

October 20, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Burnaby Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, October 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
Alderman W. A. Lewarne
Alderman J. L. Mercier
Alderman V. V. Stusiak

ABSENT:

Alderman G. H. F. McLean

STAFF:

Mr. M. J. Shelley, Municipal Manager
Mr. E. F. Olson, Municipal Engineer
Mr. A. L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. R. W. Watson, Deputy Municipal Clerk
Mr. J. Plesha, Administrative Assistant
to the Municipal Manager

MINUTES

The Minutes of the Council meeting held on October 14, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"THAT the Minutes of the Council meeting held on October 14, 1975 be now adopted."

CARRIED UNANIMOUSLY

DELEGATION

The following wrote requesting an audience with Council:

- (a) Hawthorne, Piggott & Kington, October 9, 1975
re Subdivision Reference #146/75 - Subdivision
of Lands Situated at the North-West of the
Intersection of Winston Street and Phillips Avenue

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

Mr. George A. Piggott appeared before Council acting as agent for Solmac Construction Ltd. Mr. Piggott commented as follows:

"I believe the background has been set out firstly in the Agenda. I note that the Planning Department and the Approving Officer have set out the situation involving the particular land and that an application was made on September 29th for approval of a subdivision plan on the property located on the North portion of the Intersection of Winston Street and Phillips Avenue.

I note in the Agenda that terms of the letter sent back by the Approving Officer to my client Solmac Construction are set forth. The position of my client is simply this, we are aware that the Approving Officer is the last person of authority to approve the subdivision plans and that an appeal may be taken from his decision by way of a petition to the Court. However, what we are requesting of Council

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tonight is not in the nature of any motion signifying final approval that would allow the subdivision to go along but merely a request that the Approving Officer look at the plan as submitted by my client, and in fact that the Municipal Council pass a motion in favour of that particular request.

The two subdivision plans, firstly of my client and that of the Approving Officer, I sent around the room in the particular documentation I presented. The plan of my client sets forth what could be termed a grid pattern while that of the Approving Officer sets forth a configuration of streets that wind around the area and also end in cul-de-sacs. The reason for the presentation is the fact the proposed development of the proposed subdivision would not go ahead if the developer was forced to use the plan submitted by the Approving Officer.

I have submitted with the documentation financial estimates of the developer assuming firstly the passing of the plan proposed by the developer and assuming secondly the passing of the plan approved by the Approving Officer. It is noted that in the particular financial estimate, assuming the plan proposed by the developer passed and was allowed, in fact there would be a profit, whereas given the plan submitted by the Approving Officer there is no way a development of this particular area, we would suggest, would be able to go ahead. The basis of that is I feel set forth in the particular financial estimates as submitted by myself. Namely, that the cost is the same in both instances. The cost of preparation is in fact higher for that submitted by the Approving Officer whereas in the final analysis the number of lots out of the particular subject area would be reduced from 60 to 54. A further complication in the particular plan of the Approving Officer is that 7 lots, because of the proximity to adjacent land which has not been purchased and which is not able to be purchased at this time, is unable to be developed at this particular time and would not be able to be developed on the completion of this particular subdivision. Therefore a further 7 lots would have to be held by the developer with a resulting loss.

We would submit that the reasons given by the Approving Officer set forth in his letter dated December 30th, firstly that it does not meet, I am talking firstly of the plan submitted by the developer, does not meet the requirements under an R1 zoning and secondly that the particular plan as submitted would not conform to the configuration of the land in question is in question.

Two responses to that particular letter, firstly, my client is in a complete quandry as to why the plans submitted by him do not meet the Zoning By-Law requirements in that of course he has submitted a plan which has the minimum required 9,600 square feet per lot and has the minimum 80 foot width with the exception of one portion of a cul-de-sac which if you take the frontal offset would then give the 80 feet and the same condition exists on the plan submitted by the Approving Officer.

As to the problem of the configuration of the land in question, I have personally been out to the area. The land is what I would call a wooded area with a gradual slope from the Northeast section to the Southwest section. The slope has been estimated to be something in the neighbourhood of 4%. There seems to be about a 40 foot drop from the top portion to the bottom. We looked at the surrounding areas surrounding this particular land and all of those areas being referred to as the Kerrywood Crescent area and areas a little bit further West and the Charter Street area to the North. All are in what I would call a grid system. I have submitted photographs of the Kerrywood Crescent area and we would submit that area is very similar to the area in question. The only thing being the area in question is elongated but with the same basic concept. Secondly, we would submit the particular area in question, if developed to the developer's plan, would be a better area in that we would have 80 foot frontages in comparison to 63 to 73 foot frontages which are found in the Kerrywood Crescent area. A further problem which we would suggest might rise its head in this particular area is the cost of servicing when one looks at cul-de-sacs and winding roads as compared to a grid system where the roads are straight. Costs of servicing, I would suggest, would be greater in the plan approved by the Approving Officer and of course the increased lots would enhance the tax advantage to the Municipality in that there would be 60 lots compared to 54 or 47. A further important aspect of this particular plan is that since approximately the 1950's the owners of the property have been inundated by various developers to acquire their land for the purpose

of subdivision whereas over the years for various reasons subdivisions have not been able to go forth. Primarily, my understanding is, due to the fact that one or more of the particular owners would not agree to go ahead. In this particular instance, all of the owners including the three owners set forth in Mr. Parr's letter of September 30th have been signed to interim agreements and their approval is guaranteed by those particular interim agreements. Finally, these people have a chance to sell their lands and I would suggest that there would obviously be a great hardship on them if one does not pass this plan and the developer could not develop the area based on the Approving Officer's plan.

In conclusion, I would suggest that my client Solmac Construction Ltd. has met with all of the requirements of the R1 designation applicable to the land even though my client does not feel it is necessarily the highest and best use for the land, however Solmac Construction along with the property owners has submitted to this type of zoning and made an application based on this rezoning which again requires the requirements of the By-Law to be met whereas the Approving Officer has stated that he, Solmac Construction, has not complied with the requirements of R1 residential use. We would suggest from the developer's information that there has been no complaints from the surrounding residential areas as to the proposal set forth in this plan to have it conform to the area of Buffalo Street, that Street being directly North of the proposed development, that Street as well being a grid system. There is further no problem with those people living along Phillips Avenue who would we suggest, if Mr. Parr's plan was approved or was to be the plan used, would have a problem of subdividing in the future if and when they wished to do so due to the fact the present land being held by Solmac Construction would be non-utilizable and there would be no access to the particular lands at the bottom portion of the subject property. It is my client's recommendation, we respectfully suggest to Council, that Council pass the motion requesting the Approving Officer to approve the plan as submitted by Mr. Solhan on behalf of Solmac Construction Ltd. and that this approval be granted by the next Council meeting, that is one week from today."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 2 of the Municipal Manager's Report No. 66, 1975 be brought forward."

CARRIED UNANIMOUSLY

Item 2 advised as to background information and the existing situation as to Subdivision Reference #146/75.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 2 of the Municipal Manager's Report No. 66, 1975 be received for information purposes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT Council initiate the rezoning of the subject properties bounded by Winston/Phillips/Lougheed/Bainbridge from the present R1 zoning to R2 residential with the exception of those properties zoned industrial."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the subject matter be tabled two weeks to allow the Director of Planning to meet with the developer to discuss different possible configuration suitable to the property."

CARRIED

OPPOSED -- ALDERMAN GUNN

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:
 "THAT:

'Burnaby Advanced Poll By-Law 1975'	-	No. 6745
'Burnaby Mobile Poll By-Law 1975'	-	No. 6746
'Burnaby Bicycle Licensing By-Law 1973, Amendment By-Law 1975'	-	No. 6747

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

CARRIED

OPPOSED -- ALDERMAN MERCIER
 BY-LAW NO. 6747

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:
 "THAT the report of the Committee be now adopted."

CARRIED

OPPOSED -- ALDERMAN MERCIER
 BY-LAW NO. 6747

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:
 "THAT:

'Burnaby Advanced Poll By-Law 1975'	-	No. 6745
'Burnaby Mobile Poll By-Law 1975'	-	No. 6746
'Burnaby Bicycle Licensing by-Law 1973, Amendment By-Law 1975'	-	No. 6747

be now read three times."

CARRIED

OPPOSED -- ALDERMAN MERCIER
 BY-LAW NO. 6747

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:
 "THAT the Council do now resolve itself into a Committee of the Whole to consider and report on:

'Burnaby Loan Authorization Referendum By-Law No. 1, 1975'	-	No. 6709
'Burnaby Loan Authorization Referendum By-Law No. 2, 1975'	-	No. 6710."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:
 "THAT the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT:

'Burnaby Loan Authorization Referendum By-Law No. 1, 1975' - No. 6709

'Burnaby Loan Authorization Referendum By-Law No. 2, 1975' - No. 6710

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701 be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701 and 'Burnaby Loan Authorization By-Law No. 1, 1975' - No. 6706 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

OPPOSED -- ALDERMAN MFRCIER
BY-LAW NO. 6701

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 LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 66, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Burnaby Scientific Pollution & Environmental
Control Society, Chairman,
re Application of I.H.M. Trimble & Sons Ltd.
to Pollution Control Board

A letter under date of October 14, 1975 was received advising Council of an application made to the Pollution Control Board to dump up to 200 Imperial gallons of effluent, daily, into Burnaby Lake by I.H.M. Trimble & Sons Ltd., 7260 Winston Street and further urging Council to formally file an objection to the granting of a pollution control permit and to determine what effect this effluent will have upon Burnaby Lake.

The Municipal Manager provided the following report of the Chief Public Health Inspector dated October 17, 1975:

"On October 16, 1975 the Municipal Clerk forwarded a letter, as received from Gladys E. Stelp, Chairman, Burnaby S.P.F.C., to this Department for comment.

We would advise that this Department is aware of the application for a Pollution Control Permit as submitted by H. M. Trimble and Sons Ltd. to the Director, Pollution Control Branch, Parliament Buildings, Victoria, B. C. and have taken the following action.

The Provincial Health Department, through whom we channel our information and objections, have been advised that the Municipality of Burnaby objects to the approval of trade waste discharge to Burnaby Lake from the premises of H.M. Trimble and Sons.

This particular area, while not serviced by sanitary sewer at this time, is capable of being so serviced. The Municipal Engineering Department is currently preparing a design for sewer installation and are of the opinion that sanitary sewer installation could commence in late November 1975 unless obstacles, such as non agreement to easements, develop.

Our past experience is that discharges of this type are best disposed of firstly by ensuring that the trade waste meets the requirements for entry to the sanitary sewer and then connection to such system.

In summation we would state that the Municipality of Burnaby has objected to the approval of Pollution Control Application #A#-4306, trade waste discharge to Burnaby Lake by H.M. Trimble and Sons.

A further report will follow once we have received the findings of the Municipal Engineer with respect to the design for sewer installation."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Municipal Manager be amended to include that a further report be obtained from the Health Department indicating what pollutants are presently now being discharged to Burnaby Lake and what pollutants would be in the future."

CARRIED UNANIMOUSLY

The vote was then taken on the original motion, as amended, and same was CARRIED UNANIMOUSLY.

(b) Evelyn J. Moon

re Unfairness of Raising Municipal Residential Taxes

A letter under date of October 15, 1975 was received suggesting the unfairness of raising municipal residential taxes and stressing the value of their particular home had neither increased or decreased since residence.

(c) Swinton & Company, Hugh G. Ladner,
Barrister and Solicitor

re Municipal Towing Contract

A letter under date of October 15, 1975 was received advising that they acted for Mundie's Towing Storage Service Ltd. concerning the towing contract for which tenders were recently called and for which bids were opened on October 14, 1975 and requesting the matter be referred to the October 27th meeting of Council in order to allow representation to Council concerning this matter.

The Municipal Manager reported that a staff report would be available at the October 27th meeting of Council.

- (d) The Corporation of the City of Vernon,
Mayor Stuart A. Fleming
re Opening Ceremonies - Vernon Winter
Carnival - Weekend of February 6, 1976

A letter was received under date of September 26, 1975 endorsing and supporting an invitation extended to Mayor and Mrs. Constable, together with other members of Council, to attend and participate in the opening ceremonies of the Vernon Winter Carnival on the weekend of February 6, 1976.

- (e) Vernon Winter Carnival Society, Chairman,
September 26, 1975
re District of Burnaby - "Honoured City"
1976 Vernon Winter Carnival

A letter under date of September 26, 1975 was received on behalf of the Vernon Winter Carnival Society requesting the presence of His Worship, Mayor T. W. Constable, at the Vernon Winter Carnival February 6th to 15th, 1976 and further indicating that the District of Burnaby has been chosen as the "Honoured City" and requesting that Mayor Constable and Council accept this honour for the 1976 Vernon Winter Carnival.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"THAT the District of Burnaby accept the honour of being chosen the "Honoured City" for the 1976 Vernon Winter Carnival, to be held February 6th to 15th, 1976."

CARRIED UNANIMOUSLY

- (f) Mr. Ernest Lonergan
re Sees No Need for a Change in the Collection
of Garbage

A letter under date of October 3, 1975 was received indicating that collection of garbage has always been carried out expeditiously and efficiently and indicating he saw no need for a change.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT Item 34, Manager's Report No. 47, 1975 and Item 18, Manager's Report No. 43, 1975 be forwarded to Mr. Ernest Lonergan."

CARRIED UNANIMOUSLY

- (g) Minister of Municipal Affairs
re Cheque - \$196,200.00
Natural Gas Revenue Sharing Act
New Housing Units

A letter under date of October 15, 1975 was received indicating the Municipality's share of the National Gas Revenue Sharing Act for housing starts purposes for the year 1974 was \$196,200.00. It was agreed the question of 1,962 units indicated for the purposes of this Act be checked with the Chief Building Inspector.

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

"Burnaby Zoning By-Law 1965, Amendment By-Law
No. 29, 1975" - RZ #27/75 - Tabled October 14, 1975

This was dealt with under Item 3(f) - By-Laws - Reconsideration and Final Adoption.

ENQUIRIES

Alderman Ast

Alderman Ast advised that he would be bringing a Notice of Motion forward at the next regular meeting relating to Strata Title and Co-Operative Housing and a commitment by the Municipality to these properties on July 7, 1975 and September 27, 1975 relating to rebates to offset double taxation for refuse collection.

Alderman Mercier

On a question of Alderman Mercier, the Municipal Clerk advised that the Advanced Poll was only held for three days prior to the annual election due to the question of time availability for the necessary legal advertising and ballot printing after the date of nomination.

On a further question of Alderman Mercier, the Municipal Engineer advised he would review the question of the inspection fee of \$30,000.00 on Work Order No. 62-058 - Big Bend Watermains, Phase II, in relation to the possibility of Municipal staff doing the inspection.

Alderman Lawson

On a question of Alderman Lawson, the Municipal Manager advised that a report on the refuse collection servicing of condominiums would be brought forward at the next weekly meeting of Council with either an interim or final recommendation on this subject.

Alderman Lewarne

On a question of Alderman Lewarne, it was agreed the matter of public advertising for outdoor burning be checked into. It was suggested that the Municipal Newsletter contain reference to this subject matter.

NOTICES OF MOTION

(1) Alderman V. V. Stusiak
re Establishment of Council Indemnity /
Commencing January 1, 1976

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"WHEREAS the Municipal Provisional Budget for 1976 is presently being prepared;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Treasurer include a provision for a Council indemnity increase of 10% for Aldermen effective as of January 1, 1976."

CARRIED

OPPOSED: ALDERMEN EMMOTT AND LEWARNE

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"WHEREAS the Municipal Provisional Budget for 1976 is presently being prepared;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Treasurer include a provision for an indemnity increase of \$2,400.00 for the Mayor effective as of January 1, 1976."

CARRIED

OPPOSED: ALDERMAN MERCIER

Alderman Gunn indicated that he would be giving Notice of Motion as to a study to evaluate the jobs and responsibilities for the Mayor and Aldermen.

- (2) Alderman D. A. Lawson
re Report on Ways and Means of
Regulating Noise Proofing in Higher
Density Development which Borders Arterial
Traffic Roads or Other Noise Producing Sources

MOVED BY ALDERMAN LAUSON:

SECONDED BY ALDERMAN MERCIER:

"WHEREAS Burnaby is in the centre of a rapidly developing urban area;

AND WHEREAS Burnaby's population is growing at a rate of approximately 3% per year;

AND WHEREAS traffic is steadily increasing, particularly on arterial traffic roads;

AND WHEREAS sound pollution is steadily increasing accordingly on these arterial traffic roads;

AND WHEREAS development areas about arterial traffic roads;

AND WHEREAS there are various construction methods which can be used to sound-proof buildings, including the double-glazing of windows, and there is some understanding that double-glazing, et cetera, also prevents heat loss;

THEREFORE, BE IT RESOLVED:

That the Municipal Manager be asked to bring in a report on ways and means of regulating noise proofing by double glazing and other methods in development which borders arterial traffic roads or other noise producing sources.

CARRIED UNANIMOUSLY

THE MEETING RECESSED AT 9:10 P.M.

THE MEETING RECONVEND AT 9:32 P.M. WITH ALDERMAN MCLEAN ABSENT.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (a) Mayor T. W. Constable
re Acting-Mayor for November and December, 1975

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT Alderman G. D. Ast be appointed Acting-Mayor for the months of November and December, 1975."

CARRIED UNANIMOUSLY

- (b) Mayor T. W. Constable
re Appointment of Municipal Commissioner
to North Fraser Harbour Commission

On a request of Mayor Constable the subject matter was withdrawn.

- (c) Reports of Grants and Publicity Committee

The Committee has considered requests for financial assistance and recommends as follows:

1. Burnaby Chamber of Commerce - \$2,200.00

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED

OPPOSED -- ALDERMAN STUSIAK

2. Christmas Dinner Grants to Senior Citizens' Organizations - \$1.00 per member to provide the Christmas Dinner

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

3. Burnaby Horsemen's Association - \$2,534.89
(taxes for 1975 plus penalties)

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

4. Girl Guides of Canada - Burnaby Royal Area - \$ 500.00

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendation be amended to include reference in the covering correspondence to a one time only grant for the year 1975."

FOR -- ALDERMEN LEWARNE AND MERCIER

OPPOSED -- MAYOR CONSTABLE, ALDERMEN AST, EMMOTT, GUIN, LAWSON AND STUSIAK

MOTION DEFEATED

The original motion as moved by Alderman Lawson and seconded by Alderman Ast was then voted on and CARRIED. ALDERMAN STUSIAK OPPOSED.

(d) The Municipal Manager presented Report No. 66, 1975 on the matters listed following as Items (1) to (14) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Engineer's Special Estimates

The Municipal Manager submitted a report of the Municipal Engineer dated October 16, 1975 which provided in part:

Work Order No.

2-683 (Reissue)	Boundary Road at Grandview Highway. Municipal share of upgrading signal.	\$21,000
6-709	Project 200 - Broadway and Gagliardi Corporation share of oversize sewer and splitter manhole.	24,000

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Work Order No.

62-041 (Reissue)

Patterson and Imperial Streets.
This order to cover installation of
traffic signal at Patterson and
Imperial.

\$ 12,000.

\$ 57,000.

It was recommended that the estimates be approved as submitted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (2) Letter Dated October 9, 1975 from Mr. George A. Piggott,
P.O. Box 82070, Burnaby
Subdivision of Land Situated at the North-West Corner of the
Intersection of Winston Street and Phillips Avenue -
Subdivision Reference #146/75

This matter was considered previously under Item 2(a) - Delegation.

- (3) Special Parking Spaces for Handicapped Persons
Letter from the Social Planning and Review Council of B. C. That Appeared
on the Agend of the October 14, 1975 Meeting of Council

The Municipal Manager provided the following report of the Municipal Engineer dated October 16, 1975:

"Reference the submission from SPARC of B. C. related to identification of vehicles driven by the handicapped.

While we appreciate the intent of the project of SPARC to provide stickers for vehicles for the handicapped, we would say that we would need more information on their suggestion related to special parking zones before we

could comment, i.e. where do they want the zones, how many, what do they feel justifies a special zone, etc.

At the present time we do issue to a handicapped driver, free of charge, a permit to overpark in time limit parking zones for a valid purpose, i.e. employment, medical treatment, etc."

It was recommended that a representative of Social Planning and Review Council of B. C. be requested to contact the Traffic Division of the Engineering Department to discuss in more depth the proposal regarding special parking spaces for handicapped and disabled person.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(4) Rental Information Services

The Municipal Manager reported as follows:

"On December 9, 1974, Council adopted the five recommendations that were contained in a report on Rental Information Services (Item 14, Report No. 82).

The Human Resources Administrator and the Information Centres Advisory Committee have submitted written evaluations on the services rendered under the program, as required. Comments by the Administrator are contained in the report that follows; the Committee's reply, is in the form of a letter dated August 29, 1975 from Mrs. Marguerite Dixon to the Municipal Treasurer.

The Rentex organization that is referred to in Mrs. Dixon's concluding paragraph is a privately operated agency that is licenced by the Municipality to provide rental accommodation information to the public. Unlike Rental Information Services, which supplies such information at no cost, Rentex charges each customer a fee in the amount of \$30.

The Provincial Government will make available a grant up to 15¢ per capita for 1976 subject to the condition that the Municipality make a contribution equal to 50% of the grant. On the basis of this formula, our maximum budget would be \$28,273 of which \$18,849 would be supplied by the senior government: the Municipality's contribution would be \$9,424. These figures are the same as for 1975 because funding by the Province is based on a population of 125,660 as recorded by the 1971 Census. Mrs. Dixon has advised by telephone that her organization is prepared to operate within these limits.

It was recommended:

1. THAT the Municipality participate with the Provincial Government in funding the proposed project for the calendar year 1976 on the basis of the formula as outlined above; and
2. THAT the Municipality's share in the amount of \$9,424 be provided for in the 1976 Annual Budget; and
3. THAT the Municipal Treasurer be directed to make the necessary application for a grant from the Provincial Government; and
4. THAT the necessary funds be dispersed accordingly; and
5. THAT the Information Centres Advisory Committee and Human Resources Administrator each be asked to provide a written evaluation on the services rendered under the program on or before September 15, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEVARNÉ:

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

CARRIED

OPPOSED -- ALDERMAN MERCIER

- (5) Subdivision Servicing Agreement -
Subdivision Reference #195/74

The Municipal Manager provided a report of the Director of Planning dated October 16, 1975 setting forth information relative to the referenced subdivision for inclusion in the servicing agreement.

It was recommended that Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #195/74.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEVARNÉ:

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

CARRIED UNANIMOUSLY

- (6) Deleted

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(7) Destruction of Foliage Alongside the Creek
at the Municipal Golf Course -
Council Enquiries - Council Meeting August 5, 1975

The Municipal Manager provided the following report of the Chief Public Health Inspector dated October 17, 1975:

"Following receipt of information from the Municipal Clerk, August 11, 1975 the above-noted subject was discussed with Mr. Delawski, Greenskeeper at the Burnaby Golf Course. We were informed that in the first week of July 1975, the bank of a creek, which traverses the Golf Course, was sprayed to control weeds. This creek is a tributary of Eagle Creek which flows into Burnaby Lake. The herbicide applied was Gramoxone, a non-residual herbicide approved by the Provincial Department of Agriculture for the control of grasses and broadleaf weeds. This herbicide is used in agriculture to control weeds under tree fruits, inter-row weeding of vegetables, and weed control on pasture land. It is inactivated on contact with soil and leaves no residual. Subsequent inspection of the tree growth along the creek bank revealed some browning of leaves which could indicate contact with spray either by direct contact or by wind drift. Further examination of this creek, Eagle Creek, and its point of discharge into Burnaby Lake indicated no environmental damage to fish, wildlife, or aquatic life.

On October 10, 1975 the affected foliage was again examined and there appeared to be no brush or tree kill. The area will be reinspected in the Spring of 1976.

CONCLUSION

Park and Health Departments have agreed that where future weed control of creek banks is necessary, the control will be by mechanical methods."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDEPMAN LAWSON:

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

CARRIED UNANIMOUSLY

(8) Proposed Condominium Apartments Development
Kingsway/Humphries Court/15th Avenue
Rezoning Reference #35/75

The Municipal Manager provided a report of the Director of Planning dated October 16, 1975 relating to the above noted subject and containing the following recommendations:

It is recommended that Council authorize the introduction of A Lane Exchange By-Law according to the terms outlined in Section 3.8 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning By-Law.

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 November 18, 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 completion of the requisite Lane Exchange By-Law.
- 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 By-Law.
- 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. One of the conditions of the release of occupancy permits will be the completion of all requisite services.
- g) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the development from existing services.
- h) The dedication of any rights-of-way deemed requisite.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of a \$475.00 per unit levy to go towards the acquisition of neighbourhood parks.
- k) The retention of as many existing mature trees as possible on the site.

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

(9) Edmonds House
Finishing Lower Floor Fire Escape

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated October 16, 1975:

"At its meeting of the 15th of October, 1975, the Parks and Recreation Commission considered a letter from the Chief Building Inspector regarding the above subject, and agreed to recommend the construction of the fire exit.

The original contract for the finishing of the lower floor with Bengal Construction Limited is now closed with an underspent amount. In addition, the project contingency is intact and an application can be made under the Elderly Citizens' Housing Aid Act for a one-third grant. Funds available are as follows:

Balance underspent from finishing Lower Floor	\$ 3,536.42
Contingency unspent from finishing Lower Floor	5,096.00
Grant from Elderly Citizens' Housing Aid Act	<u>33,340.00</u>
	\$41,972.42"

It was recommended that Jepsen Mulder Construction Ltd. be engaged to construct an exitway from the lower floor of Edmonds House to plans and specifications of Robert F. Harrison, Architect, as quoted in the revised amount of \$13,760.00.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(10) Proposed Senior Citizens Housing and Care Wing Project
7210 Mary Avenue and 7137, 7137 and 7211 Canada Way
Rezoning Reference #41/75

The Municipal Manager provided the report of the Director of Planning dated October 16, 1975 wherein it was recommended as follows:

The Planning Department recommends THAT approval in principle be given to this Comprehensive Senior Citizens' Housing development and THAT this rezoning be forwarded to a Public Hearing on 18 November, 1975, and THAT the following be established as prerequisites to the rezoning:

1. The submission of a complete and suitable plan of development.
2. The dedication of the necessary road right-of-way along the Canada Way frontage.
3. The deposit of a Bank Letter of Credit to cover the costs of the requisite services to this site, including storm sewer and water supply as deemed necessary by the Municipal Engineer.
4. All electrical and telephone services to be placed underground throughout the development.
5. An undertaking to guarantee the removal of all existing structures on the site within six months of the rezoning being granted, but in any event not prior to THIRD READING.
6. The consolidation of the net project site into one legal parcel.
7. The provision of service easements as deemed by the Municipal Engineer.
8. Substantial completion of engineering design drawings for site services to the approval of the Municipal Engineer prior to Final Adoption.

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(11) Ravine at the Bottom of Coldicutt Street

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated October 16, 1975:

"At the Council meeting of September 15, 1975 it was resolved:

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

The Parks and Recreation staff have visited the site which is to the north of the Cariboo Hill School Park Site. The adopted land use pattern for the Federal Government George Derby properties immediately southwest of the Coldicutt Street allowance is park, institutional and recreation area; and the area to the northeast is municipal property zoned as residential.

It is felt that the obvious and best use for the area in question is as a conservation area with a trail linking the area to the south with the proposed trail system parallel to the freeway and along the Brunette River. The current dumping is not compatible with this use and, in our opinion, should cease.

At its meeting of October 15, 1975, the Parks and Recreation Commission adopted the recommendations listed below.

RECOMMENDATIONS

1. THAT Council be requested to designate the ravine at the foot of Coldicutt Street as a conservation area until such time as a land use pattern for the surrounding area can be established in more detail;
2. THAT Council be requested to direct that when land use patterns are being further refined, consideration be given to the possible permanent designation of this ravine as a conservation area and as a link in the linear trail system;
3. THAT Council give serious consideration to the Commission's suggestion that the current practice of dumping in this ravine be stopped.

It was recommended that the report from the Parks and Recreation Administrator be referred to the Planning and Engineering Departments for study and comment.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(12) Letter Dated October 14, 1975 from S.P.E.C.
5385 Norfolk Street, Burnaby
Pollution Control, Application #AE-4306
I.H.M. Trimble and Sons
7260 Winston Street, Burnaby

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

- (13) Lease Agreements on Portions of the "Kapoor" Property
- a) Letter Dated September 24, 1975 from Kask Bros. Ready Mixed Concrete Ltd., 6715 Curtis Street, Which Appeared on the September 29, 1975 Council Agenda
 - b) Letter Dated September 30, 1975 from Noble Towing Ltd., 985 Calverhall Street, North Vancouver, Which Appeared on the October 6, 1975 Council Agenda
 - c) Item 13, Report No. 63, October 6, 1975

The Municipal Manager reported as follows:

"On October 6, 1975, Council requested the Parks and Recreation Commission to comment on requests from Kask Bros. Ready Mixed Concrete Ltd. and Noble Towing Ltd., for extensions to their lease agreements with the Municipality for portions of the "Kapoor" property, and also, on a report from the Planning Department on this matter (Item 13, Report No. 63, October 6, 1975).

Following is a report from the Parks and Recreation Administrator in this report. The Director of Planning has submitted a report dealing solely with the question of the Kask lease. Council will note that the Director of Planning does not agree with the recommendations of the Parks and Recreation Commission as far as the Kask lease is concerned, and that the recommendations made by the Municipal Manager in this report are slightly different to both those of the Parks and Recreation Commission and the Planning Director.

With respect to the request from Kask Bros. Ltd. for permission to install a conveyor through parkland adjacent to Burrard Inlet, Council will recall that we have received specific responses on this matter from the Greater Vancouver Regional District, the Department of Recreation and Conservation and the B. C. Land Commission. We were advised by telephone on October 17, 1975 that the response from the National Harbours Board can be expected in the very immediate future. It is anticipated that Council will be in a position to make a decision on the conveyor no later than November 3, 1975."

It was recommended:

1. THAT in view of the special circumstances facing Noble Towing Ltd. and the fact that the Company has made definite relocation arrangements, one final extension of one month (to November 2, 1975) to the original lease be granted with an additional month for relocation and clean up; and
2. THAT the current lease rate of \$750 per month apply to the Noble Towing Ltd. lease extension; and
3. THAT a one month extension to the original lease as recommended by the Parks and Recreation Commission be granted to Kask Bros. Ready Mixed Concrete Ltd. and that the question of a lease thereafter be tabled until the November 3, 1975, Council meeting; and
4. THAT Kask Bros. Ltd. be requested to continue to pursue arrangements to relocate its barge unloading facility outside the Marine Park in the event that the rezoning does not proceed.
5. THAT the current monthly lease rate to Kask Bros. Ltd. apply.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED -- ALDERMAN GUNN

- (14) 1. Public Libraries in School Buildings
 2. Burnaby Public Library Building Programme

The Municipal Manager provided the following report of the Chief Librarian dated October 15, 1975:

"The two submissions from the Library Board to Municipal Council are inter-related. Both documents are concerned with library development. Both documents reflect the Board's thinking at the present time. Both documents are transitional rather than final: the recommendations regarding school housed public libraries propose that future studies be undertaken, while the building programme is in a draft stage and subject to continuous revision. However the Library Board feels that Council should be made aware of the Board's current work in both these important areas.

The building programme has been developed in consultation with senior Municipal staff and a timetable has been adopted by the Board in order to expedite the programme. Further, a design team has been established with the approval of Council and an amount of \$40,000 is available in the Capital Improvement Programme for the retention of consultants to work within the framework of the construction-management technique in developing the programme.

Please note that the reports of the Planning Director are in the form of a separate document since these reports deal with land acquisition and should be dealt with by Council in camera. The recommendations of the Planning Director are included for public information however.

In addition to the recommendations made by the Library Board and reproduced in the building programme on pages 49 and 50, the Library Board is in the process of developing a number of recommendations especially in response to those made by the Director of Planning. These will be presented to Council at a later date.

Representatives of the Library Board will be present to answer questions if required at the Council meeting to be held on 20 October, 1975. Should Council prefer to discuss the documents at a later date, members of the Library Board will be pleased to be present at that time also.

The draft building programme is for the information of Council only.

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the subject matter be tabled for a two week period to allow further examination of the material submitted."

CARRIED UNANIMOUSLY

NEW BUSINESS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the Council Agenda be amended to include a New Business item dealing with the Burnaby Logo."

CARRIED UNANIMOUSLY

Alderman Lawson advised that she had been contacted by Mr. Robert Anderson of Channel 10 T.V. in regard to a Municipal Affairs Programme, two on Burnaby and three on the Election and has asked that Burnaby supply a copy of the Logo for purposes of a backdrop for the programming. Cost of a finished coloured photographic print using screen coloured process being a white symbol on a coloured background was estimated to cost \$40.00. A separate quote was obtained on a composite using a codolith film composition with coloured paper backing. This would be a black background estimated to cost \$10.00. It was suggested that it was the kind of thing that could be used by anyone conducting a programme of this type.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"THAT a suitable backdrop using the Logo and costing in the amount of \$40.00 be obtained for public use."

FOR -- ALDERMEN GUNN AND LAWSON
OPPOSED: -- MAYOR CONSTABLE, ALDERMEN
AST, EMMOTT, LEWARNE, MERCIER
AND STUSIAK

MOTION DEFEATED

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY