."

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That Recommendation No. 2 of the Special Committee be amended to read as follows:

'That permission be granted to use helicopters on an hourly basis for rescue work, if deemed necessary by the Fire Chief.'

A vote was taken on the motion as amended and same was CARRIED UNANIMOUSLY.

A vote was then taken on the original motion as MOVED by Alderman Mercier and SECONDED by Alderman Stusiak, as amended, and same was CARRIED UNANIMOUSLY.

(b) Report of Grants and Publicity Committee

The Grants and Publicity Committee submitted a report dated May 15, 1975 to consider requests for financial assistance and recommended that grants be made to the organizations for the purposes as shown hereafter:

1. Boys & Girls Clubs of Greater Vancouver \$5,000.00

Council is aware that this organization constructed a new club in Burnaby at Howard and Hastings. This club is functioning extremely well and is receiving extensive use by the young people in the area.

In 1974, Council approved a grant of \$5,000. Your Committee feels that the club is an outstanding success and is providing an invaluable service to the community and recommends a grant of \$5,000 for 1975.

2. Boy Scouts of Canada (Burnaby Region) 2,000.00

In 1974 the Boy Scouts in Burnaby developed a new section in Scouting known as the Beavers. Approximately 200 boys from 5 to 7 years of age have joined this new section and it has proven to be very popular. 325 Scouts attended a most successful Jamboree for 10 days in Sooke. Burnaby Venturers and Rangers provided many youngsters with some exciting moments through their interesting Fantasy Castle.

The Boy Scouts of Burnaby are a great asset to the community. Your Committee recommends a grant of \$2,000 for 1975.

3. The John Howard Society 1,700.00

The attached programme describes the services provided by this Society. There is an office in Burnaby maintaining a high level of service to some citizens of Burnaby. The grant for 1974 was \$1,700. Your Committee recommends a grant of \$1,700 for 1975.

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4. Outward Bound \$1,200.00

Outward Bound provides an excellent programme of outdoor activities including kayak courses, hiking, skiing, mountain climbing, etc. The organization relies on donations and grants to assist students who cannot afford to pay for the course at the Outward Bound Mountain School.

Burnaby students have been assisted financially to participate in what is essentially a leadership and character building programme.

Your Committee feels this organization should be encouraged to expand its activities.

Your Committee recommends a grant for 1975 of \$1,200.

5. Canadian Mental Health Association Nil

This Association has requested a grant of \$500 to co-sponsor a luncheon being held in Vancouver during their National Annual Conference.

Past policy has been not to assist in sponsoring parts of a conference, particularly so when they are not being held in Burnaby.

Your Committee recommends no grant be given to sponsor the luncheon.

6. Vancouver Symphony Society 6,000.00

The above Society presented a brief to Council on December 30, 1974 and copies were circulated to members of Council. The aim of the Society is to maintain and develop a Symphony Orchestra to serve the Greater Vancouver area.

Grants from Burnaby were \$6,000 in 1972, 1973 and 1974.

Your Committee recommends a grant of \$6,000 for 1975.

7. The Canadian Diabetic Association Nil

The Association is requesting financial aid to assist in the operation of a camp in Oyama for diabetic children. Your Committee recognizes that camps for diabetics are somewhat different from most camps but would suggest that in view of the many youth camps organized by various groups in Burnaby and the Lower Mainland, we should not set a precedent by giving grants for this type of operation.

Your Committee recommends that no grant be given.

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8. B. C. Society for the Prevention of Cruelty to Animals \$400.00

The recommended grant is for the general activities of the Society and is not at all related to the operation of the animal shelter which the S.P.C.A. operates on a contractual basis for Burnaby.

Your Committee recommends a grant for 1975 of \$400.00.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN EMMOTT:

** "That Recommendation No. 1 aforementioned be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"That Recommendation No. 2 aforementioned be adopted."

CARRIED

OPPOSED: ALDERMAN STUSIAK.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

"That Recommendation No. 3, aforementioned be adopted."

CARRIED

OPPOSED: ALDERMAN LEWARNE.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

"That Recommendation No. 4 aforementioned be adopted."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That Recommendation No. 4 be tabled for one week."

CARRIED

OPPOSED: ALDERMEN LEWARNE AND MERCIER.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That Recommendation No. 5 aforementioned be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That Recommendation No. 6 aforementioned be adopted."

CARRIED

OPPOSED: ALDERMEN LEWARNE AND McLEAN.

** See Minutes of May 26, 1975 for amendment.

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MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That we express concern to the Vancouver Symphony Society at the apparent lack of sufficient participation in fund raising on the part of those who benefit directly from the events, namely the subscribers and further that the subscribers be made aware of the sources of subscriptions."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

"That Recommendation No. 7 aforementioned be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That Recommendation No. 8 aforementioned be adopted."

CARRIED

OPPOSED: ALDERMEN LEWARNE AND MERCIER.

(c) The Information Burnaby Committee submitted a report in reference to a proposal for participation in Community Television by The Corporation of the District of Burnaby. The text of that report is as follows:

"At the regular meeting held on March 24, 1975, Mr. Robert B. Anderson appeared before Council with a proposal for participation in Community Television by The Corporation of the District of Burnaby. Council referred the proposal to the Information Burnaby Committee for study and a subsequent report.

On April 22, 1975 Mr. Anderson appeared before the Information Burnaby Committee to outline his proposal and respond to questions from the members of the Committee.

At a meeting held on May 15, 1975, the Information Burnaby Committee discussed Mr. Anderson's proposal and concluded that the proposal did not satisfy the objectives and terms of reference previously established by the Committee for guidance in the area of media involvement by the Municipality."

It was recommended that:

Council not enter into an Agreement with Mr. Robert B. Anderson concerning his proposal for participation in Community Television by The Corporation of the District of Burnaby.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"That the recommendation of the Information Burnaby Committee be adopted."

CARRIED

CONTRARY: ALDERMEN LEWARNE, McLEAN
AND STUSIAK.

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(d) The Municipal Manager presented Report No. 37, 1975 on the matters listed following as Items (1) to (12) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) R.C.M.P. Monthly Report

The Municipal Manager presented the report of the Burnaby Royal Canadian Mounted Police for the month of April, 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"That the report of the Burnaby Royal Canadian Mounted Police for the month of April, 1975 be received."

CARRIED UNANIMOUSLY

(2) Local Improvement Project on Joffre Avenue

The Municipal Manager presented the following report regarding the above noted Local Improvement Project:

"On 10 March 1975, on receipt of Item 13 of Manager's Report No. 17, 1975, Council directed that 36' pavement with curbs and gutters both sides, Joffre Avenue from Rumble to Southwood; and 28' pavement with curbs and gutters both sides, Joffre Avenue from Southwood to lane north of Marine Drive be changed to:

(A) Two 23' pavements with curbs and gutters both sides of each roadway, a 16' median, grassed and planted with shade trees, Joffre Avenue between Rumble and Clinton; and

(B) 28' pavement with curbs and gutters both sides, Joffre Avenue from Clinton to lane north of Marine Drive.

In accordance with Section 601 of the Municipal Act, it is necessary that Council receive the following information:

	<u>Project A</u>	<u>Project B</u>
Estimated cost	\$68,000	\$68,200
Owners' share of cost	\$14,867	\$40,647
Taxable frontage	920.00'	2,515.26'
Actual frontage	1,192.62'	2,698.64'
Annual rate per front foot	\$ 2.19	\$ 2.19
Estimated lifetime of the works in years	20	20

It was recommended:

(1) That the cost report be received;

(2) That the Municipal Clerk commence initiation proceedings.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

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(3) Underground Electrical Wiring Regulations

The Municipal Manager presented the following report:

"At the Council Meeting of April 21, the Planning Department was asked to prepare a report on the status of the By-Law requirements in connection with underground wiring regulations and on a question of third-party liability as it relates to easements for underground cable installations.

Status:

Municipal regulations which require the placement underground of electrical service connections are contained in two By-Laws which generally deal with different applications.

The 'Burnaby Electrical Connection Regulation By-Law 1973' prohibits overhead electrical and telecommunications service lines and overhead electrical transformers serving buildings, structures, or things in the Municipality but exempts from this control (a) existing poles or overhead distribution lines of specified utility companies on dedicated roads or rights-of-way where these are part of a common distribution system, and (b) overhead electrical, telephone, and transformer facilities placed or maintained in conjunction with single- or two-family dwellings or accessory buildings in A, R, or RM districts.

The 'Burnaby Subdivision Control By-Law 1971' provides that where subdivision of land is involved, the subdivider must construct all wiring, transformers, and all appurtenances for power and telephone underground to serve all subdivided properties, in accordance with the design and specifications of the utility companies.

The manner in which these controls apply in the case of new development, service expansion, and land subdivision is outlined below.

I. 'Burnaby Electrical Connection Regulation By-Law'

- Adopted August 23, 1973 as a replacement for the earlier provision contained in the Burnaby Building By-Law 1969.

- By-law based on previous Council policies; clarified and stabilized in the form of a By-Law that had been adopted as a policy commitment to make a start toward the eventual elimination of overhead wiring by ceasing to construct new overhead plant.

- The By-Law requires that all new electrical and telecommunications services for new construction (including buildings, outdoor lighting, and freestanding signs, but excluding single and two family dwellings and accessory buildings in A, R or RM Districts) be installed wholly in underground conduits beneath the lot or lots and road or roads through which such service lines pass, and that all transformers or other appurtenances be placed and maintained wholly in underground vaults, ground kiosks, or transformer vaults within the structure served.

- Any electrical service increases associated with building additions or alterations, or in anticipation of such, which require electrical permit approval and replacement of existing overhead installations must be provided for underground to be in accordance with the By-Law. However, changes in electrical service which are truly not associated with any present or potential development, building expansion or alterations do not require underground installation. Renewal of

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existing overhead plant for purely maintenance purposes is also permitted.

- The existing transformers on platform constructions may be replaced with higher KVA ratings provided no changes to the platform structure are necessary and provided no alterations or additions are being made to the building structures.
- Where underground connections are required, the underground wiring must extend to the building from the point in the distribution system at which the connection is to be made. If service of the type required by the development is not available immediately at the property and the service must be extended from some more distant point in the distribution system in order to serve that building, then the extension must be made in underground conduits as required by the By-Law 'beneath the lot or lots and road or roads through which such service lines pass'. The location from which such service may be taken is determined by the utility company.
- Miscellaneous electrical installations which are customarily found on distribution poles such as street lights and service boxes, lease lights on B. C. Hydro Distribution poles, cablevision amplifiers in the same situation are of course permitted to be serviced by the overhead system; however services to free-standing elements such as traffic signals, telephone booths, and railway crossing signals are expected to be underground.
- Temporary buildings installed under a permit from the Building Inspector for a limited period of time and temporary construction electric services are permitted overhead - on a temporary basis.
- The provisions of this By-Law are administered on a day-to-day basis by the Chief Building Inspector through the Electrical Inspectors Division.
- The exception noted in the By-Law relating to the distribution systems of the utility companies relates to 'existing poles or overhead distribution lines' - this control is administered by the Engineering Department.

II. 'Burnaby Subdivision Control By-Law 1971'

- Adopted September 20, 1971, this By-Law regulates the subdivision of land in this Municipality and in so doing sets the standards for the provision of services.
- prior to the adoption of this By-Law, the Council had a policy that new subdivisions, whether residential or non-residential, be provided with underground power distribution services, and that no further overhead distribution services should be located on existing streets.
- The By-Law provides that the subdivider shall construct all the public services required by the lots created by subdivision, including electrical power, and specifies that the wiring for power and telephone must be underground; all such services must be to the standards and specifications set out in the respective Appendices to the By-Law.

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- Where electrical service is not available at the boundaries of the lot or lots being created, and extensions of the electrical service system are thereby required, such extensions must be provided underground. Again, the utility company advises as to the location from which the service is to be extended.
- All subdivision applications processed since the adoption of the By-Law have been required to adhere to these requirements.
- Arrangements for underground wiring are required to be made prior to subdivision approval by the Approving Officer; plans must be approved by the Municipal Engineer and installation must be arranged for by the developer in accordance with the design and specifications supplied by the Utility companies under the supervision of the Utility's inspectors.

III. Liability with Reference to Easements

Where underground cable services are required to be placed under private properties as a part of a common distribution system or as part of service connection to another property, it is necessary for an easement to be obtained to protect the installation and to define the rights under which it exists. Such conditions do not frequently arise, as the services are customarily located within public road allowances or rights-of-way to the boundaries of the property served. In those instances where this is not possible however, the utility company involved enters into an easement agreement with the property owner in the same sense as with any other service easement, and the question of liability does not differ in such an instance from any other easement situation. (The Solicitor advises that specific comments on third party liability can be made only on the basis of actual situations which provide evidence that can be evaluated - it is on this basis that liability can be attributed to either a property owner, the Municipality or another agency such as B. C. Hydro.)

Summary:

The foregoing describes the regulations that apply to the new developments, to alterations to existing developments, and to new subdivision of land. These controls give effect to the principle that has been endorsed by Council of making a positive start in the direction of eventual elimination of overhead wiring, by avoiding any further placement of overhead plant in conjunction with new development."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"That the Municipal Manager determine the legality of an applicant for underground wiring having recourse to Council in question of interpretation, as part of the By-Law procedure."

CARRIED

OPPOSED: ALDERMEN LAWSON AND McLEAN.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That the Planning Department report on the advisability of amending the Electrical Connection By-Law as it relates to limiting the underground wiring to the property line adjacent to the power line wherever it may be, in circumstances where total undergrounding would not be achieved."

CARRIED UNANIMOUSLY

The meeting recessed at 9:04 P.M.

Mayor Constable retired from the meeting at this point.

The meeting reconvened at 9:15 P.M. with Alderman McLean assuming the Chair.

Aldermen Gunn, Lawson and Stusiak being absent.

(4) Proposed Sale of Municipal Land to Intercon Management Ltd. -

Lots 4N $\frac{1}{2}$, Lot 3 and Lot 2 S31.69', D.L. 161, Plan 1742 and Portion of a Lane

The Municipal Manager presented the following report:

"On May 12, 1975, Council tabled for further consideration a report on the proposed sale of the subject property to Intercon Management Ltd. for \$2.51 per sq. ft. Council's request for additional information on justification for this square foot value is contained in the following report from the Land Agent.

'A purchase by the Corporation of serviced Lot 8, Blk. 1, D.L. 175, Pl. 10761, on February 25, 1975 for the sum of \$4.00 was indicative of sales in the area. This property is located on Boundary Road between Keith Street and Marine Drive and is solid ground with good foundation, whereas the subject property is on the flat and comprises peat land which would require extensive treatment to locate a building thereon. Allowances have been made in the price to reflect this situation.

The subject land requires servicing in the amount of \$1.39 per sq. ft. It also requires fill. Piling would be necessary to support a building.

Subject Property

Estimate price - serviced - as of May 1/75 \$5.20 sq. ft.

Less: Est. cost to fill - \$.30

Est. additional cost to

pile

- 1.00

-1.30 sq. ft.

3.90 sq. ft.

Less: Est. cost to service as supplied by
our Engineering Department

-1.39 sq. ft.

\$2.51 sq. ft.

The size of Lot 8 is 160' x 50' or 8,000 sq. ft.

No allowance has been made for the time elapsed since the subject sale was negotiated.

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The Land Agent's last statement pertains to the information that Council received in Item 24, Report No. 35 on May 12, namely, that the \$2.51 per square foot price was discussed with the developer in connection with the sale of abutting land in July of last year (land which incidentally was sold for \$2.51 per square foot). Subsequent discussions with the Planning Department regarding consolidation proposals, the introduction of a Road Exchange By-Law and the determination of servicing requirements and projected estimate of costs for servicing delayed referral of the matter to Council until this time.

The total recommended price for the lots and the lane, and the respective sizes of each, are as follows:

	<u>Recommended Prices</u>	<u>Size of Areas (Square Feet)</u>
Lot 2 S31.69'	\$12,818.16	5,110
Lot 3	26,696.10	10,644
Lot 4 N½	13,348.05	5,322
Lane	7,421.81	2,954
Total	<u>\$60,284.12</u>	<u>24,030</u>

It was recommended that:

- (1) Item 24, Report No. 35 be lifted from the table, and
- (2) The subject lots be sold to Intercon Management Ltd. for \$2.51 per square foot subject to the following conditions:
 - (a) consolidation into one site of all the properties to be owned by the firm as shown on the attached sketch, and;
 - (b) submission of all survey plans required for the completion of the land sale and consolidation.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That Recommendation No. (2) be amended to read: '\$3.51 per square foot'."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as MOVED by Alderman Emmott and SECONDED by Alderman Ast, as amended, and same was CARRIED UNANIMOUSLY.

Alderman Lawson and Alderman Stusiak returned to the Council Chamber at this point.

- (5) Proposed Group Housing Development -
D.L. 92, Lot V, Plan 13612 -
6540 Oakland Street -
Rezoning Reference #2/75

The Municipal Manager presented a report of the Director of Planning containing the following recommendations:

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"It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on June 17, 1975 and that the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The granting of any necessary easements.
- (c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- (d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development
- (e) The dedication of any rights-of-way deemed requisite.
- (f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (g) The deposit of a levy of \$475 per unit to go towards the acquisition of neighbourhood parks. "

It was recommended that the Director of Planning's recommendation be adopted.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(6) Burnaby Arts Council -

Letter from Mr. Douglas G. Dunston that appeared on the
Agenda for the April 21, 1975 Meeting of Council

The Municipal Manager submitted the following report:

"Council on April 21, 1975 received a letter from Mr. Douglas G. Dunston advising that the Burnaby Arts Council appreciated the opportunity to address Council on March 24, that the Arts Council was disappointed that it will not be able to stage the Sister City Festival this year, and that efforts are being made to keep Municipal Council better informed on the Arts Council's programs and activities:

The Arts Council also requested that the representative from the Municipal Council attend its monthly Board meetings. This request was referred to the Parks and Recreation Commission for comment and recommendation.

The Commission on May 7 took no action on the correspondence from Mr. Dunston; however, it was pointed out during the discussion of this matter that two Commissioners are appointed as Liaison Members to Century Park and cultural groups, one of which is the Burnaby Arts Council. The Commissioners are Alderman A. H. Emmott and Mr. A. E. Lock."

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (7) Letter dated May 7, 1975 from Mr. W. P. Hodgkin,
9835 David Drive, Burnaby -
Sullivan Heights Ratepayers' Association -
Traffic Congestion - Community Plan Area "G"

This item was dealt with previously in the meeting as Item 3(c) under Correspondence and Petitions.

- (8) Petition dated May, 1975 from Residents on Formby Street for a Barricade

This item was dealt with previously in the meeting as Item 3(e) under Correspondence and Petitions.

- (9) Letter dated May 5, 1975 from Lee Davis,
Glen Drive, Port Coquitlam -
Spaying and Neutering Clinics

This item was dealt with previously in the meeting as Item 3(b) under Correspondence and Petitions.

- (10) Bus Stop Benches

The Municipal Manager reported as follows:

"On April 7, 1975, Council received a request from Mr. W. R. Nicolle, General Manager of Superior Signs Ltd., for a decrease in fees for bus bench locations. Following is a report from the Municipal Treasurer on Council's referral of the fee structure back to staff for further study and comment.

Mr. Nicolle recently advised the Treasurer that it is not possible to provide the Municipality with financial records on his bus stop benches operation because the books can not be broken down by the divisional types of work in which his company is engaged. He did indicate, however, that his average annual return per bench was approximately \$108 per annum, dependent upon whether or not all the benches were rented. This is the average return for this industry in this locale.

When we submitted our original recommendation for a fee in the amount of \$15, we did not fully appreciate as we now do that benches appear to be very vulnerable to vandalism. We are, however, not prepared to recommend that the Municipality undertake the provision of benches at bus stops.

Upon reflection, we are therefore prepared to recommend that the rate be reduced from \$15 to \$10 per month."

It was recommended that the Municipality charge a fee of \$10.00 per annum effective January 1, 1975 to advertising companies to permit benches to be located in the Municipality.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"That the proposed \$10.00 fee per annum effective January 1, 1975 be amended to \$5.00 per annum effective January 1, 1975."

CARRIED

OPPOSED: ALDERMEN LEWARNE AND
STUSIAK.

The original motion as MOVED by Alderman Ast and SECONDED by Alderman Lewarne, as amended, was then voted on and CARRIED. Aldermen Lewarne and Stusiak OPPOSED.

(11) 1974 Fire Department Annual Report

The Municipal Manager reported as follows:

"Attached only to Council's reports is the 1974 Fire Department Annual Report. The public can upon request obtain copies from the Clerk's Office.

The Fire Chief advises that his current level of manpower in the Inspection Division of his department does not permit compliance with the number of inspections that are established as a standard in the Provincial Fire Marshal's Act (it should be pointed out that this standard is high and probably could be achieved only if the existing number of Inspectors was quadrupled). The Chief is now involved with the implementation of an educational program under which fire crews will be taught how to carry out inspections. It is anticipated that within one year, the results of this program will be reflected in a greater number of inspections completed, and also, inspections that will be of a higher quality than are now possible."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(12) Rezoning Applications:

1. Rezoning Reference #6/75

Lots 3-W1/2, 3 E1/2, 4, 9-W1/2, 9 E1/2, 10,
Blk. 10, D.L. 69, Plan 1321

4038, 4044, 4048 Myrtle Street

4041, 4051, 4061 Regent Street

From: Residential District (R5)

To: Special Industrial District (M5)

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared as outlined, and that the rezoning be forwarded to a Public Hearing to be held on June 17, 1975. It is further recommended that the following be established as prerequisites to the completion of rezoning:

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- a) The submission of a suitable plan of development reflecting the standards of industrial development as outlined in the Light Industrial District M5.
- b) The consolidation of the subject parcels and redundant lane allowance into one legal lot.
- c) The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected but not prior to Third Reading of the By-Law.
- d) The approval of the rezoning request by the Department of Highways.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference #14/75

D.L. 131, Blk. 2, Pcl. "A", Expl. Pl. 11009 of 10, Plan 3049;

D.L. 78, Lot 23, Plan 24759;

D.L. 78/131, Blk. 2, S.D. 10, Pcl. "B", Sk. 12025, Plan 3049

2636 Ellerslie and 6946/54 Broadway.

From: Small Holdings District (A2)

To: Residential District Two (R2)

It is recommended that Council receive the report of the Planning Department, request that a rezoning by-law be prepared, and advance the rezoning to a Public Hearing on June 17, 1975. It is further recommended that the following be established as a prerequisite to the completion of the rezoning:

- The provision of all services necessary to gain Subdivision Approval of the subject site.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #15/75

D.L. 173, Blk. 10, Lot 11 S1/2, Pl. 1034

6483 Trapp Road

From: Small Holdings District (A2)

To: Residential District (R5)

It is recommended that Council reaffirm its previous position with respect to the previous rezoning application and not favourably consider the subject application for rezoning. It is further recommended that Council confirm the A2 designation of the subject site and surrounding area as delineated in the Big Bend Development Plan.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the subject matter be tabled pending receipt of a report from the Planning Department relating to a Community Plan for this area."

CARRIED

OPPOSED: ALDERMEN EMMOTT AND
STUSIAK.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the Planning Department report be upgraded in priority so as to be completed and received by Council within 8 months."

CARRIED

OPPOSED: ALDERMEN EMMOTT AND
STUSIAK.

On a question of Alderman Lawson, the Municipal Engineer advised the property adjacent to the property considered for rezoning would be checked in relation to construction materials being used as fill.

4. Rezoning Reference #16/75

D.L. 79, Blks. 12 & 13, Lot "A", Plan 22178

4116/36 Norland Avenue

From: Residential District (R4)

To: Comprehensive Development District (CD)

It is recommended that Council authorize the Planning Department to work with the applicant towards a suitable plan of development in accordance with the provisions of the Central Administrative Area Development Concept on the understanding that a more detailed report on the CD Rezoning will be submitted to Council at a future date.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

5. Rezoning Reference #17/75

D.L. 1, Blk. 23, Lots 1, 2, 3, Group 1, N.W.D.

9470, 9887, 9926 Rochester Rd.

From: Small Holdings District (A2)

To: Comprehensive Development District (CD)

It is recommended that Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal in conformance with the Comprehensive Development (CD) Zoning District using the RMI guidelines ⁵⁸⁶ a unit density of 10-12 units per acre on the understanding that a further and more detailed report will be submitted at a later date.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

N-E W B U S I N E S S

Alderman Mercier noted the following motion as outlined on Page 10 of the Council Minutes of May 12, 1975 as follows:

"That as the present policy concerning outdoor burning in the Municipality is satisfactory in all respects staff be advised that no further report is necessary"

and the fact that the votes being equal for and against the question, the question was declared negatived and the motion was LOST.

MOVED BY ALDERMAN MERCIER:-

SECONDED BY ALDERMAN STUSIAK:

"That the before noted motion underdate of May 12, 1975 which was lost be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That, as the present policy concerning outdoor burning in the Municipality is satisfactory in all respects, staff be advised that no further report is necessary."

CARRIED

OPPOSED: ALDERMEN AST AND EMMOTT.

Alderman Mercier then noted the following motion on Page 22 of the Minutes of the meeting of May 12, 1975 being Item 13, Manager's Report No: 35, 1975 - Engineering Services for a Preliminary Study of The Douglas Road-Holdem Avenue Road Link -

"It was recommended that the Corporation enter into an Engineering Agreement with N. D. Lea and Associates Ltd. to carry out the Engineering Services as outlined in the terms of reference, with payment to be in accordance with 'Outline of Services and Scale of Minimum Fees' of the Association of Professional Engineers of British Columbia dated September 5, 1973 (Scale I payroll plus 100%) and estimated to be \$15,500.00 plus disbursements.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

AGAINST: ALDERMAN LEWARNE."

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That the before noted motion be now reconsidered."

CARRIED

CONTRARY: ALDERMEN AST AND STUSIAK.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That the before noted motion be tabled for one week."

CARRIED

OPPOSED: ALDERMAN MERCIER.

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