

JULY 21, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, July 21, 1975, at 7:00 P.M.

PRESENT: Acting-Mayor V. V. Stusiak, in the Chair
Alderman G. D. Ast
Alderman B. M. Gunn
Alderman D. A. Lawson (7:05 P.M.)
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier (7:20 P.M.)

ABSENT: Mayor T. W. Constable
Alderman A. H. Emmott

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. B. D. Leche, Municipal Clerk's Assistant

P U B L I C H E A R I N G

A Public Hearing was held on "Burnaby Highway Exchange By-Law No. 2, 1975" - By-Law No. 6691.

This By-Law provides for the exchange of portions of Halifax Street and Nation Way in connection with a subdivision (S.R. #19/74).

No one appeared in connection with "Burnaby Highway Exchange By-Law No. 2, 1975" - By-Law No. 6691.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

M I N U T E S

The Minutes of the Council Meeting held on July 7, 1975, came forward for adoption.

Alderman Gunn noted that on Page 39 of the Minutes of the Council Meeting held on July 7, 1975, paragraph 2 of the motion as MOVED by Acting-Mayor Stusiak and SECONDED by Alderman Mercier concerning the Burnaby Mountain Conservation Area did not accurately reflect the intent of the motion.

Paragraph 2 of the motion in question should read as follows:

- "2. The westerly Burnaby Mountain Conservation area boundary be amended to generally follow the yellow line indicated on print "B" and as enumerated in the report of June 23, 1975, of the Director of Planning, excluding the private properties located at 7262 Ridge Drive, 7268 Ridge Drive and 7327 Pandora Street, and then along the uphill side of the Curtis Duthie Alignment to the 500-foot level."

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the Minutes of the Council Meeting held on July 7, 1975, as amended, be now adopted."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Mr. L. Langerholz re damage to residence caused by truck traffic on Tenth Avenue;
- (b) President, Summerhill Management Limited, re Development Design, Hastings Street and MacDonald Avenue;
- (c) President, Local 23, Canadian Union of Public Employees re Municipal Hall Renovations - Sewer and Water Line Installation.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

Mr. L. Langerholz, 7305 Tenth Avenue, then addressed Council on the subject of truck traffic in the vicinity of his home on Tenth Avenue which originates with the McDonalds Consolidated Warehouse on Eleventh Avenue. Mr. Langerholz alleged that his residence was suffering severe structural damage from the vibrations caused by the truck traffic in question and that the peace and quiet that could normally be expected in a residential area was completely destroyed by the operation of these trucks. Mr. Langerholz noted that his insurance company had denied any responsibility or liability for this type of damage to his home. Mr. Langerholz also noted that in March of this year he had submitted a petition signed by himself and other residents of Tenth Avenue to have truck traffic banned on Tenth Avenue between the hours of 9:00 P.M. and 7:00 A.M. but no action had been taken on his request.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

"THAT Item 22, Municipal Manager's Report No. 49, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

"Mr. Langerholz has requested to appear before Council as a delegation in reference to damage being caused to his residence at 7305 Tenth Avenue by heavy truck traffic on Tenth Avenue.

The Municipal Engineer advises that a petition from Mr. Langerholz was considered by the Traffic Safety Committee and Council in February, 1975. As there has been no change in the situation since that time, we are submitting the report that was considered by the Traffic Safety Committee at that time.

The Municipal Manager has recently contacted the Department of Municipal Affairs in connection with the legality of the New Westminster truck ban on Tenth Avenue, and he is still awaiting a reply.

This is for the information of Council."

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Mr. Kenneth Gillespie, Summerhill Management Limited, then addressed Council on the subject of the Hastings Street Urban Renewal Project and introduced other members of his Company who were present being Mr. Walsh, Mr. Harry Gillespie and Mr. Robert McGillivray. Mr. Kenneth Gillespie noted that the name of the original company had been changed to Summerhill Management Limited in line with the name of the project. Mr. Gillespie reviewed in considerable detail the history of the project from its inception to the present and outlined some of the problems that had prevented commencement of construction of the project as originally planned. Details of the main problems encountered were as follows:

1. Development agreement basically provided that the developer was to prepare plans, working drawings and eventually commence construction not later than April 1, 1975, with completion no later than three years after that. The land was to be sold to Summerhill by agreement for sale with payment due on January 8, 1975. Title was not to be given before commencement of construction and the developer was restricted from selling the property until the development was fully completed. In order to make the project more viable his Company had spent considerable time and effort to acquire additional land but had only met with partial success.
2. Other problems relating to the development of the Civic Square had also been encountered which seriously impeded the finalization of plans.
3. In March 1974, the Company had been advised for the first time that there was a three foot watermain which ran down the old Ingleton Avenue alignment and, in effect, bisected the site. At this time the company had a development plan which was subsequently presented to the Planning Department and which did not allow for this water main. On inquiry, it was found that it could not be rerouted as this would create too many bends, etc. It was suggested that this main be encased and run through a tunnel, then through the project, except there was a high rise apartment directly over it in the way. Even with the above problems, the project did go to Public Hearing and did get two readings of the By-Law on May 21, 1974.

After the problems with the Civic Square, the water main, and other additional problems which arose at that time, the company ran into a very inflationary period especially in early 1973 and 1974. As a consequence it was necessary to revise the plans and a reduction in the estimated cost from \$21,000,000.00 to \$16,000,000.00 was accomplished. The revised plans were resubmitted and went to Public Hearing in November, 1974 and was given two readings at that time.

About this time the Company had been advised that their financing was no longer available under the same terms and conditions.

As a consequence, the Company applied for a six month extension. The agreement for sale was coming due and payable in January. The Company was given to understand that payment was to be deferred until Council had dealt with the request for extension. By mid March Council had not considered this request for an extension and the Company had received a letter demanding payment on the agreement for sale. Council finally approved the six month extension but three of the six months had already passed by. The Company, therefore, applied for a total extension of eighteen months, being the sum of one year plus the previous extension of six months in order to reactivate the architectural team which has virtually disbanded.

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Currently all planning work has been suspended since January. The Company has yet to receive an official reply to either request for extension which were submitted to the Director of Planning at the end of December 1974 and in mid March 1975.

It was understood that the delay was occasioned because there was some doubt as to whether the Provincial Government would take on the project and develop it themselves.

Mr. Gillespie suggested two courses of action which would enable his Company to proceed with the development:

1. The development agreement and the agreement for sale be extended for one year which would allow time to reform the development team to get the plans going, the working drawings prepared and to get construction under way;
2. The second alternative, which would be equally acceptable, would be that the Company would be willing to pay for the land in full, including accrued interest to date, if the Company were able to receive the deed to the property and to be relieved of some of the time constraints which forces it to commence development within a very restrictive period.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"THAT Item 15, Municipal Manager's Report No. 49, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

"Appearing on the Agenda for the July 21 Council Meeting is a letter dated July 15, 1975 from Mr. Harry A. Gillespie, President, Summerhill Management Limited in which he asks to appear before Council to discuss some matters relative to the development he refers to as being on 'Hastings Street at MacDonald'.

For the information of Council the following motion was passed at the July 7, 1975 Council Meeting in connection with the Hastings Street Urban Renewal Project:

'THAT the Director of Planning provide a report within a month's time on the development on Hastings Street taking into consideration the reasons the developer does not want to develop, the Planner's or Council's reasons for the present land use.'

Council will also recall that we are simply 25% partners in this development and therefore any submission that is made must be ultimately considered by the Partnership.

This is for the information of Council."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT the submission made by Mr. Kenneth Gillespie this evening be referred to the Director of Planning for consideration in conjunction with the report on this subject which is to be submitted to Council on August 5, 1975."

CARRIED UNANIMOUSLY

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Mr. Aubrey Burton, speaking on behalf of Local 23, Canadian Union of Public Employees, then addressed Council on the subject of Municipal Hall Renovations and the employment of labourers on this project. The following is the text of Mr. Burton's submission:

"We are appearing before you on behalf of Local 23, Canadian Union of Public Employees, representing Burnaby Municipal employees.

Our request is that you instruct your administration to apply what we have always understood to be Council policy, namely that when the District of Burnaby has work to be done and has qualified employees to do this work, it will be done by them as a matter of priority before outside labour is engaged.

The latest incident in what we believe to be a violation of this policy concerns storm sewer, water line and road construction involved in the renovation of the Municipal Hall.

Your administration is hiring outside labourers to do this work at a time when Municipal labourers are being laid off.

Not only that, your administration is paying these outside labourers, members of the Labourers Union, at their established base rate of \$7.98 per hour. This compares with a base rate of \$5.50 for Municipal labourers.

Our quarrel is not with the Labourers Union. It is with an administration which is bringing about unnecessary lay-offs of Municipal labourers, hiring outside labourers at higher rates and thus not only depriving our members of jobs, but at the same time increasing costs to the Municipality and the taxpayers.

We ask you to order an immediate investigation of these practices by your administration and make whatever corrections are necessary in the interests of the well-being of Municipal employees and taxpayers alike. We further request that your investigation include the opportunity for us to supply evidence to an impartial committee of Council, and that your investigation not be limited to asking your administration to investigate and report on itself.

Mr. Mayor, I also have the reply of the Municipal Manager to a letter which is attached to the report dealing with this particular matter, and we note the remarks made in the second paragraph of the letter which states basically 'We had set up a special construction section to handle the Municipal Hall renovation work and we are acting as our own general contractors'. The sewer and road work is the integral part of the whole project and is the part of the total project budget. A decision was made earlier not to mix union jurisdiction and we must now stay by that decision. I would take it from the second paragraph, Mr. Mayor, that the Municipality therefore is hiring the labourers from the Labourers Union directly of themselves and as such, we believe is contrary to the collective agreement that is now in effect in between the Municipality and Local 23 of the Canadian Union of Public Employees.

While we are aware that the Council did at the beginning of the work on the Municipal Hall hold a meeting with several officers of the Local concerning this issue and laid out in an undated memorandum to Mr. Jones, the Chief Building Inspector, a number of points concerning the working on the Municipal project connected with renovation, one of which states "No. 7 - It is not anticipated that any Municipal tradesman or labourer will be hired for the project".

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Our point is not that the Municipality is being asked to hire any new people as Municipal employees but rather that they should utilize the employees that they possess and earlier laid off in what was considered a necessary action to effect economies. Secondly, that in hiring these labourers from the Labourers Union, it strikes us as rather peculiar that the City Councillors of the District Council or the Administration would be quite ready to pay a higher rate when they could be paying a rate set forth in the Collective Agreement with Local 23 of the Canadian Union of Public Employees in the District of Burnaby.

I might add finally and lastly, Mr. Mayor, that we are going before the Labour Relations Board to seek a ruling as to the validity of the agreement entered into between the District of Burnaby and the Labourers Union, a copy of which is attached to the submission.

In final conclusion, I would ask that the Council consider the request set out in our submission and I would ask that the Council seriously endeavour to use their own Municipal employees wherever possible in the performance of Municipal work."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT Item 35, Municipal Manager's Report No. 49, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

"Mr. O. Dykstra, President, Canadian Union of Public Employees, Local 23, has asked to appear before Council at its July 21, 1975 meeting in order to present a short submission concerning work being done on sewer and water line installations in connection with renovations to the Municipal Hall.

As background information, the Municipal Manager is attaching the following:

1. Copy of a letter dated July 11, 1975 from Mr. Owen Dykstra to the Municipal Manager.
2. Copy of a letter dated July 17, 1975 to Mr. Dykstra as the reply from the Municipal Manager.
3. Letter received in the Building Inspector's office on December 4, 1974 from the Personnel Director confirming the understanding that we have with Local 23 as far as using Municipal staff is concerned on the Municipal Hall Renovations Project. (This attachment appeared as an attachment to Item 21, Report No. 9, February 10, 1975.)

This is for the information of Council."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of this subject matter be tabled until such time as the subject has been considered by the Labour Relations Board and a decision has been handed down by that body."

CARRIED:

CONTRARY: ALDERMAN GUNN.

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SPECIAL DELEGATION

Acting-Mayor Stusiak then announced to Council and assembled guests that it was their privilege to have with them this evening Mr. W. A. Pritchard who is here this evening to have conferred upon him the Freeman of the Municipality. Mr. Pritchard served the Municipality as Reeve from 1930 to 1932 and as Councillor in 1928 and 1929.

Acting-Mayor Stusiak then introduced honoured guests, Freeman John Douglas Drummond and Mrs. Drummond, Freeman Charles MacSorley and Mrs. MacSorley, former Municipal Clerk Charles B. Brown, former Municipal Clerk John H. Shaw and Mrs. Shaw, friends of Mr. Pritchard, Mr. Fraser Wilson and Mrs. F. Tadych and her son, Mr. and Mrs. J. A. McGeachie and members of staff who were on staff when Mr. Pritchard was in office, Mr. Les Francis, and Mr. and Mrs. H. S. Jeboult.

Acting-Mayor Stusiak then invited Mr. Pritchard to join him on the dais and requested the Municipal Clerk to read the Freeman scroll.

Acting-Mayor Stusiak then stated that it was his great pleasure on behalf of the members of Council and the citizens of the Municipality to present to Mr. Pritchard a key to the Municipality and the Freeman scroll and requested that Mr. Pritchard say a few words to the assembled guests.

Mr. Pritchard noted that he had been a resident of Vancouver and Burnaby for 27 years and a resident of the United States for the past 37 years but always returned to Burnaby for a visit. Mr. Pritchard noted that this was the third citation he had received as a result of his association with the Municipality of Burnaby, the first being from the Burnaby Police Commission, the second from the Union of British Columbia Municipalities, both of which he treasured very highly, and now this evening he was receiving his third citation which he would also treasure most highly. Mr. Pritchard urged all present to live by three simple words "Tell the truth". He went on to say that he wished he could find the words to express his true feelings about the honour accorded him this evening and concluded his remarks by thanking the Acting-Mayor and Council very much.

The Council recessed at 8:03 P.M.

The Council reconvened at 8:30 P.M. with Mayor Constable and Alderman Emmott being absent.

BY - LAWS

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"THAT Item 30, Municipal Manager's Report No. 49, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

It was recommended that:

- (a) The following security issuing by-laws be brought down and given three readings on July 21, 1975:

By-Law No. 6695	\$1,170,000.00	for parks purposes
By-Law No. 6696	\$ 303,300.00	for local improvements;

- (b) The Municipal Treasurer be directed to make the necessary application to the Greater Vancouver Regional District for financing.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"THAT:

'Burnaby Highway Exchange By-Law No. 3, 1975' (#6694)

'Burnaby Security Issuing By-Law No. 3, 1975' (#6695)

'Burnaby Security Issuing By-Law No. 4, 1975' (#6696)

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 McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"THAT:

'Burnaby Highway Exchange By-Law No. 3, 1975' (#6694)

'Burnaby Security Issuing By-Law No. 3, 1975' (#6695)

'Burnaby Security Issuing By-Law No. 4, 1975' (#6696)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"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. 10, 1975' (#6639)."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Rezoning Reference #3/75

Lot 7, S.E. Part, D.L. 11, Plan 3045.

8691 Armstrong Avenue

From Residential District (R3)

To Neighborhood Commercial District (C1)

The Planning Department, by memorandum dated July 16, 1975, reported that the prerequisites previously established by Council in connection with this rezoning proposal have now been satisfied.

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MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"THAT 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 10, 1975' (#6639) be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT:

'Burnaby Expropriation By-Law No. 1, 1975'	(#6631)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 18, 1975'	(#6648)
'Burnaby Refuse By-Law 1967, Amendment By-Law 1975'	(#6686)
'Burnaby Lease Authorization By-Law No. 8, 1975'	(#6687)
'Burnaby Road Closing By-Law No. 6, 1975'	(#6690)
'Burnaby Highway Exchange By-Law No. 2, 1975'	(#6691)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT 'Burnaby Expropriation By-Law No. 2, 1975' (#6688) be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"THAT 'Burnaby Expropriation By-Law No. 2, 1975' (#6688) be tabled."

CARRIED

CONTRARY: ALDERMEN LEWARNE,
McLEAN AND MERCIER.

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. 49, 1975, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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Mr. J. S. Kingdon, Assistant Engineer, Greater Vancouver Sewerage and Drainage District, submitted a letter dated July 14, 1975, making application for the grant of a perpetual easement and the use during construction of adjacent working space as shown on Sketch 24/SF-1266 for the purpose of installing, maintaining and operating a connection between the Marshend Pumping Station and the existing Big Bend Force-main and for the nominal consideration of \$1.00.

Council was advised that a Staff Report on this subject would be available for consideration on August 18, 1975, and further consideration of this matter was deferred until that time.

Mr. Harry Thorp, 7490 - 14th Avenue, submitted a letter dated July 6, 1975, requesting that Council disregard the recommendation of the Planning Department that his application for the rezoning of the subject property (Rezoning Reference #18/75) be rejected and that Council give favourable consideration to said application. Mr. Thorp also complained for rowdiness in the vicinity of Kingsway and 14th Avenue. Mr. Thorp noted also that there was a residence directly across 14th Avenue from his own which appeared to be rented to 15 or 20 young people.

Item 2 of Item 46, Municipal Manager's Report No. 49, 1975 and Item 39 of Municipal Manager's Report No. 49, 1975, were brought forward for consideration at this time.

Item 2 of Item 46

It was recommended that Council receive the report of the Planning Department and not give favourable consideration to the subject rezoning request.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Item 39

It was recommended that:

(a) Mr. Thorp's complaint regarding rowdiness be referred to the Officer-in-Charge, Royal Canadian Mounted Police, Burnaby for investigation and report;

(b) Mr. Harry Thorp be provided with a copy of this report.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT Mr. Thorp's allegation of the improper use of the dwelling directly opposite Mr. Thorp's residence on 14th Avenue be investigated and a report submitted."

CARRIED UNANIMOUSLY

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Mr. George E. Ross, 4196 Halifax Street, submitted a letter dated July 7, 1975, complaining that on leaving the Council Meeting on July 7, 1975, he had found the doors to the Municipal Hall locked. No one was in attendance and his departure from the building had been delayed.

Item 3, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"In a letter dated July 7, 1975, Mr. George E. Ross mentioned that the Commissionaire, Mr. M. Hunt, had left the front doors unattended.

The evening in question was very warm and for this reason we had the windows open on the lower floor. In addition we had just completed moving the Cafeteria to the new quarters. Mr. Hunt locked the main doors before leaving to check the lower floor and to allow staff from the Cafeteria to exit. He insists that the main doors were unattended for not more than five minutes and that he was within hearing distance of the lobby at all times.

With three buildings and the temporary trailer complex to attend to, there will be occasions when the Commissionaire will not be immediately available. In future we will endeavor to have a member of the cleaning staff cover.

It should also be noted that on the night in question there was a large amount of money in the building."

It was recommended that a copy of this report be forwarded to Mr. George E. Ross with Council's apologies for the inconvenience he had suffered.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

It was requested that the Municipal Manager report on the procedures currently in effect to deposit large sums of money prior to the close of business each day.

Mr. Edgar W. Laird, 6792 Humphries Avenue, in an undated letter received by the Municipal Clerk on July 9, 1975, complained of the refusal of the Corporation of Burnaby to carry on with extra garbage pick-ups.

Item 23, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"Mr. Laird is voicing his objections to the cancellation of special garbage pick-up.

This service as it was being provided as special pick-up was inefficient and was recently discontinued in that particular form. If Mr. Laird will put his refuse in normal garbage containers or in bundles which meet the dimensions and weights specified in the By-Law, it will be picked up on normal route collection; this is now standard practice."

It was recommended that a copy of this report be forwarded to Mr. Edgar W. Laird.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Mr. Brian Corkum, 5624 Broadway, wrote to express his concern with Council's recently announced policy of effecting reductions in the Municipal Work Force.

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Mr. E. Molnar, Chairman, Council of Strata NW 218 and Mr. W. Sukaroff, Manager, Strata NW 218, submitted a joint letter dated July 10, 1975, concerning the assessment of water rates. Mr. Molnar and Mr. Sukaroff also noted that Strata N.W. 218 is charged a commercial rate for garbage pick-up. The Municipality gets away scot free from picking up any garbage from Strata N.W. 218 because they chose the more sanitary large garbage containers. The correspondents were of the opinion that individual taxes should be deducted from the assessment for garbage pick-up.

Item 17, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time.

The following is the substance of that report:

"Water rates for Strata Title properties are based on actual meter readings and the figure of \$1,500.00 is projected from the first two quarters of 1975. Meter charges are as follows:

The following rates became effective 1 July, 1973

MONTHLY METER RATES

First	10,000	cubic feet -	36.0¢ per 100 cu. ft.
Next	20,000	" " -	25.2¢ " " " "
Next	50,000	" " -	19.7¢ " " " "
Next	420,000	" " -	17.3¢ " " " "
Next	1,500,000	" " -	12.6¢ " " " "
In excess of	2,000,000	" " -	CVWD rate plus .6¢
Minimum monthly charge			\$3.50

QUARTERLY METER RATES

First	30,000	cubic feet -	36.0¢ per 100 cu. ft.
Next	60,000	" " -	25.2¢ " " " "
Next	150,000	" " -	19.7¢ " " " "
Next	1,260,000	" " -	17.3¢ " " " "
Minimum quarterly charge			\$10.50

The flat rate of \$42.00 is charged to single family dwellings.

Strata N.W. 218 is composed of 56 units which means that the cost of water based on a total charge of \$1,500.00 is \$26.78 per unit per annum--considerably less than the cost to the single family homeowner.

The Corporation has no facilities to pick-up large garbage containers and under present policy, containers are picked up by private contractors and payment for this service is by arrangement between the Strata Council and the contractor.

The Municipal Council at its meeting of 7 July, 1975, passed a motion which will provide refuse service to Strata Title and cooperative properties as a part of general taxation. Requisite steps will soon be taken to effect this direction of Council."

It was recommended that a copy of this report be forwarded to Mr. E. Molnar, Chairman, Council of Strata NW 218, and Mr. W. Sukaroff, Manager, NW 218.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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Mr. W. P. Hodgkin, Sullivan Heights Ratepayers Association, in a letter dated July 7, 1975, wrote to advise that the Association had been made aware of a proposed library in the Sullivan Heights area and the possibility had been received with a great deal of enthusiasm. The association suggested that consideration be given to using the facilities of one of the local schools for this purpose.

Item 37, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The Planning Department has been requested to submit a report with reference to a letter dated July 7, 1975 from Mr. W. P. Hodgkin of the Sullivan Heights Ratepayers Association.

We would confirm that the Burnaby Library Board has initiated procedures towards the acquisition of a library site in the Sullivan Heights/Lougheed Mall area. The proposed public library will be located on an appropriate site separate from the local schools in the area.

The interest of the Ratepayers Association is appreciated and the Chief Librarian has been made aware of the Ratepayers Association's comments on this matter.

This is for the information of Council."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN McLEAN:

"THAT Burnaby Public Library Board study the matter of putting a library within school buildings in the Sullivan Heights area and submit a report to Council in this regard."

CARRIED UNANIMOUSLY

Mr. W. P. Hodgkin, Sullivan Heights Ratepayers Association, in a letter dated July 6, 1975, requested clarification of the Council's stand on the lack of sewer connections on the south side of Sullivan Street.

Item 13, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The Sullivan Heights Ratepayers Association has written a letter to the Mayor and Council asking for an explanation regarding the lack of sewer service on the south side of Sullivan Street between Noel Drive and North Road.

The attached sketch shows that a considerable number of properties on the south side of Sullivan Street are in large parcels not yet subdivided. It will be seen from the sketch that only portions of a lane allowance south of Sullivan are available, and no easements. It is our opinion that it would be premature to construct sanitary sewers in this area with so much unsubdivided property, because of the lack of lane allowances and easements in which to construct the sewer. Furthermore, the construction of sanitary sewers through unsubdivided parcels normally is accomplished at the time of subdivision, at the expense of the subdivider. Therefore, it would be premature at this time to have the Corporation accept the responsibility of this expense, together with the expense of acquiring the necessary easements in which to construct the sewer."

It was recommended that:

- (a) The Corporation not undertake at this time the construction of sanitary sewers to serve the south side of Sullivan Street as the sewerage of the south side of the street should be accomplished at the same time as and in co-ordination with the subdivision of the remainder of the unsubdivided parcels;

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- (b) A copy of this report be forwarded to the Sullivan Heights Ratepayers Association.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Mr. W. P. Hodgkin, Sullivan Heights Ratepayers Association, in a letter dated July 8, 1975, noted that his Association had been advised that a barricade would be placed at the Broadway end of Norcrest Court.

Item 31, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The Municipal Council, on May 26, 1975, considered a report of the Traffic and Safety Committee which advised that Norcrest Court would be extended to connect Broadway and Still Creek Street upon completion of a subdivision in that area. In order to prevent this route being used as a shortcut for through traffic, authority was requested to install barricades upon completion of the proposed extension. Council authorized, therefore, the installation of a barricade across Norcrest Drive at Broadway upon completion of the subdivision. They further directed that a sign be erected explaining future traffic patterns in the area and that the present property owners on Norcrest Drive be advised in writing of the future traffic pattern.

Existing Situation

We are in receipt of a letter from the Sullivan Heights Ratepayers Association in which they request that a barrier be placed at Norcrest and Noel rather than Broadway, during construction of the above referenced subdivision.

It should be noted that the Corporation does not propose to place a barrier either at Broadway or at Noel Drive during construction."

It was recommended that:

- (a) The placement of a barrier at the intersection of Norcrest Court and Noel Drive during the construction of Subdivision Reference #75/74 not be required at this time;
- (b) The matter be reviewed as the subdivision work progresses so as to assess any traffic problems that might arise during construction.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

CONTRARY: ALDERMEN GUNN, LEWARNE
AND McLEAN.

Mr. Terry-Ann Motiuk, Vice-Chairman, Burnaby Public Library Board, in a letter dated July 11, 1975, wrote to advise that the Library Board wishes to draw to the attention of Council the fact that the Library Board has the authority, under the Public Libraries Act of British Columbia, to administer its budget within the amount set by Municipal Council.

The Library Board further wishes to advise Council that to request staff cuts at this time when negotiations with the Library Division of the Burnaby Civic Employees' Union, Local 23, are about to begin is deemed by the Library Board to be most inappropriate.

However, the Library Board regretfully and reluctantly accepts the recommendation of the Chief Librarian that reductions in the Staff complement be made.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"THAT a copy of the letter dated July 11, 1975 from the Burnaby Public Library Board be forwarded to the Sullivan Heights Ratepayers Association and to the Lochdale Community Association."

FOR: ALDERMEN AST AND GUNN.

CONTRARY: ACTING-MAYOR STUSIAK,
ALDERMEN LAWSON, LEWARNE,
MCLEAN AND MERCIER.

MOTION LOST.

Mr. D. Y. Stevenson, 7036 Hillview Street, and others, submitted a petition dated July 12, 1975, demanding that steps be taken immediately to withdraw the privileges of those individuals or club members who use the facilities of the Burnaby Sports Complex to operate radio-controlled aircraft.

Item 47, Municipal Manager's Report No. 49, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"Appearing on the Agenda for the July 12, 1975 meeting of Council is a letter from Mr. D. Y. Stevenson and others protesting against the noise from radio-controlled model aircraft in use at the Burnaby Lake Sports Complex, and petitioning that steps be taken to 'withdraw the privileges of those individuals or club members who use the facilities' for such purposes.

The following is the report of the Chief Public Health Inspector, which includes the recommendation that the flying of radio-controlled aircraft at the Complex be prohibited. The Parks & Recreation Administrator advises that clubs or individuals wishing to use Parks' facilities for flying purposes are required to first obtain approval from the Parks and Recreation Department. The Administrator also advises that the matter of model aircraft flying, including consideration of control measures over use of such aircraft at Parks' sites, and consideration of sites other than the Sports Complex, is under current examination by his Department, with a report expected to be forwarded to the Parks and Recreation Commission for its meeting of August 6, 1975.

'Further to the above-noted petition received July 16th, 1975, we would advise the noise producing hobby use of the Burnaby Lake Sports complex has been a source of concern to this Department for some considerable length of time.

On July 2nd, 1975, we received a complaint from a resident on Cardinal Drive regarding noise from model aircraft flying. On Saturday, July 5th, 1975, we visited the complex and ascertained that there was no model aircraft flying at that time. We did monitor the ambient or background noise at three points on the perimeter of the complex and established an average level of 50 dBA. On Sunday, July 6th, 1975, we again visited the complex and observed three model aircraft, which were flying singly. The level of noise emission was as follows:

SITE #1 - South Perimeter of Park (Thomas Street)

Average - 60 dBA Peak - 66 dBA

SITE #2 - Car Park on Sperling (Approximately 100 yards North of Changing Rooms)

Average - 52 dBA Peak - 54 dBA

SITE #2 - Repeat of Measurements (40 minutes later)

Average - 55 dBA Peak - 61 dBA

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SITE #3 - 3375 Cardinal Drive (Elevated Sundeck facing Park Site)

Ambient or Background - 46 dBA

Average - 48 dBA Peak - 51 dBA

At the time of monitoring the perimeter levels of noise emission exceeded the standards as set forth in the Noise By-Law by 6 dBA. One cannot place too much importance on this fact as flight height, type of manoeuvre, type of plane (radio controlled), mufflers, number of planes and perimeter of flying area could have an effect on the level of noise emission. If, as alleged by the complaints, flying takes place on summer weekday evenings as well as daylight hours on weekends, a further factor of annoyance to nearby residents is introduced. Coupled with the foregoing, is the very important factor of safety to persons using the park site, i.e., inexperienced operator, loss of plane control, careless operation.

We are of the opinion that the complaints of noise as received from affected citizens and relating to the flying of radio controlled model aircraft flying on or from the Burnaby Lake Sports complex are warranted and as such, we would recommend that the flying of radio controlled model aircraft on or from the Burnaby Lake Sports complex be prohibited."

It was recommended that:

- (a) This matter be tabled pending receipt of a report from the Parks and Recreation Commission;
- (b) That a copy of this report be forwarded to the Parks and Recreation Commission for its information, and to Mr. D. Y. Stevenson and others protesting the flying of radio-controlled aircraft at the Burnaby Lake Sports complex.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mr. Malcolm Nicholson, Director, Vancouver Kiwanis Boys' Pipe Band, in a letter dated June 26, 1975, wrote to request that Council amend the dates previously authorized as Tag Days for the Vancouver Kiwanis Boys' Pipe Band (July 16 and 17, 1975) to July 25 and 26, 1975. The change is required to accommodate playing dates for the band.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

"THAT the change in the dates for Tag Days as requested by the Vancouver Kiwanis Boys' Pipe Band be authorized."

CARRIED UNANIMOUSLY

Mr. and Mrs. R. F. West, 5480 Halifax Street, submitted a letter dated July 15, 1975, requesting information as to the Municipality's plans for dealing with the West's property at 662 and 682 Burnwood Avenue which is now located in the Burnaby Mountain Conservation Area.

Council was informed that a Staff report on this subject would be available for consideration on August 5, 1975, and further consideration of the matter was deferred until that time.

Mr. C. Jack Homes, Secretary-Manager, British Columbia Society for the Prevention of Cruelty to Animals, Vancouver Regional Branch, submitted a letter dated July 15, 1975, requesting authority for the Society to hold Tag Days during their annual Fund Raising Campaign on Friday, October 17, and Saturday, October 18, 1975.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"THAT authority be granted for the Society for the Prevention of Cruelty to Animals, Vancouver Regional Branch, to conduct their campaign as requested."

CARRIED UNANIMOUSLY

Mr. F. Deschner, Chairman, Norburn Lacrosse Association, in a letter dated July 17, 1975, advised that his Association would be hosting the Canadian Pee Wee National Lacrosse Invitational Tournament in Burnaby during the week of August 17 to 23, 1975. Mr. Deschner expected that there would be 900 twelve year old boys and 150 to 200 coaches and managers involved. It has been found from past experience that teams from British Columbia that have travelled to the east have always received a memento from the city or town that hosted this tournament. Last year, for example, Windsor, Ontario gave a medallion which was handed out to all participants.

Mr. Deschner requested Council's assistance in coming up with something representative of Burnaby which could be along to the participants.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Norburn Lacrosse Association be advised that an appropriate item is not available for distribution at this time and that a copy of the letter to the Norburn Lacrosse Association be forwarded to the Information Burnaby Committee."

CARRIED UNANIMOUSLY

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

Burnaby Mountain Conservation Area Boundary Line -
Easterly Side of Burnaby Mountain

This matter was not lifted from the table.

Proposed Amendments to Community Plan #2 -
Maywood Apartment Study 1969 - Area "M"

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT the Report of the Advisory Planning Commission on Proposed Amendments to Community Plan #2, Maywood Apartment Study 1969 - Area 'M', be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following are the recommendations of the Advisory Planning Commission as per their report:

- " (1) That appropriate additional neighbourhood park area be designated within Community Plan #2 - Area 'M' in line with the deposit of funds by developers of apartment sites to go towards the acquisition of neighbourhood parks.
- (2) That Council not concur with the proposal that the original consolidated sites numbered 1, 2, 3, 4 and 5 on Sketch #1 be realigned as shown on Sketch #2.

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- (3) That the consolidated sites numbered 1, 2, 3, 4 and 6 on Sketch #2 remain as is, and that a change be effected between site 5 and the adjacent designated park site.
- (4) That Council refer the Planning Director's Report on Proposed Amendments to Community Plan #2 - Maywood Apartment Study 1969 - Area 'M' and the Supplementary Report to the Parks and Recreation Commission for consideration."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT the report of the Advisory Planning Commission be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

"THAT the following recommendation of the Director of Planning as contained in Item 7, Municipal Manager's Report No. 29, 1975, be adopted:

'It is recommended that Council approve the proposed amendments to Community Plan Area 'M' as outlined and described in Section 3.1 and 3.2 and Sketch #2, of the Director of Planning's Report on the understanding that the revised Community Plan Area 'M' (Sketch #2) will be utilized by applicants as a development guideline with reference to the rezoning of specific sites within the subject Community Plan Area.'

Alderman Mercier advised that as he had an interest as an owner in this area he would absent himself from the Council Chamber.

The vote was then taken on the motion and same was CARRIED.

CONTRARY: ALDERMAN LEWARNE.

Alderman Mercier returned to the Council Chamber and took his place at the Council Table.

ENQUIRIES

Alderman Lewarne requested information on the parking of taxi cabs on the east side of McKay Avenue at Kingsway. Alderman Lewarne noted that the taxis had apparently been removed from the Astor Hotel and the taxis are parking on McKay Avenue and utilizing the right turn slot so that motorists proceeding north on McKay Avenue cannot move into the curb lane to make a right turn onto Kingsway. Alderman Lewarne suggested that this area should be signed to prohibit parking within a stated number of feet south from Kingsway.

It was agreed that the Municipal Engineer would investigate this problem and submit a further report to Council on the matter.

REPORTS

Advisory Planning Commission

This item was dealt with previously in the meeting as Item 6(b) under Tabled Matters.

Traffic Safety Committee

The Traffic Safety Committee submitted a report covering the following items and recommending the courses of action indicated for the reasons given:

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1. View Obstruction - Parker Street and Boundary Road

It was recommended that no action be taken at this time on a request for a parking restriction for four car-lengths on Parker Street at its intersection with Boundary Road. The Traffic Safety Committee agreed that parked vehicles do tend to impair sight distances at intersections, however, to restrict parking for four car-lengths as suggested would greatly reduce on-street parking and the cost for signing would be prohibitive, as all intersections especially in industrial and central business districts should have the same treatment.

It was further recommended that the complainant receive a copy of this report.

2. Cliff Avenue and Kitchener Street

The Traffic Safety Committee reported on a request for a marked crosswalk at the captioned intersection. The following is the substance of that report:

"In order to conduct a proper investigation to determine whether warrants are met for a marked crosswalk, we will have to wait until school commences in September.

During our recent investigation regarding the request for stop signs at this intersection from this same organization the traffic volume counts indicate that the warrant for a marked crosswalk will probably not be met."

It was recommended that:

(a) This report be accepted as an interim report only, until further investigation can be carried out in September, 1975;

(b) That the complainant be provided with a copy of this report.

3. Formby Street - Request for Road Closure

The Traffic Safety Committee reported on a request for the installation of a road barricade across Formby Street at Canada Way. The following is the substance of that report:

"Formby Street is a short street that runs west off Canada Way, two blocks south of Imperial Street. Situated on the southwest corner of Canada Way and Formby Street is the Merit Carwash and Self-Serve Gas Station. The carwash property extends through to Ulster Street and the traffic circulation is entry off Ulster Street and exit onto Formby if picking up gasoline. Should a vehicle go through the carwash after picking up gas, then it would exit onto Ulster Street.

To try and get a feel for the problem we had a number of short origin destination observations made to check the number of vehicles that left the service station and turned left up Formby Street. In a total of three hours we observed 32 vehicles. These vehicles then turned right onto Gordon Avenue and all but one proceeded north to Imperial. Then 18 of the 31 remaining turned left on Imperial while 13 turned and proceeded to Canada Way.

In summing up, and bearing in mind the limited time spent in field observations, it would appear that the increase in traffic on the Formby/Gordon route is caused by:

(a) Merit Carwash customers who either seek the Imperial traffic light to enter a left turn onto Canada Way or in the greater majority live west of Canada.

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- (b) Commuters who are avoiding the congestion at Canada Way and Imperial and make a desired left turn at the first opportune moment at either Formby or Mayfield.

To actually validate much of this conclusion would require additional on the spot observations with licence plate checks. This would be quite time consuming and would require many man hours. In addition we should also advise that we received a complaint from a Mr. Leach of 7606 Ulster Street who stated that vehicles from the Merit Carwash were coming up his street to the lane and then driving through to Hersham Avenue to get to Imperial or Elwell Streets. Although we have not checked this latest complaint out, it may be that a similar condition exists here as on Formby."

It was recommended that:

- (a) Without further study and because the blocking of Formby Street could be detrimental to Ulster Street and to Mayfield Street, no action be taken on the request to block Formby Street west of the exit from the Merit Carwash;
- (b) That the complainant be forwarded a copy of this report.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Municipal Clerk submitted a Certificate of Sufficiency dated July 15, 1975 on the 1975 Local Improvement Street Program.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN McLEAN:

"THAT the Municipal Clerk's Certificate of Sufficiency dated July 15, 1975 on the 1975 Local Improvement Street Programme be received."

CARRIED UNANIMOUSLY

The Municipal Clerk submitted a Certificate of Sufficiency dated July 17, 1975 on the 1975 Local Improvement Ornamental Street Lighting Program.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN McLEAN:

"THAT the Municipal Clerk's Certificate of Sufficiency dated July 17, 1975 on the 1975 Local Improvement Ornamental Street Lighting Program be received."

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 49, 1975, on the matters listed following as Items (1) to (48) either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Royal Canadian Mounted Police - Monthly Report

The Municipal Manager presented the Monthly Report of the Burnaby Detachment, Royal Canadian Mounted Police for the month of June, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Monthly Report of the Burnaby Detachment, Royal Canadian Mounted Police for the month of June, 1975, be received."

CARRIED UNANIMOUSLY

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- (2) Proposed Demolition of Municipal Property -
Parcels "B" & "C", Lots 6 and 7, Block 13, D.L. 151/2/3,
Plan 2660 - 6088 Willingdon Avenue

It was recommended that the dwelling at 6088 Willingdon Avenue be demolished.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (3) Letter Dated July 7, 1975, from Mr. G. E. Ross, 4196 Halifax Street,
Expressing Concern at a Commissionaire not Being at the Municipal Hall
Front Door on a Monday Night Council Meeting

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

- (4) Treatment of Natural Watercourse (Stoney Creek)
Subdivision Reference #131/74

It was recommended that Council approve the retention of Stoney Creek in its existing open condition where the creek abuts Subdivision Reference #131/74.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (5) Contract #7505 - Big Bend Watermains -
Standard General Construction Ltd.

It was recommended that the requested extension of time of 15 working days to Contract #7505 be granted subject to:

- (a) Standard General Construction Ltd. being charged for all costs the Corporation is put to by reason of such extension, which basically is the cost of added inspection and supervision by Dayton and Knight Ltd., Consulting Engineers;
- (b) The Performance Bond and insurance matters pertaining to the contract being extended accordingly;
- (c) The work of the contract being completed within the extended period of time at the unit prices contained in the Contract documents.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (6) Application for Strata Title Approval on an Existing Duplex -
Lot 65, D.L. 75, Plan 44710 - 5681/83 Camino Court

It was recommended that the subject Strata Title be approved subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Alderman Mercier absented himself from the Council Chamber after declaring that he had an interest in property in the area.

(7) Contract #7516 - Storm Drains and Sanitary Sewers

It was recommended that the lowest tender in the amount of \$104,638.90 submitted by Conrock Construction Ltd. be accepted with final payment to be based on actual quantities and the unit prices tendered.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Alderman Mercier returned to the Council Chamber.

- (8) (a) Special Pick-Up (Elimination of Separate Pick-Up for Certain Refuse)
(b) Placement of Receptacles
(c) Publicity on Elimination of Special Pick-Up

It was recommended that:

1. The following recommendation as adopted on July 7, 1975, (Item 34, Report No. 47, 1975) be rescinded:

"That special pick-up service be continued as at present as a charge to general budget, but that the question of deriving an off-setting, direct source of revenue be the subject of continuing investigation";

2. The following recommendation as adopted on July 7, 1975, (Item 34, Report No. 47, 1975) be rescinded:

"Amend the section of the By-Law permitting receptacles to be located 20 feet from a lane line to a requirement that the citizens place their receptacles at the edge but on the lane allowance."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Municipal Engineer examine the feasibility of compiling a list of contractors operating in the Municipality who would be willing to provide special refuse pick-up service at nominal rates and that this information be made available to citizens on request."

CARRIED UNANIMOUSLY

(9) Covenant for the Control of Occupancy -
Single Family and Two Family Dwellings

It was recommended:

1. That authorization be given to execute the covenant relating to the dwelling at 5351 and 5353 Dominion Street, as more specifically outlined in the Chief Building Inspector's report;

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2. That Council pass the following resolution which would become effective immediately upon its passage:

"The Municipal Council does hereby authorize the Mayor and Clerk to execute on behalf of the Corporation those covenants that involve limitations on the occupancy of single-family and two-family dwellings, pursuant to Section 24A of the Land Registry Act."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of this matter be tabled pending final consideration by Council of the Housing Conversion study."

CARRIED.

CONTRARY: ALDERMAN GUNN.

- (10) Treatment of Natural Watercourse -
Subdivision Reference #19/74

The Municipal Manager advised that this report item had been withdrawn from Report No. 49, 1975.

- (11) Street Light Installation

It was recommended that one 300 watt mercury vapour Hydro Lease Light be installed on Watling Street between Nelson Avenue and Royal Oak Avenue to improve mid-block lighting.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (12) Servicing Dunhill Development Project - Burnaby 200 -
Letter Dated July 4, 1975 Appearing on July 7, 1975
Council Meeting Agenda

It was recommended:

1. THAT Council confirm that normal Municipal subdivision and rezoning procedures required to protect the community interest, apply to the development of the Burnaby 200 Community Plan on the understanding that an overall initial Community Plan subdivision approval will be finalized as expeditiously as possible after Council approval of the Burnaby 200 Community Plan; and
2. THAT the Municipal Engineer be authorized to engage McElhanney Engineering Ltd. under authority of our usual Engineering Agreement form, to check the engineering designs being prepared by Dunhill Development Corporation Ltd. for the servicing of Burnaby Project 200; and
3. THAT payments to McElhanney Engineering Ltd. be in accordance with the outline of services and Scale of Minimum Fees, as published by the Association of Professional Engineers; and
4. THAT the cost of this undertaking be paid for in total by Dunhill Corporation Ltd.; and
5. THAT McElhanney Engineering Ltd. be authorized by letter of intent to proceed immediately with the work, pending the execution of our usual Engineering Agreement.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (13) Letter Dated July 6, 1975 from Sullivan Heights Ratepayers Association - Sewer Connections on Sullivan Street

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

- (14) Enquiries - Municipal Council Meeting June 23, 1975

1. Clearing of Land on Shell Oil Property at Terminus - Fell Avenue;
2. New Sidewalk Being Constructed at the North End of Kathleen Avenue near Central Park

The following answers are given to questions forwarded by the Municipal Clerk in memo form - these questions were asked in the Council Meeting of 23 June.

1. "It was indicated that apparently Shell Oil is extending a fence on the north side of Capitol Hill and there is a new road east of Goodwin and Johnson. It was requested that this matter be investigated by staff and reported thereon."

Answer: 1.(a) Shell Oil are completing the fencing of their property on the north side of Capitol Hill. The work is being done on their own property and although some trees have been removed, we do not consider that they have created anything unsightly.

- 1.(b) Goodwin Johnson have been filling adjacent to their property for some time and are in possession of a permit from the Port of Vancouver Authority. While they have not built a road as such, they are using the top of the fill area as access to an anchored barge which they have placed about 2,000 feet from the point where the road crosses the C.P.R. In addition to this they have built a railroad siding about 600 feet long, running parallel with the C.P.R. tracks.

2. "It was stated that a new sidewalk project at the north end of Kathleen Avenue in the vicinity of Central Park is underway and it was requested that the matter be investigated and reported on."

Answer: 2. New sidewalk being built at the north end of Kathleen Avenue in the vicinity of Central Park replaced a sidewalk which was destroyed when B.C. Telephone installed underground wiring. The sidewalk was replaced under Work Order #18-596 and charged to B.C. Telephone.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ADLERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"THAT the Director of Planning bring forward a report on violations of Municipal By-Laws that have occurred on the Goodwin Johnson property on Burrard Inlet and the action that may be taken by the Municipality with respect to such violations."

CARRIED UNANIMOUSLY

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(15) Delegation (Harry A. Gillespie, President - Summerhill Place)
Appearing on Hastings Street Urban Renewal Project

This matter was dealt with previously in the meeting as Item 3(b) under Delegations.

(16) Traffic Counts - Marine Drive

In answer to Council's request for current traffic counts on Marine Drive which would also include a classification of vehicles, we chose that section of Marine Drive between Gilley Avenue and MacPherson Avenue. This was done in order that Council may compare this count with one taken at the same location about one year ago.

It was recommended that a copy of this report item be forwarded to the Minister of Highways in order that he can appreciate the urgency of proceeding with the relocation of Marine Drive.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"THAT a copy of Item 16, Municipal Manager's Report No. 49, 1975, concerning traffic counts on Marine Drive be forwarded to the South Slope Ratepayers Association."

CARRIED UNANIMOUSLY

(17) Letter dated July 10, 1975 from Mr. E. Molnar, Chairman, Council of Strata NW 218 and Mr. W. Sukaroff, Manager, Creek Side Strata Corporation, 5330 East Broadway -
Water Rates and Refuse Collection

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

(18) Parkwood Terrace Apartments - 8350 and 8353 Tenth Avenue

The Municipal Manager submitted reports from the Human Resources Administrator, the Chief Public Health Inspector, the Chief Building Inspector and the Fire Chief concerning the Parkwood Terrace Apartments.

It was recommended that a copy of this report item be forwarded to the Parkwood Terrace Tenants' Association.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"THAT the Chief Public Health Inspector be directed to extend all possible assistance to the Parkwood Terrace Tenants' Association in the establishment of a day-care centre on the site."

CARRIED UNANIMOUSLY

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(19) Restrictive Covenant - Landscape Buffer -
Subdivision Reference #131/74

It was recommended that Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act as more particularly described in the Director of Planning's report pertaining to Subdivision #131/74.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(20) Request to Purchase -
3771 Elmwood Street (Trimble)

Mr. and Mrs. J. E. Trimble, adjoining owners of the above-described property, have requested that they be allowed to purchase the municipal owned property West of them for consolidation with Lot 21B, Block 9, D.L. 69, Plan 980 (3775 Elmwood Street).

The municipal property has an open ravine of approximately 15 ft. depth with an existing water course. Mr. Trimble has agreed to culvert the water course and fill in accordance with our Engineering Department's specifications. He is prepared to grant the Municipality a 15 ft. easement to cover the drainage works which would traverse the property. All costs of such work are to be borne by the purchaser.

The lot is to be sold subject to consolidation with Lot 21B.

The agreed price is \$5,500.00 of which 10% has been paid In Trust, subject to Council's approval.

It is the Trimble's intention to construct a pool on the acquired land. The cost of the required work and the restrictive easement denies any residential development.

We feel the offer is reasonable and would recommend acceptance.

It was recommended:

1. That the offer of \$5,500.00 by Mr. and Mrs. J. E. Trimble be accepted subject to:
 - (a) The consolidation of Lot 21C with Lot 21B;
 - (b) Enclosure of the watercourse (approximately 80') traversing Lot 21C by the applicant to full municipal standards, including submission of design drawings and inspection of the works;
 - (c) The provision of a 15' wide easement covering the drainage works to be installed.
2. The applicant to pay all of the costs of such work involved.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

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

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of this report be tabled pending receipt of a report from the Municipal Manager on the rationale for the establishment of the recommended selling price and also the suitability of Lot 21C as a residential building lot following filling operations, etc."

CARRIED UNANIMOUSLY

- (21) Letter dated June 26, 1975, from Mr. W. Graham Kidd, 3851 Hastings Street, Which Appeared on the Agenda for the July 7, 1975 Meeting of Council -
Rezoning Reference No. 22/74 -
515, 539, 579 Clare Avenue

It was recommended:

1. THAT condition number 4.2 be reaffirmed as a prerequisite to completion of Rezoning Reference #22/74;
2. THAT the Land Agent be authorized to negotiate the sale of the redundant portion of the lane allowance.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (22) Delegation - Mr. L. Langerholz, 7305 Tenth Avenue -
Truck Traffic on Tenth Avenue

This matter was dealt with previously in the meeting as Item 3(a) under Delegations.

- (23) Undated Letter from Mr. Edgar W. Laird, 6792 Humphries Avenue --
Special Garbage Pick-Up

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

- (24) Letter Dated June 25, 1975 from Helen Elias, 7657 Kingsway, Which Appeared on the Agenda for the July 7, 1975 Meeting of Council -
Water Problem - Strata Lot 25

As Ms. Elias states in her letter, the lack of water supply is no doubt caused by deterioration of the existing galvanized service on the property. At the time when this service was installed, copper was in short supply, and it was common practice and policy to use galvanized pipe.

The properties in question could be individually serviced from existing water mains on 13th Avenue and Ethel Avenue; however, while physically possible, there are construction problems which would make the individual installations very costly. The buildings which could be serviced from Ethel Avenue are at a lower level than the street and the services would have to pass under a concrete retaining wall, and, in some cases, concrete steps. If the buildings on the south side were to be individually serviced from 13th Avenue, all the services would have to cross the full width of recently laid asphalt surface. The watermain is located under the south sidewalk.

When the owners requested the installation of individual services, they assumed that each service would be installed for the standard charge of \$160.00. There is no possibility of installing these services for this figure, and in fact the actual cost could be three times that figure.

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As pointed out in the Treasurer's letter of 3 July, the policy set by you some four years ago does not permit servicing strata title properties on a flat rate individual basis. If consideration were to be given to reversing this policy, we would have to meet with the owners, discuss the most economical method of servicing, and point out that since the services are entering from the opposite side of the properties, a rearrangement of internal plumbing might be a necessary additional cost.

Although under existing policy the problem is that of the owners, we are prepared to offer any help and advice within the limits of our jurisdiction if representatives of Strata Lot 25 will call the General Superintendent.

It was recommended that a copy of this report be forwarded to Ms. Helen Elias, Council Member of Strata Lot 25.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(25) Engineer's Special Estimates

It was recommended that the Special Estimates of the Municipal Engineer in the total amount of \$130,000.00, as more particularly detailed in the report received, be approved.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(26) Undated Letter from Mrs. Edith A. Williams, 6279 Lougheed Highway,
Which Appeared on the Agenda for the July 7, 1975 Council Meeting -
Cutting Off Pick-Up of Refuse in Lanes and Garbage Collection

Immediately upon receipt of Mrs. Williams' letter, Mr. Mullis of this Department examined the lane in question, and although he did not feel that it was generally in as bad a condition as is stated in Mrs. Williams' letter, he did agree that it was in an untidy condition. Inasmuch as the cause of the condition could not be traced to any individual person or persons, we have directed that a Corporation crew clean-up the subject lane; this work will be accomplished within the next week approximately.

Regarding Mrs. Williams' comments regarding cutting off of special pick-ups, we have not really reduced the service, except for landscape refuse. It is a matter of changing emphasis from picking up material by special pick-up to picking up the same material at regular refuse collection times.

Regarding Mrs. Williams' statement concerning grass and weeds growing on the boulevard, it has been a longstanding necessary policy of the Corporation to expect the abutting homeowner to look after the maintenance of the boulevard areas, inasmuch as the expense for this service to be performed by Municipal forces would be entirely beyond reason.

It was recommended that a copy of this report be forwarded to Mrs. Edith A. Williams.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

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(27) Neighborhood Public Houses

It was recommended that the Administrative Procedure for dealing with applications for neighborhood public house developments, as outlined in the Director of Planning's Report on this subject, be adopted.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT Item 4 of the proposed administrative procedures for the processing of neighborhood public house applications be included only if it is required by Provincial legislation, otherwise that it be deleted."

CARRIED

CONTRARY: ALDERMAN LAWSON.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT the survey required of abutting owners and occupants within a six-block radius of a proposed neighborhood public house take the form of a Public Hearing with the necessary notifications of the Public Hearing with the necessary notifications of the Public Hearing being dispatched by the Municipality, at the cost of the applicant."

FOR: ALDERMEN GUNN AND MERCIER.

CONTRARY: ACTING-MAYOR STUSIAK, ALDERMEN
AST, LAWSON, LEWARNE AND
McLEAN.

MOTION LOST.

A vote was then taken on the original motion as MOVED by Alderman Gunn and SECONDED by Alderman Ast "THAT the recommendation of the Municipal Manager be adopted", as amended, and same was CARRIED UNANIMOUSLY.

(28) Demolition of 6544 McKay Avenue -
Maywood Park

It was recommended that the dwelling at 6544 McKay Avenue be demolished.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(29) 1971 Parks By-Law -
Statement of Funds

It was recommended that a by-law be brought forward permitting the expenditure of surplus funds from Bonsor Pool By-Law #6362 on further approved By-Law projects.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

NOTE: The Municipal Manager drew Council's attention to an error in the report of the Parks and Recreation Administrator. The amount of \$14,000.00 shown as an approved expenditure on the David Gray Park Tennis Courts should read \$2,000.00.

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(30) Greater Vancouver Regional District -
Municipal Finance Authority Financing

This item was dealt with previously in the Meeting as Items 4(b) and 4(c) under By-Laws.

(31) Letter dated July 8, 1975 from Sullivan Heights Ratepayers
Association - Road Blockade - Norcrest Court -
Subdivision Reference #75/74

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

(32) Burnaby Art Gallery Expansion -
Proposed Cultural Centre Development

On January 29, 1975 Mr. Norm Howard, President of the Burnaby Art Gallery Association submitted a presentation to the Parks and Recreation Commission on a proposed extension to the Burnaby Art Gallery. The estimated cost of the proposed extension was \$216,000.00, of which a grant of \$102,338.00 had been promised by the Federal Government National Museums of Canada, and the Provincial Government had indicated that the Association could anticipate their support under the Recreational Facilities Fund Act of one-third of the cost of \$72,000.00. Senior Government grants therefore total \$174,338.00, leaving a shortfall of \$47,662.00. The Association approached the Commission with a request for assistance in raising this additional amount.

The Commission referred the proposal to the Planning Department for review and comments. The attached report from the Director of Planning was received by the Commission at its meeting of July 16, 1975.

In the meantime, during discussions held with Mr. Howard agreement has been reached that the Association will launch a public fund raising drive to meet the additional amount required. The Association Officials are confident that the goal can be reached and preliminary enquiries have already indicated an initial source of funds.

In view of the Planning Department's favourable report, the Parks and Recreation Commission approved the following recommendations at its meeting of July 16, 1975.

1. That the proposal of the Burnaby Art Gallery Association to proceed with the proposed gallery expansion, sited to the south-west of the present Gallery and in accordance with the concept that has been developed for the Municipal complex and arts centre be endorsed.
2. That the Burnaby Art Gallery Association be advised to proceed with the selection of an Architect in consultation with municipal staff.
3. That the terms of reference for the architect who is to execute the design work include the provision that he is to be responsible for ensuring that the design is compatible with the "concept".
4. That the architectural design be the subject of close liaison between the architect and staff as it relates to the concept and to subsequent future development within the complex.
5. That the Burnaby Art Gallery Association be advised that municipal funds are not available at this time to support this capital development and they should proceed with their fund raising campaign at the earliest opportunity.

This report is submitted for the information of Council.

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MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(33) Inspection of 1975 Local Improvement Works

It was recommended:

1. That for the 1975 Local Improvement Streets Program the services of McElhanney Surveying and Engineering Ltd. be retained for provision of the required services on the revised list of streets as shown in the report of the Municipal Engineer, and all in agreement with the proposal submitted by the Company in response to our letter dated June 20, 1975;
2. That for the 1975 Local Improvement Streets Program the services of R. F. Binnie Ltd. be retained for provision of the required services on the revised list of streets as shown in the report of the Municipal Engineer, and all in agreement with the proposal submitted by the Company in response to our letter dated June 20, 1975.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(34) Subdivision Servicing Agreement -
Subdivision Reference #19/74

It was recommended that authority be granted to execute the Subdivision Servicing Agreement for Subdivision #19/74.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(35) Delegation - Canadian Union of Public Employees, Local 23 -
Concerning Work Being Done on Sewer and Water Line Installations
in Connection with Municipal Hall Renovations

This matter was dealt with previously in the meeting as Item 3(c) under Delegations.

(36) The Greater Vancouver Livable Region Report

It was recommended:

1. That the Council recommend to the Greater Vancouver Regional District the use of the Planning Department population projection of 171,500 as the 1986 target figure for this municipality;
2. That if for regional purposes it is necessary for Burnaby to accept the higher population figure of 185,500 for 1986, the Greater Vancouver Regional District be asked to finance the additional housing and community facilities required;
3. That a copy of this report be forwarded to the Director of Planning of the Greater Vancouver Regional District, the Burnaby Parks and Recreation Commission, the Burnaby School Board and the Burnaby Hospital Board.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT each of the foregoing recommendations be voted on separately."

CARRIED UNANIMOUSLY

A vote was then taken on Recommendation No. 1, aforementioned, and same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT Recommendation No. 2, aforementioned, be deleted from the report of the Municipal Manager."

CARRIED

CONTRARY: ACTING-MAYOR STUSIAK AND
ALDERMAN LEWARNE.

A vote was then taken on Recommendation No. 3, aforementioned, and same was CARRIED UNANIMOUSLY.

(37) Letter Dated July 7, 1975 from Sullivan Heights Ratepayers
Association - Proposed Library - Sullivan Heights

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN McLEAN:

"THAT this meeting continue past ten-thirty o'clock in the afternoon."

CARRIED

CONTRARY: ALDERMEN GUNN AND
LEWARNE.

(38) Trans Mountain Pipe Line Company Ltd. - Request for Rights-of-Way -
Jet Fuel Pipeline

It was recommended that the Land Agent's recommendations, namely:

1. That the Municipal Solicitor arrange to have the Right-of-Way and Easement documents, and sub-agreements for North Road prepared and executed by the Mayor and Clerk, and held until such time as Trans Mountain submits design drawings for inspection and approval by our Engineering Department;
2. That the compensation for the 6-foot Right-of-Way and Easement which will lie within the Gulf right-of-way and those portions North of Gagliardi Way and West of North Road will be on the basis of \$1.00 per square foot, subject to a registered survey plan;
3. That the compensation for the 6-foot Right-of-Way and Easement that will lie East of the present Imperial Oil Right-of-Way and South of Gagliardi Way will be on the basis of \$1.73 per square foot area, subject to a registered survey plan;
4. That, as required, extra working area beyond the Right-of-Way and Easement will be granted for construction purposes. This working area is not to exceed 15 feet;
5. That permission be granted to proceed with construction in the area of North Road subject to Trans Mountain presenting design drawings for inspection and approval of the Municipal Engineering Department;

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be approved subject to Trans Mountain Pipe Line Company Ltd. agreement to revision of Section 4 of the Master Pipe Line agreement and sub-agreements as noted with the report. (The Master Pipe Line agreement and the sub-agreements require in Section 4 that "Upon the written request of the Corporation or the Engineer on its behalf, Trans Mountain shall, at the expense of the Corporation, change the location (which in the case of pipe means any change of either or both of line and elevation) of any part of the Works on a Highway to some other reasonable location on a Highway, and shall carry out each such change with reasonable speed". We feel that this Section should be amended so that any changes are at the expense of Trans Mountain Pipe Line Company Ltd.)

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"THAT upon written request from The Corporation of the District of Burnaby Trans Mountain Pipe Line Company Ltd. shall make any changes deemed necessary by the said Corporation at the expense of Trans Mountain Pipe Line Company Ltd. "

CARRIED UNANIMOUSLY

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

(39) Letter Dated July 6, 1975, from Mr. Harry Thorp, 7490 14th Avenue -
Rezoning Reference No. 18/75 - Rowdiness

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

(40) Burlington Northern Railway

We have checked with the Burlington Northern Railway dispatcher and he advises that on the average the Central Valley line handles about 35 mainline and only one or two switch engines a day. In addition, there is one interchange movement a day, but as this comes from Vancouver and goes via the tunnel to North Vancouver it would only on occasion drop the gate at Douglas Road. (An interchange is where the B.N.R. will bring cars from Vancouver and leave them on a siding at the south end of the tunnel to be picked up by a C.N.R. engine from North Vancouver).

In checking on our own field observations conducted in December of 1972, we found that we averaged 34 train movements across Sperling Avenue every 24 hours.

The switch trains mentioned normally operate in the off peak hours and would normally not affect traffic too much.

The mainline trains are to a great extent trans continental and we have been advised in the past that there is not much they can do about rescheduling these trains, as it would involve the whole system.

Item 11 - Municipal Manager's Report No. 25/75

We have written to the C.N.R. regarding the reported delay of 30 minutes at the Sperling Avenue crossing on the afternoon of 7 April, 1975. We received a call in answer to our enquiry and they advise that they have no record of any problem that would have caused a delay of that time length. In order that they may pursue the complaint further, they would require the exact time of the day, the type of train, i.e. freight or passenger, the direction it was travelling, and whether it was C.N. or B.N.

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (41) Letter Dated July 4, 1975 from Mr. L. J. Westwood,
Senior Vice-President - Land Development, Dunhill Development -
Which Appeared on the Council Agenda for the July 7, 1975,
Meeting of Council - Burnaby 200

It was recommended that Council authorize the Planning Department to continue towards the resolution of the remaining land transfer issues connected with the Burnaby 200 Project as outlined in the report of the Director of Planning.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (42) Burnaby 200 - Community Plan -
South Slope of Burnaby Mountain -
Gaglardi Way/Broadway/Underhill Avenue

It was recommended that Council adopt the Burnaby 200 - Community Plan as outlined in the report of the Director of Planning dated July 17, 1975 as a guideline for the development of individual residential sites, the development of community facilities, and the processing of rezoning and subdivision applications.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

- (43) New 69 kv Supply Line for Bingham-Willamette Ltd.

It was recommended:

1. That the staff be directed to renew attempts to obtain financing from the Provincial and Federal Governments, utilities companies and, also to give consideration to the provision of Municipal capital funds in order to provide a complete or partial underground transmission system;
2. That a report in this respect be brought forward at a date no later than the August 18, 1975 Council Meeting.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT approval be given to commence construction of the overhead power line as outlined in the letter from the British Columbia Hydro and Power Authority, File 415.0, dated July 14, 1975, with the understanding that a considerable amount of telephone cabling would be removed for burial and an entrance to the back section of the Bingham-Willamette property would be direct from Phillips Avenue through industrial property."

CARRIED

CONTRA BY: ALDERMEN AST AND McLEAN.

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

"THAT the aforementioned recommendations of the Municipal Manager numbered 1 and 2 concerning the provision of a new 69 kv Supply Line for Bingham-Willamette Ltd. be adopted."

CARRIED UNANIMOUSLY

(44) 1974 Treasurer's Financial Report

The Municipal Manager presented the formal printed version of the 1974 Municipal Treasurer's Report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(45) Medical Health Annual Report

The Municipal Manager present the Annual Report of the Medical Health Officer covering the activities of that Department for the year 1974.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"THAT the Annual Report of the Medical Health Officer for the year 1974 be received."

CARRIED UNANIMOUSLY

(46) Rezoning Applications

1. Rezoning Reference #13/73

Lots 53, 54, 64, 73, 75, 76, 85, 86, 87 and 88, Plan 1256, Lot 1 Explanatory Plan 25861, Lot "O" except Plan 36462, and Lots "P", "O" and "R", Plan 1256, all in District Lot 138.

7431/51/71/89/98, 7509/29/39/69, 7609/10/31/59/60/79/80 Kitchener Street; 7615/31/57/79 Winch Street.

From: Small Holdings District (A2)
To: Residential District (R2)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on August 19, 1975. It was further recommended that the following be established as a prerequisite to the completion of rezoning:

- (a) The provision of all services necessary to gain sub-division approval of the subject site.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN McLEAN:

"THAT the following condition be added to the prerequisites to the completion of Rezoning Reference #13/73:

'The deposit of a per lot levy of \$475.00 per lot created by this rezoning to go towards the acquisition and development of lands for general park purposes.'

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A vote was then taken on the original motion as MOVED by Alderman Mercier and SECONDED by Alderman Lewarne "THAT the recommendations of the Municipal Manager be adopted", as amended, and said motion was CARRIED UNANIMOUSLY.

2. Rezoning Reference #18/75

Lot 6, Sub-Divisions 10 and 11, Block 19, District Lot 29,
Plan 16965.

7490 - 14th Avenue.

From: Residential District (R5)
To: Community Institutional District (P5)

It was recommended that Council receive the report of the Planning Department and not give favourable consideration to the subject rezoning request.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #21/75

Lot "A" E.569.25' and Lot "B", Block 11, District Lot 70W¹/₂,
Plan 9892.

3119 and 3177 Willingdon Avenue.

From: General Industrial District (M2)
To: Comprehensive Development District (CD)

It was recommended that the report of the Planning Department be received and that Council authorize the Planning Department to work with applicant towards a suitable plan of development for the first phase site with the understanding that a more detailed report will be submitted to Council at a later date.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

4. Rezoning Reference #22/75

Lot 2, Except Sketch 1495 and 6657, District Lot 33, Plan 944.

4551 Price Street.

From: Residential District (R4)
To: Residential District (R5)

It was recommended that Council receive the report of the Planning Department and reject the subject rezoning application for the reasons outlined in the Planning Department's report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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5. Rezoning Reference #23/75

Lots 1 and 2, Sub-Division "A", BLock 43, District Lot 69, Plan 4369.
3707 and 3713 Canada Way.

From: Service Commercial District (C4)
To: Drive-In Restaurant District (C7)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared as outlined in the report of the Planning Department and that the proposed rezoning be advanced to a Public Hearing on August 19, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference #24/75

Lot 52, District Lot 122, Plan 44042.
4556 Hastings Street.

From: Service Commercial District (C4) and
Drive-In Restaurant District (C7)
To: Drive-In Restaurant District (C7)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared as outlined in the Planning Department's Report and that the proposed rezoning be advanced to a Public Hearing on August 19, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

7. Rezong Reference #25/75

Lot 116, District Lot 130, Plan 47649.
6250 Lougheed Highway.

From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on August 19, 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and throughout the site;
- (c) Approval from the Department of Highways.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

8. Rezoning Reference #26/75

Lot 128, Easterly 98, 490 square feet, District Lots 2/12,
Plan 47920.

9300 Government Street.

From: Small Holdings District (A2)

To: Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department concerning the rezoning of the subject site and authorize the Planning Department to work with the applicant in the preparation of a suitable plan of development in accordance with the Community Plan outlined in Section 3.0 of the report with the understanding that a further and more detailed report will be submitted at a later date.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

9. Rezoning Reference #27/75

Lot 1, District Lots 73 and 81, Plan 40648, Except Plans
43519, 44669 and 46739.

4098 Wayburne Drive.

From: Cemetery District (P4)

To: Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on August 19, 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 the necessary easements;
- (c) The deposit of sufficient monies to cover the costs of all services necessary to service the site;
- (d) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development and to the development from existing services;
- (e) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant;
- (f) The maintenance of as many existing mature trees as possible on the site;
- (g) Final adoption of the rezoning for Phase V, the final phase, not be granted prior to the release of occupancy permits for the communal recreation facilities.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

10. Rezoning Reference #28/75

Parcel "A" Explanatory Plan 11313, Block 5, District Lot 153,
Plan 783.

4569 Kingsway

From: General Commercial District C3) and Residential District (R5)
To: Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department concerning the rezoning of the subject site within the context of an appropriate overall community plan between Kingsway and Grange Street and authorize the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

11. Rezoning Reference #30/75

Lots 2, 3, 4, 5, 6, Block 38, District Lot 95, Plan 1152.

7145/49/55/63/69 Edmonds Street.

From: Residential District (R5)
To: Multiple Family Residential District (RM3)

It was 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 August 19, 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 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;
- (c) The consolidation of the net project site into one legal parcel;
- (d) The granting of any necessary easements;
- (e) The deposit of sufficient monies to cover the costs of all services necessary to serve the site;
- (f) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development;
- (g) The dedication of any rights-of-way deemed requisite;
- (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant;
- (i) The deposit of a per unit levy of \$980.00 per unit to go towards the acquisition and development of the proposed neighborhood park;

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- (j) The maintenance of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"THAT if this development locks in Lots 7 and 8, Plan 1152 so as to preclude future development, then Lots 7 and 8, Plan 1152 will have to be included in Rezoning Reference #30/75."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT a further prerequisite to the completion of Rezoning Reference #30/75 be established as follows:

'The installation of double glazing in all windows of the structure facing on Edmonds Street.' "

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as MOVED by Alderman McLean and SECONDED by Alderman Ast "THAT the recommendations of the Municipal Manager be adopted", as amended, and same was CARRIED UNANIMOUSLY.

12. Rezoning Reference #31/75

Lot "E", Explanatory Plan 11295 except Parcel "F" and Registered Reference Plan 13740, Sub-Divisions 7, 8 and 9, Block 2, District Lots 44/78, Plan 3049. Lot "F", Reference Plan 13740, Registered Sub-Division "E", Sub-Divisions 7, 8 and 9, Block 2, District Lots 44/78/131/136, Plan 3049. West Part of Lot 12, Sub-Division 2, Part of Blocks 131 and 136, District Lots 44/78, Sketch 9692, Plan 3049.

6943/61/87 Loughheed Highway.

From: Small Holdings District (A2)

To: Comprehensive Development District (CD)

It was recommended that Council receive the report of the Planning Department concerning the subject rezoning to a Comprehensive Development District and that Council authorize the Planning Department to work with the applicant towards a suitable plan of development with the understanding that a more detailed report will be presented to Council at a later date.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

13. Rezoning Reference #32/75

Lots 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, Blocks 1 and 3, Sub-Divisions 39/42, District Lot 95, Plan 2751. Lots 1 and 2, District Lot 95, Plan 23285.

7008/42/58/76 Beresford Street
7007/25/41/57/75 Wilma Street
7389 and 7360 Salisbury Avenue.

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It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on August 19, 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 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.
- (c) The completion of the requisite Road Closing By-Laws and abandonment of the redundant streets and lane.
- (d) The acquisition of the Municipal properties and redundant street and lane allowances.
- (e) The consolidation of the net project site into one legal parcel, with the necessary dedication for the Wilma Street cul-de-sac.
- (f) The granting of any necessary easements.
- (g) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the upgrading to full Municipal Standard of that portion of Wilma Street abutting southern property line.
- (h) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development.
- (i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (j) The deposit of a per unit levy of \$980.00 per unit to go towards the acquisition and development of neighbourhood parks.
- (k) The maintenance of as many existing mature trees as possible on the site.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (47) Letter Dated July 12, 1975, from Mr. D. Y. Stevenson,
7036 Hillview Street, and Others -
Noise from Radio-Controlled Model Aircraft

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

- (48) Engineer's Special Estimate

It was recommended that the Special Estimate of the Municipal Engineer in the total amount of \$4,000.00, as more particularly detailed in the report received, be approved.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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NEW BUSINESS

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"THAT, effective immediately, Council revert to a once weekly schedule of Council Meeting."

FOR: ALDERMAN LEWARNE AND McLEAN.

CONTRARY: ACTING-MAYOR STUSIAK,
ALDERMEN AST, GUNN, LAWSON
AND MERCIER.

MOTION LOST.

Alderman McLean presented a copy of a petition which had been handed to him concerning objections to Local Improvement Project No. 74-024 "28 foot pavement with five foot curb sidewalks on both sides of Bond Street from Halley Avenue to Patterson Avenue". Alderman McLean noted that the petition appeared to be sufficient to defeat the project and was of the opinion that the Municipality should not force Local Improvement Projects on citizens who were opposed to the work. (The Certificate of Sufficiency submitted to Council by the Municipal Clerk on April 21, 1975 certified that the petition received from abutting owners opposed to the proposed work was not sufficient to defeat the project.)

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

"THAT the Municipal Clerk review the petition received from owners abutting Local Improvement Project No. 74-024 and submit a report on this subject for the information of Council."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY