

SEPTEMBER 22, 1975

A regular meeting of the Municipal Council was held in the Council Chamber of the Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, September 22, 1975 at 7:00 P.M.

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

ABSENT: Alderman B. M. Gunn

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

Mayor Constable advised that today was the 83rd Anniversary of the Incorporation of Burnaby and wished the municipality a Happy Birthday.

M I N U T E S

The Minutes of the Council Meeting held on September 15, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Minutes of the Council Meeting held on September 15, 1975 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on September 16, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Minutes of the Public Hearing held on September 16, 1975 be now adopted."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 33, 1975'	(#6711)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 34, 1975'	(#6712)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 35, 1975'	(#6713)
'Burnaby Road Closing By-Law No. 7, 1975'	(#6719)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 36, 1975'	(#6721)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 37, 1975'	(#6722)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 38, 1975'	(#6723)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 39, 1975'	(#6724)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 40, 1975'	(#6725)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1975'	(#6726)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 42, 1975'	(#6727)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 43, 1975'	(#6728)
'Burnaby Local Improvement Construction By-Law No. 13, 1975'	(#6729)

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT"

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1975' (#6725)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 42, 1975' (#6727)

be tabled at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"THAT:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 38, 1975' (#6723)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 39, 1975' (#6724)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1975' (#6726)

be tabled."

CARRIED

OPPOSED: MAYOR CONSTABLE AND ALDERMAN STUSIAK.

The motion to rise and report the By-Laws complete as MOVED by Alderman Stusiak and SECONDED by Alderman Ast was then voted on and CARRIED UNANIMOUSLY.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 33, 1975' (#6711)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 34, 1975' (#6712)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 35, 1975' (#6713)

'Burnaby Road Closing By-Law No. 7, 1975' (#6719)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 36, 1975' (#6721)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 37, 1975' (#6722)

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 43, 1975' (#6728)

'Burnaby Local Improvement Construction By-Law No. 13, 1975' (#6729)

be now read three times."

CARRIED UNANIMOUSLY

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

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 38, 1975'	(#6723)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 39, 1975'	(#6724)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 40, 1975'	(#6725)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1975'	(#6726)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 42, 1975'	(#6727)

be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED
ALDERMAN MERCIER OPPOSED TO BY-LAW #6725,
BY-LAW #6726 AND BY-LAW #6727.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED
ALDERMAN MERCIER OPPOSED TO BY-LAW #6725,
BY-LAW #6726 AND BY-LAW #6727.

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

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 38, 1975'	(#6723)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 39, 1975'	(#6724)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 40, 1975'	(#6725)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 41, 1975'	(#6726)
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 42, 1975'	(#6727)

be now read two times."

CARRIED
ALDERMAN MERCIER OPPOSED TO BY-LAW #6725,
BY-LAW #6726 AND BY-LAW #6727.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

"THAT Council do now resolve itself into a Committee of the Whole to consider and report on 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 28, 1975' (#6700)."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

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MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 28, 1975' (#6700) be now read a third time."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 59, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(a) South Burnaby Branch, No. 83, Royal Canadian Legion,
Poppy Campaign Chairman, September 9, 1975

Re: (1) Sale of Poppy Wreaths - November 5-11, 1975;

(2) Tag Days - Thursday and Friday evenings - November 6 and 7,
and Saturday - November 8, 1975;

(3) Remembrance Day Parade - Tuesday, November 11, 1975

A letter was received under date of September 9, 1975 making application for

(1) permission to sell Poppy Wreaths from November 5 to 11, 1975;

(2) to hold a Tag Day on Thursday and Friday evenings (November 6 and 7)
and Saturday (November 8);

(3) to hold a Remembrance Day parade on November 11, 1975.

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

"This is an annual request and as Council has granted approval in the past we would once again recommend that permission to conduct this parade be granted according to Section #23 of the Burnaby Streets and Traffic By-Law."

It was recommended that:

1. The subject request for tag days and the sale of poppy wreaths be approved;
and

2. The request from the Royal Canadian Legion No. 83 for permission to conduct a parade on November 11, 1975 be approved, with the understanding that the parade is to be conducted in accordance with Section 23 of the Streets and Traffic By-Law.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(b) The Association of Kinsmen Clubs, North Burnaby Club

Re: "Apple Day" - October 30, 31 and November 1, 1975

A letter under date of September 3, 1975 was received requesting permission to hold an "Apple Day" on Thursday, Friday and Saturday, October 30, 31 and November 1, 1975.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the request received from the North Burnaby Kinsmen Club to hold an 'Apple Day' charity event be approved for Thursday, Friday and Saturday - October 30, 31 and November 1, 1975."

CARRIED UNANIMOUSLY

(c) Headquarters Militia Area Pacific, Commander

A letter under date of September 12, 1975 was received requesting Council's support for the Reserve Forces in the community and indicating the week of September 20 to 27, 1975 was declared "Reserve Forces Week" in British Columbia.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"THAT the correspondence relating to 'Reserve Forces Week' be received and same be supported."

CARRIED UNANIMOUSLY

(d) British Columbia Land Commission
re Eastern Burrard Inlet Marine Park -
Proposed Underground Aggregate Conveyor

A letter under date of August 26, 1975 was received relating to the above noted subject. It was indicated that although the Commission was concerned with this type of development within the Marine Park area if in fact the conveyor area was carefully designed to fit in with the landscape and become a positive element they could see no direct reason to object, although there certainly is a question as to what future management problems might result.

It was also indicated that such a development would not prejudice the position of the Municipality with respect to future applications for financial assistance as far as the B.C. Land Commission is concerned.

The Municipal Manager provided the following report of the Director of Planning dated September 17, 1975:

"Appearing on the Council agenda of September 22, 1975 is a letter received from the B.C. Land Commission in response to a request from the Municipality for specific information as related to the above captioned subject.

Responses have now been received from the Greater Vancouver Regional District, the Department of Recreation and Conservation and the B.C. Land Commission. Still to be received is a reply from the National Harbours Board outlining their position with respect to this proposal. It is the intention of the Planning Department to submit a summary report on this matter for Council following receipt of the National Harbours Board reply."

It was recommended:

THAT consideration of the letter from the B.C. Land Commission be tabled until such a time as all requested responses are received and reported on by the Planning Department.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(e) The Canadian Diabetic Association, Vancouver and District Branch

A letter was received under date of September 16, 1975 requesting permission to hold a Bike-a-Thon on Sunday, October 5, 1975.

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The Municipal Manager provided the following report of the Municipal Engineer dated September 18, 1975:

"The proposed bike-a-thon route involves Provincial arterial highways and Burnaby and New Westminster Streets.

The bike-a-thon should present no problem to normal Sunday traffic on the streets to be used within this Municipality; however, all participants must comply with all traffic regulations and adequate marshalling must be in effect at all times.

Approval to use Hastings Street, Lougheed Highway, Kingsway and Canada Way will have to be authorized by the Provincial Department of Highways and Mr. G. Williams has been advised of this.

The R.C.M.P. concur with this report."

It was recommended:

THAT the applicant be granted approval to use the requested Burnaby streets for a bike-a-thon on October 5, 1975 subject to the conditions that:

- (a) Participants comply with all traffic regulations; and
- (b) Adequate marshalling be in effect at all times.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(f) Royal Canadian Air Cadets, 759 "Eagle" Squadron

A letter was received under date of September 17, 1975 requesting permission to hold a Tag Day on Thursday, Friday and Saturday, October 9, 10 and 11, 1975.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the request received from the Royal Canadian Air Cadets, 759 "Eagle" Squadron to hold a Tag Day during National Air Cadet Week on Thursday, Friday and Saturday, October 9, 10 and 11, 1975 in the North Burnaby area be approved."

CARRIED UNANIMOUSLY

(g) Burnaby Historical Society

A letter under date of September 17, 1975 was received supporting a previous request that the Lubbock House on Hazzard Street and some surrounding property be retained intact.

It was indicated that this is the oldest remaining house in Burnaby, and is of considerable historical value.

(h) Burnaby Fire Fighters' Association, Local 323

A letter was received under date of September 18, 1975 requesting permission from Council to allow the Fire Fighters of Burnaby to conduct their Annual Muscular Dystrophy Fund Raising Campaign in Burnaby on November 28 and 29, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"THAT the request from Burnaby Fire Fighters' Association, Local 323 to hold their Annual Muscular Dystrophy Fund Raising Campaign on Friday and Saturday, November 28 and 29, 1975 for the purpose of medical research into this disease be approved."

CARRIED UNANIMOUSLY

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(i) Mrs. Eleanor Dyer - Re Garbage Pick-up

A letter was received under date of September 11, 1975 stating that garbage pick-up was most sufficient and well maintained and suggesting that she did not feel Burnaby needs private pick-up.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the appropriate Municipal Manager's reports containing information relating to the matter of contracting out of garbage collection be forwarded to the several parties involved under Items 3(i), 3(j), 3(k) - Correspondence and Petitions."

CARRIED UNANIMOUSLY

(j) Don and Joyce O'Donnell
Re: Garbage Service

This item was considered previously under Item 3(i) - Correspondence and Petitions.

(k) Mrs. A. M. Cassels

Re: Opposed to Proposal of "Contracting Out" Garbage Collection

This item was considered previously under Item 3(i) - Correspondence and Petitions.

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

1. Canadian Union of Public Employees, Lower Mainland Area Office,
O. Dykstra, President C.U.P.E. Local No. 23
Re: Contracting Out of Garbage Collection

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"THAT this subject matter which was tabled at the meeting of September 15, 1975 be lifted from the table."

CARRIED UNANIMOUSLY

The following motion as MOVED by Alderman Emmott and SECONDED by Alderman Lewarne at the meeting of September 15, 1975 was then on the floor:

"THAT the Municipality proceed with a study of the garbage collection service and that the Municipality engage an independent consultant and further that the Municipal Manager recommend the services of a consultant and the necessary guidelines to be used."

Alderman Emmott and Alderman Lewarne then withdrew the foregoing motion.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT Item 21, Manager's Report No. 59, 1975 be brought forward at this time."

CARRIED UNANIMOUSLY

The Municipal Manager reported as follows:

"The Municipal Manager has given serious consideration to this entire question and, to put it succinctly, he has reached the conclusion that the reports that have been placed by staff before Council to date on this subject do not contain sufficient information to allow Council to make a decision on the question before it. Upon reflection, we have not made as comprehensive a study as should have been made before a recommendation was made to seek proposals for contracting all or any portion of this service. We attempted on November 12, 1974 to cover many subjects in Item 21 of the Manager's Report and it seems that we have lost the perspective on what we were attempting to do.

There is much more study that could be done by staff before we need to reach a decision to call for proposals to contract this service, even to condominiums. This is an honest and frank admission that it is the Manager's opinion that more staff study was required before he made the recommendations that he did with respect to contracting that he did on November 12, 1974. This is not to say that after additional study we may not reach the same conclusion, but he is satisfied that we must look at the entire service rather than only one element of it. Up to now we have attempted to split the problem without benefit of a total review.

The Manager is firmly convinced that as far as this whole question is concerned, we have not gone through a thorough and adequate decision making process such as we should have. He does not feel that any consultant should be engaged until such a review has been completed and submitted by the staff. If a consultant is engaged now, we as staff will be relieved of a responsibility that we should be accepting, if you can accept the premise that adequate study and reporting was not done prior to this time. Mind you, the engaging of a consultant is by far the easiest way out for the staff for they are relieved of a portion of the work and of the responsibility for the recommendation that the consultant would make. If the recommendations that the consultant makes do not work, then of course he alone must accept that responsibility.

In summary, it is recommended that we go back to "square one" and the staff be asked to provide a full and comprehensive study of the entire garbage collection service and not just on the matter of contracting all or any portion of the service; the report to include such items as the balancing between routes, the loading of equipment, the conversion of equipment to accept containers, the experience in other municipalities that have contracted this service and have possibly switched back to municipal forces, the economics of amortizing the cost of equipping a fleet to accept containers, the rates being paid by the various condominiums for private service, the unit cost of the present municipal service, transfer depots, etc. Should the Municipal Council follow this recommendation, it would be the Municipal Manager's intention to accept the responsibility for "chairing" the study. Further, the Manager has met with union representatives on September 18, 1975 and advised them that he would be making these recommendations to Council on September 22, 1975. He also advised the union that he would like to receive from it the areas that they feel should be examined so that we can have the participation of the union in the study. It has not been determined whether or not the union is prepared to accept an involvement in the study, but it would appear from discussion and previous correspondence that they certainly would be prepared to outline areas that they feel should be examined. If after the Municipal Council receives a proper and adequate staff report on our entire refuse operation, including an examination of transfer stations, and a consultant is required to review the matter, then the consultant will have something to work with and his terms of reference can be made quite precise at a minimum cost to the municipality. As a matter of fact, it may be that during the study, a consultant will be required for certain specialized areas in any event."

It was recommended:

1. THAT the Municipal Manager be instructed to carry out a full and comprehensive study of the garbage collection service in Burnaby as provided in this report; and
2. THAT the subject of calling for contract proposals for garbage collection at condominiums be tabled pending the decision reached by Council after receipt of this study; and
3. THAT the Manager bring forth a recommendation as to how to finance the cost of the collection of garbage from condominiums in the interim; and
4. THAT Local 23, C.U.P.E., be invited to outline the areas that in its opinion should be examined in the comprehensive review of the garbage collection service.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 1 of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 2 of the Municipal Manager's Report be adopted."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Recommendation No. 2 of the Municipal Manager be tabled for one week pending a report of the Municipal Engineer on the existing status of the contractual arrangements between the condominium owners and the private garbage collection services."

FOR: ALDERMEN LEWARNE AND MERCIER.

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

MOTION DEFEATED.

The vote on the motion "THAT Recommendation No. 2 of the Municipal Manager's Report be adopted" was then taken.

CARRIED

OPPOSED: ALDERMAN MERCIER.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 3 of the Municipal Manager's Report be adopted."

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"THAT Recommendation No. 3 of the Municipal Manager's Report be amended to read 'THAT the Manager bring forth a recommendation as to how the collection of garbage from condominiums may be achieved at public expense in the interim'."

CARRIED UNANIMOUSLY

The vote on the original resolution as MOVED by Alderman Stusiak and SECONDED by Alderman Ast, as amended, was then voted on and CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT Recommendation No. 4 of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

The Council meeting recessed at 8:00 P.M.

The Council meeting reconvened at 8:03 P.M. with Aldermen Emmott and Gunn being absent.

ENQUIRIES

Alderman Stusiak

On a question of Alderman Stusiak, the Director of Planning advised that the question of open space at the Kingsway Metro Town Centre would be included in the forthcoming report on the subject with the total report proposed for October.

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Alderman Lawson

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"THAT the correspondence of September 3rd, 1975 received from Mr. E. Jones in reference to the traffic problems and nuisances created by a few callous drivers who frequent Deer Lake Park and the recommendations contained therein i.e. 'Install Stop Signs at the intersection of Sperling Avenue and Buckingham Avenue thereby creating a 3-way stop system' be referred to the Traffic Safety Committee for a report thereon to the Municipal Council."

CARRIED UNANIMOUSLY

Alderman Lewarne

On a question of Alderman Lewarne, Alderman Stusiak advised that Mr. G. G. Todd's property on Rayside Avenue adjacent to Highway 401 had been considered by the Parks and Recreation Commission relative to the back portion of the property being involved in the proposed trail system.

At 8:08 P.M. Alderman Emmott returned to the Council Chamber and took his place at the Council Table.

Alderman Mercier

On a question of Alderman Mercier, the Municipal Engineer advised that the completion of street lights on Welsely Street was outstanding due to a special type of pole being required and there were none available at this time. It was indicated the Provincial Department of Highways might be loaning this type of fixture to the Municipality in order to complete the project.

On a further question of Alderman Mercier, Mayor Constable advised that he had not specifically given the Canadian Union of Public Employees Local 23 permission to insert his photograph with Chain of Office in the recent "Burnaby Confighter" advertising on garbage collection.

On a further question of Alderman Mercier, Mayor Constable advised that the recent press release as printed in the "Burnaby Confighter" was in fact a press release of a general nature not specifically for the use of the Canadian Union of Public Employees Local 23.

Alderman Stusiak

On a question of Alderman Stusiak, Mayor Constable advised that if he had the opportunity, he would not have authorized the use of a photograph that included the Chain of Office in the newsletter.

Alderman Lewarne

On a question of Alderman Lewarne, Mayor Constable suggested that matters were referred back to Council by the authority of the Mayor in those cases where there is more information available and Council may possibly change its mind.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(a) Vancouver Finlandia Club

Mayor Constable submitted a letter under date of September 16, 1975 received from the Vancouver Finlandia Club in regard to establishment of a community club at 6584 East Hastings Street. Mayor Constable indicated the operation included a bowling lane and met all the Municipality's zoning requirements.

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It was stated that the Club needed Council's recognition by way of this report in order to make an application for Provincial grants.

(b) Alfa Secondary School Representation

Mayor Constable advised that there were three students present from the Alfa Secondary School who were interested in Political Science and welcomed them to the meeting.

(c) Report of the Traffic Safety Committee dated September 18, 1975

The Committee reported as follows:

"1. Marked Pedestrian Crosswalk on Smith Avenue

Recommendation:

Your Committee would recommend that no action be taken on the request for a marked pedestrian crosswalk on Smith Avenue until such time as more definite information is available.

2. Parking on North and South Sides of Grange Street at Willingdon Avenue

Recommendation:

Your Committee would recommend:

- (1) That parking restrictions signing be installed on the south side of Grange Street from Willingdon Avenue to a point 70 feet east.
- (2) That the Royal Canadian Mounted Police be advised to make periodic checks for parking infractions at both areas of complaint.
- (3) That no further action be taken at this time.
- (4) That a copy of this report be forwarded to the complainant.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT all the Recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

3. Intersection of Bell Avenue and Lougheed Highway

Background:

Council on August 18, 1975, directed that the Department of Highways be requested to consider the installation of a left turn channelization for eastbound Lougheed Highway Traffic at Bell Avenue.

Investigation:

The Municipal Engineer submitted a request in this regard to the Department of Highways on August 27, 1975. A reply from the Department of Highways has not yet been received.

This is for the information of Council."

(d) The Municipal Manager presented Report No. 59, 1975 on the matters listed following as Items (1) to (26) either providing information shown or recommending the courses of action indicated for the reasons given:

(1) Building Department Report No. 9

The Municipal Manager presented a report from the Chief Building Inspector containing information on permits that were issued from August 11 to September 5, 1975 and as well the following information was submitted:

"On September 2, Council during consideration of a previous report from the Building Department inquired about the same figure appearing for (a) the total permits that were issued for all suites, and (b) the total permits that were issued for strata title suites (it was noted that a difference between the two would show the number of permits that were issued for suites to be rented).

A thorough check of all figures in reports up to and including Report No. 8 has confirmed that all dwelling units under permit up to August 8 were for strata title ownership. The Chief Building Inspector further advises that:

"regarding the identical figure for strata title and total suites in our last tabulation of permits, it will be noted in previous reports this year that the figures have been identical. As far as the Building Department is able to determine, all suites built in 1975 are for strata title ownership. However, in our opinion, the accurate determination for Corporation record purposes of strata ownership vs. single ownership (rentals) should be made at the time Preliminary Plan Approval is being obtained. Further, determination should thereafter appear prominently on all subsequent record documents.

It should be known and understood that the construction requirements of the Building Code do not distinguish between a dwelling unit built for strata ownership and occupancy and one built for rental occupancy in a multi-family dwelling. Hence, the Building Department is not obliged in a legal or regulatory sense to know the style of ownership of a building and, consequently, the figures we report for strata ownership cannot be confirmed as absolutely correct. (We do confirm the figures for total suite and for suites in high-rise buildings.)"

The Planning Department concurs with the Chief Building Inspector's view that the accurate determination of the type of tenancy (condominium or rental) of proposed housing developments should be made at the time of Preliminary Plan Approval rather than at the time of Preliminary Building Permits, and this in fact is being done at this time. It has also been standard Planning Department policy to determine the type of tenancy at the time of rezoning. However, since rezoned projects may not actually be constructed for some time after rezoning, the Preliminary Plan Approval is a more accurate tool to show and project related trends.

In the future, the Planning Department will convey the types of tenancy as determined at the time of Preliminary Plan Approval to the Building Department for inclusion in the latter Department's regular reports to Council. As it is a relatively simple matter to broaden this reporting procedure to include a current running statistical tabulation on the two basic types of tenancy, we will in future also compile this information on a quarter-yearly basis for the working benefit of staff and for distribution upon request to any member of Council, the public or news media."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(2) Western Canadian Cities Labour Relations Conference

The Municipal Manager provided the following report:

"Authority is requested for the Personnel Director to attend the Western Canadian Cities Labour Relations Conference in Saskatoon on October 1, 2 and 3, 1975. This is an annual meeting of labour relations representatives at the City and Municipal level in Western Canada.

The main subject matter to be covered at the conference is as follows:

- . Adversary system in labour relations.
- . Multi-party bargaining.
- . Employee health.
- . Changes in collective bargaining.

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This will be an opportunity for the Personnel Director to share knowledge and experience with civic personnel and labour relations representatives from the four Western provinces.

The estimated cost of attendance is:

Return economy air fare	\$175.00
Hotel (3 days - Sheraton Cavalier Motor Inn)	75.00
Per diem (\$15 x 4)	60.00
Conference fee	<u>50.00</u>
Total:	<u>\$360.00</u> =====

It was recommended that Mr. D. Hicks be authorized to attend the Annual Western Canadian Cities Labour Relations Conference in Saskatoon on October 1, 2 and 3, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (3) Clarification from the Fire Department of a Statement Contained In a Brief to Council on a Proposed Apartment Development at Willingdon Avenue and Maywood Street

The Municipal Manager provided the following report:

"Mr. B.M. Carruthers of C.F.H. Investments Limited appeared before Council on September 2, 1975 in connection with a proposed apartment development in the Willingdon Avenue and Maywood Street area (Rezoning Reference #29/75). The first paragraph on page 3 of Mr. Carruthers' brief contained the following statement which, in the opinion of staff, is not an accurate interpretation of the Fire Department's position on heights of and densities in high rise buildings:

'In addition, the Burnaby Fire Chief has expressed his desire for shorter highrise apartment buildings in order to minimize the population density above 100' which is the maximum height the present Municipal fire equipment will service.'

The Deputy Fire Chief advises that the preceding statement ignores the Fire Department's preference for construction of buildings that are either (a) completely equipped with sprinklers, or alternatively (b) limited to heights that do not exceed the maximum reach of existing aerial ladders. In other words, heights of buildings per se are generally of no concern to the Fire Department if they contain a completely integrated sprinkler system. Further comments on this matter is contained in the following report from the Deputy Fire Chief:

'During the absence of Chief Collum I received a telephone call from the developer of the captionally noted project inquiring about the requirements of the Fire Department with respect to construction of highrise apartments in the Municipality. Considerable discussion ensued during which I outlined the Department's basic requirements.

I then made the comment that although the code did not call for them, we would like to see sprinklers installed in all residential highrise buildings. The caller (I do not recall his name) then asked if we would like sprinklers in the stairways and corridors only. I replied that most certainly the corridors, and stairways should be so protected, but that our preference would be to see suites sprinklered also.

The subject of aerial ladders, and their capabilities was then introduced at which time I said that from a fire department point of view perhaps building height should be limited to the maximum reach of the ladders available in lieu of sprinklers. I also commented in passing that this would also tend to limit the population density in a given area.

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The latter part of this conversation as far as I am concerned was of a general nature, and it is quite obvious from the phraseology of the brief that I have been misquoted.

I certainly have no objection to having my opinions or the opinions of other fire department people quoted because our prime concern is in the area of life safety, but I do take exception to having my comments quoted out of context by anyone wishing to further their own interests.

In summary, that is an erroneous statement, and should be disregarded in relation to the overall brief."

It was recommended that a copy of this report be sent to Mr. B. M. Carruthers of C.F.H. Investments Limited.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(4) Lochdale and Capitol Hill Community Hall Associations

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated September 12, 1975:

"On September 8th Council received a report from the Parks and Recreation Administrator regarding the proposed licensing agreement with the Lochdale and Capitol Hill Community Hall Associations.

The Lochdale and Capitol Hill Community Halls have been operated for many years by the Lochdale Community Hall Association and the Capitol Hill Community Hall Association under lease agreements. These leases have expired and after discussing the matter with the Legal and Lands Departments, it has been agreed that a licensing agreement with each Association would be just as effective as a lease agreement and would avoid the complication of obtaining a tax exemption.

The agreements would include the following policies set out by the Commission and the rent would be \$1.00 per year.

The administration and operation of the Community Halls shall be carried on by the 'Community Hall Associations'.

Each Community Hall Association shall be composed of two delegates from each Burnaby community group wishing to make regular use of the hall.

The Community Hall Association shall report annually to the Parks and Recreation Commission, in writing, on the activities conducted in the halls, and on any other matter which they believe may be of concern to the Commission.

The Community Hall Associations shall prepare annual financial statements of the hall operations, and shall submit these to the Parks and Recreation Commission.

The Parks and Recreation Commission shall be empowered to rule on any matter pertaining to hall operation, maintenance or improvement, as the agent for the owner (The Corporation of Burnaby). Such rulings must be honoured by the Community Hall Associations.

The Parks and Recreation Commission, at its meeting of September 3, 1975, approved the recommendation that licensing agreements be executed between the Corporation of Burnaby and the Lochdale and Capitol Hill Community Hall Associations for the operation of the Lochdale and Capitol Hill Community Halls at a fee of \$1.00 per year for each hall, and it was recommended at this time that the Council authorize the licensing agreements.

On September 8th Council tabled the report pending elaboration of the proposed role of the Parks and Recreation Commission in the administration of these community halls, particularly, as it relates to paragraphs 2 and 5 of the proposed agreement.

In regard to the above request and paragraph 2, user groups associated with community halls typically include ratepayer groups, Boy Scout and Girl Guide organizations, social clubs, square dance groups, elder citizens associations such as old age pensioners and senior citizens' organizations, etc. Each of these groups would delegate two individuals to sit on the community hall council and within the framework of the constitution and by-laws or regulations as set down by this group, they would administer the facility.

In regard to the above request and paragraph 5, the Commission is safe-guarding its rule as the body concerned with the expenditure of funds relating to the maintenance and improvement of community halls within Burnaby. Typically over the years, the Commission has required that the community hall associations provide regular basic maintenance of the facilities. Exceptional maintenance and improvements have been considered by the Commission on an individual project basis which have included for example, paving of parking lots, renewal of heating systems, re-roofing of buildings, removal and renewing of floors, etc."

It was recommended:

1. THAT Item 15, Report No. 56, September 8, 1975 be lifted from the table; and
2. THAT Council authorize licensing agreements as follows:

Between the Corporation of Burnaby and the Lochdale Community Hall Association for the operation of Lochdale Community Hall at a fee of \$1.00 per year; and

Between the Corporation of Burnaby and the Capitol Hill Community Hall Association for the operation of Capitol Hill Community Hall at a fee of \$1.00 per year.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the fourth last paragraph on Page 107 of Item 4, Manager's Report No. 59, 1975 be amended to read 'Each Community Hall Association shall be composed of two regular delegates from each Burnaby Committee group wishing to make regular use of the hall'."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT the last paragraph on Page 107 of Item 4, Manager's Report No. 59 be amended to read 'The Parks and Recreation Commission shall be empowered to rule on any matter pertaining to hall operation, maintenance or improvement, as the agent for the owner (The Corporation of Burnaby) should there be a dispute within the Association. Such rulings must be honoured by the Community Hall Association'."

CARRIED UNANIMOUSLY

The original motion as MOVED by Alderman Lewarne and SECONDED by Alderman McLean 'THAT the recommendations of the Municipal Manager be adopted' was then voted on and CARRIED UNANIMOUSLY.

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

The Municipal Manager provided a report of the Royal Canadian Mounted Police, Burnaby Detachment, for the month of August, 1975.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the R.C.M.P. Report for the month of August 1975 be received for information purposes."

CARRIED UNANIMOUSLY

(6) Restitution to the Municipality of Monies Fraudulently Obtained

The Municipal Manager reported as follows:

"Mr. David Richard Madsen was convicted of fraud in the County Court at New Westminster on February 5, 1975, and was ordered to pay restitution to the Municipality in the amount of \$3,539.00. This legal action resulted from monies that had been obtained by him from the Human Resources Department.

Mr. Madsen is apparently the registered owner of several parcels of land in the Lillooet Assessment District which either have been or are now in the process of being sold. The funds so derived will enable the Municipality to obtain the total amount of restitution to which it is entitled.

On September 17, 1975, our Solicitor forwarded to Mr. Madsen's solicitor a Satisfaction Piece which had been executed on behalf of the Municipality. The Satisfaction Piece was sent on an understanding that the Municipality is to receive the full sum of its judgment, namely \$3,539.00, plus interest at the statutory rate from the date of the judgment.

As it was necessary to protect our interests by acting promptly on this matter, we proceeded to have the Satisfaction Piece executed and are now requesting ratification from Council for the action so taken.

The action taken by the Municipality will have the effect of clearing the properties of judgments so that funds derived from their sale can be used to satisfy creditors."

It was recommended:

THAT Council ratify the execution of the Satisfaction Piece by which the Municipality is to receive the full sum of its judgment against Mr. David Richard Madsen, namely \$3,539.00, plus interest at the statutory rate from the date of judgment.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

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(7) Engineer's Special Estimates

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

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

Work Order No.

22-162	Install new watermain in advance of L.I. Programs as recommended in G.V.W.D. water report	\$151,000.00
22-163	Upgrade existing watermain to provide service to Burnaby General Hospital	6,500.00
22-165	Replace substandard 4" diameter watermain sections with 8" diameter mains at McKay and Silver.	5,000.00
	TOTAL	<u>\$162,500.00</u>

It was recommended that the estimates be approved as submitted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (8) Request for Approval to Issue P.P.A. #3367 -
8349 Fenwick Street -
D.L. 173, Block "E" Least Part, Plan 3449

The Municipal Manager provided the following report of the Director of Planning dated September 18, 1975:

"Application has been received by the Planning Department for the development of a lumber processing shed at the above address. Council will note that this location is within the Big Bend Study Area.

The previous owners applied for and were granted several Preliminary Plan Approvals for various structures related to woodworking and processing lumber. The existing zoning is M3 (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3 zoning and use. This type of operation is permitted in M3 districts, and therefore the expanded use would also be permitted, provided that the other requirements of the By-Law are met. The Engineering Department requires a site elevation of 104.4 - 105.0 (Burnaby Datum) for adequate flood proofing and the applicant has been so advised.

The proposed shed structure covers approximately 3,550 sq. ft. The applicant proposes to tidy up the yards around the existing building and provide the required landscaping. The proposed building therefore will be beneficial toward stimulating the desired upgrading of the site."

It was recommended that the Planning Department be given authorization to grant Preliminary Plan Approval to the proposed development at 8349 Fenwick Street.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

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(9) Tenders for One 4-Wheel Rubber Tired Loader

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated September 18, 1975:

"The 1975 C.I.P. Budget includes an item of \$60,000 for the purchase of a Michigan front end loader less trade-in.

Tenders were called for a 4-wheel rubber tired loader with 2 cubic yard capacity and the tenders received have been tabulated.

An examination of the tenders was carried out by municipal staff and the following deficiencies were found in the lowest bid machine offered by Dietrich Collins Equipment Ltd. for \$36,592.50:

1. The machine was found to have very poor traction due to the lack of torque porportioning differentials on both front and rear axles.
2. It feel short of specifications in the area of hydraulics, i.e. gallons per minute.
3. The brakes proposed a safety problem in that they are disc type completely exposed to the environment which means they could fill with dirt, rocks etc. during normal use.
4. The machine also has poor balance even though it is counter weighted with 700 lbs. ballast at rear.
5. Another undesirable feature is a single hydraulic ram which obscures the operator's vision, thus posing a safety hazard.
6. Parts of this machine are manufactured in Europe and in the past we have found this to pose a parts replacement and repair problem.
7. In addition to the above items we have found that there exists only two of these machines in B.C. which intimates very little experience.

The second lowest bid from Wescan Rendell Equipment Ltd. for \$39,637.50 is the lowest most closely conforming to our specifications, and is considered by staff to be acceptable.

The above information was submitted to the Parks and Recreation Commission at its meeting of September 17, 1975 and the Commission approved acceptance of the second lowest bid."

It was recommended that the lowest tender meeting our specifications from Wescan Rendell Equipment Ltd. for a 1974 Fiat-Allis 545 Series B in the net amount of \$39,637.50 be accepted.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be tabled one week pending a report of the Municipal Engineer on the question of local availability of parts."

CARRIED UNANIMOUSLY

(10) Attendance by the Parks and Recreation Administrator
at Management by Objectives Workshop

The Municipal Manager provided the following report of the Parks and Recreation Administrator dated September 18, 1975:

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"On October 1, 2, 3, 1975 the Municipal Officers' Association of B. C. in conjunction with the M.F.O.A. Career Development Centre will be presenting a workshop on Management By Objectives to be held at Qualicum Beach, Vancouver Island. This is a repeat of a previously held successful workshop and will again be conducted by Mr. Art Levy, an internationally recognized specialist on this subject.

The workshop is designed for senior government management officers. The objectives are for the participants to gain insight into the M.B.O. system, learn how the system can be applied, discuss and practice the skills required to initiate an M.B.O. system, and to develop practical specific M.B.O. goals and supporting objectives which can be implemented in a participant's own jurisdiction.

Topics to be covered will include:

- Concepts of Management By Objectives
- Participative Management Techniques
- Recommended Sequence of Events For Installation of M.B.O.
- Establishing Overall Goals and Objectives
- Identifying Key Result Areas and Appraising The Results.

The cost of attendance is estimated at \$378.00 and funds are available in the Personnel Department Budget for this purpose. It is considered that training of this type for senior municipal officers would greatly benefit Burnaby's municipal management system."

It was recommended that Mr. D. Gaunt be authorized to attend the subject workshop at Qualicum Beach, Vancouver Island on October 1, 2 and 3, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(11) Proposed Exchange of Property with Canadian National Railway

The Municipal Manager provided a report of the Director of Planning dated September 17, 1975 part of which read:

"The proposed exchange of property, if implemented, would result in the following transfer of acreages:

<u>Lands</u>	<u>Area</u>
From the Municipality to the C.N.R.	72.3 acres
From the C.N.R. to the Municipality	63.9 acres

It should be noted that the proposed exchange of property reflects the proposed amendments to the park configuration at the eastern terminus of the foreshore parkstrip. The Planning Department believes this to be the most advantageous arrangement in that it provides for an expanded and more contiguous park terminus while at the same time allowing for the development of a major water oriented industry immediately adjacent to existing industry in the area. This industrial expansion area should be reserved exclusively for a water oriented industry and be developed with particular awareness of the site's proximity to the foreshore park area.

The Land Agent has reviewed the lands involved in the proposed exchange and has provided an estimated value of the affected properties. Following receipt of the initial estimate a minor adjustment was made to the area of the lands involved to bring the relative value of the lands involved in line with one another. The relative value has been provided as follows:

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<u>Area</u>	<u>Estimated Value</u>
Municipal property (72.3 acres)	\$1,835,700
C.N.R. property (63.9 acres)	\$1,835,700

This exchange proposal has been prepared following preliminary discussions with representatives of the C.N.R. and now requires Council approval in principle in order that actual negotiations may commence."

It was recommended:

1. THAT Council approve in principle the proposed exchange of property between the Municipality and the Canadian National Railway on the basis of the attached Figure 2 (in the report from the Director of Planning); and
2. THAT the Land Agent be directed to commence further negotiations with the C.N.R. to effect the proposed exchange of property as outlined on the attached Figure 2 (in the report from the Director of Planning).

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (12) Letter dated September 9, 1975 from South Burnaby
Branch No. 83, Royal Canadian Legion -
5289 Grimmer Street, Burnaby -
Request for Permission to Conduct a Parade

This item was considered previously under Item 3(a) - Correspondence and Petitions.

- (13) Undated Letter from the Canadian Diabetic Association,
2219 Kingsway, Vancouver -
Request for Permission to Conduct a Bike-A-Thon

This item was considered previously under Item 3(e) - Correspondence and Petitions.

- (14) Traffic Conditions on Douglas Road

The Municipal Manager provided the following report of the Municipal Engineer dated September 17, 1975:

"A report was submitted to the June 16, 1975 Council meeting related to truck traffic on Douglas Road in reply to a written complaint from a Mr. John W. McGill of 3717 Douglas Road. In that report we indicated that it was our intention to conduct a detailed study on the number, type, origin, destination and operating times of trucks using Douglas Road. The subject study was to be conducted this summer when it was anticipated that we would again be hiring summer help.

Unfortunately we were not in a position to hire summer help and without this extra personnel were unable to conduct the proposed study as planned.

It is hoped that if the work load eases we may be in a position to gather some of the desired information with our present staff, possibly on an overtime basis. The other alternative is to wait until next summer and hope that there will be a student program."

It was recommended that a copy of this report be sent to Mr. John W. McGill.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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(15) Local Improvements on Beta Avenue from
Westlawn Drive to Lane South of Northlawn

The Municipal Manager provided the following report of the Municipal Engineer dated September 17, 1975:

"Mr. H.J. Shopland wrote to the Municipal Engineer on 8 September, 1975, with copies to the Municipal Council and Municipal Manager, requesting that the subject works be carried out at the same time as similar works on Brentlawn.

At the Council meeting of 1 April, 1974, Council received a report from staff related to the subject work. The report was prompted by a petition presented to the Mayor and Aldermen by Mr. Shopland as spokesman for the property owners. The petition was dated 18 March, 1974, and was received by Council at the meeting of 1 April, 1974, along with the staff report. This report was tabled for further information from staff related to cost of the project, owners' and Corporation's shares and Budget Code for Corporation share. At the 16 April, 1974, Council meeting, Council, after considering the original staff report, plus the additional information, resolved to take no further action on the matter at that time, but to include the subject portion of Beta Avenue in a future Local Improvement Program after the year 1976.

Staff has followed the instructions of Council and have undertaken the necessary steps. Storm sewers and other subsurface works are scheduled for 1976. Surface works to which local improvement charges relate are scheduled to be presented in questionnaire form to the homeowners for their opinion in 1976, with the initiative notices and works scheduled for 1977.

Our reply to the points raised in Mr. Shopland's letter to the Municipal Engineer of 8 September, 1975, are as follows.

The point Mr. Kennedy made regarding costs was that this portion of Beta is relatively a very small project. Because this type of work is done by Contract, it is too small to be the subject of a separate contract and, therefore, benefit from the usual economics of scale that are built into the Local Improvement rates structure. In addition, because of the preponderance of flankage properties the Corporation's share would be proportionally higher. Further, the initiative notice cost would be higher because it would contain only this small project. The second point of higher Corporation share gave this project a low relative priority.

Highlawn and Brentlawn works were scheduled by staff in accordance with Council's explicit instructions. The surface local improvement on Highlawn is scheduled for 1975. All necessary subsurface works were previously completed. The storm sewer on Brentlawn is scheduled for late 1975 in the next drainage contract. The local improvement surface works on Brentlawn are scheduled for early 1976. Council has just recently approved and adopted Construction By-laws for the works on Brentlawn.

On the basic subject of scheduling the Local Improvement works on Beta Avenue prior to the time as per Council's instruction, the following points should be considered.

1. The subsurface works that may be required on Beta Avenue have not been ascertained or designed.
2. Subsurface works should be scheduled in 1975 for surface works to be done in conjunction with Brentlawn, as requested by Mr. Shopland.
3. 1976 surface works have already been forwarded to the homeowners for their comments. Therefore, there would have to be a separate assessment roll, computer program and mailing for Beta.
4. Surface works 'design' would have to be advanced over other previously scheduled works. "

It was recommended:

1. THAT the subject portion of Beta Avenue remain in its present scheduling position; and
2. THAT Mr. H. J. Shopland be sent a copy of this report.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 1 be amended to provide that the work be done in conjunction with 1976 Local Improvement Works."

CARRIED UNANIMOUSLY

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

(16) Sale of Municipal Properties

The Municipal Manager provided a report of the Land Agent dated September 16, 1975 and recommended:

1. THAT the bid in the amount of \$41,100.00 from T. Visona for Lot 69 at 235 North Gamma Avenue be accepted; and
2. THAT the bid in the amount of \$41,200 from Ponteix Developments Ltd. for Lot 22 at 7337 - 11th Avenue be accepted; and
3. THAT the bid in the amount of \$33,651.00 from W.R. Simpson for Lot 208 at 8265 Burnfield Crescent be accepted; and
4. THAT the Land Agent be authorized to negotiate the sale of the lots for which no bids were received at prices not less than the specified minimum acceptable bid, on the understanding that those lots not sold by the time we advertise additional property for sale in the early part of next year be re-advertised at that time.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"THAT recommendations numbered 1, 2 and 3 of Item 16 of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Recommendation No. 4 of Item 16 of the Municipal Manager's Report be amended to read 'THAT the Land Agent be authorized to put the sale of the lots for which no bids were received to tender once market conditions improve'."

CARRIED UNANIMOUSLY

(17) Proposed Amendment to an Approved CD Plan - RZ #9/72 -
3908 and 3934 Norland Avenue

The Municipal Manager provided a report of the Director of Planning dated September 18, 1975 which included the following recommendations:

- "4.1 THAT Council receive the report of the Planning Department for the proposed Bylaw amendment and that the proposed amendments be submitted to a Public Hearing on October 21, 1975.
- 4.2 THAT Council establish the following as prerequisites to this Zoning Bylaw Amendment:

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- a) The submission of a complete and suitable plan of development for the subject site.
- b) The deposit of a Bank Letter of Credit sufficient to cover the cost of site services including road, sidewalk, ornamental street lights and the required storm, sanitary and water supply as deemed necessary by the Municipal Engineer.
- c) The deposit of a certified cheque to contribute on the basis of building square footage toward the cost of completing a pedestrian bridge over Canada Way near Ledger Avenue.
- d) All electrical and telephone services to be placed underground throughout the development.
- e) Substantial completion of engineering design drawings for site services to the approval of the Municipal Engineer prior to Final Adoption."

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

(18) Condominium Townhouses/Maisonnettes -
Rochester/North Road -
Community Plan Area "H"
R.Z. #17/75

The Municipal Manager provided a report of the Director of Planning dated September 16, 1975 that included the following recommendations:

- "1. Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.0 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 2. Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The completion of the requisite Road Exchange Bylaw and Land Exchange (Section 4.0).
 - c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
 - d) The consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.

- f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development and from the point of existing services.
- h) The dedication of any rights-of-way deemed requisite.
- i) The provision of a public pedestrian walkway easement along the east lot line and the construction of a concrete walk to the approval of the Municipal Engineer.
- j) The deposit of a per unit levy to go towards the cost of construction of the pedestrian underpass of Loughheed Highway and the acquisition of the Keswick/Government Park/School site as outlined in the report.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The dedication of a 66' wide public park strip to the south of the site and the construction of a concrete walk to the municipal standard between the Relocated Rochester Road and the western limit of the 150' wide park strip.
- m) The retention of as many existing mature trees as possible on the site.
- n) The retention of the existing watercourse over the subject site in an open condition in accordance with municipal standards.
- o) The approval of the Department of Highways to the subject rezoning application."

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: ALDERMAN McLEAN.

- (19) Letter dated August 26, 1975 from the B.C. Land Commission,
433 Ledger Avenue, Burnaby
Kask Bros. Ltd. - Proposed Underground Aggregate Conveyor

This item was considered previously under Item 3(d) - Correspondence and Petitions.

(20) Tenders for Three Compact Automobiles

The Municipal Manager provided the following report of the Purchasing Agent dated September 19, 1975:

"Tenders were received up to 3:00 p.m. local time, Wednesday, September 10, 1975 for the subject vehicles.

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

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

These vehicles are to be added to the Municipal Hall fleet and will be designated as vehicles 921, 922 and 923. The lowest tender meets or exceeds our specifications."

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It was recommended that the lowest tender from White Spot Service Ltd., in the amount of \$9,120.57 for the supply of three 1975 Datsun HLB210 2-door be accepted and that a purchase order be issued.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(21) Burnaby Refuse Service

This item was considered previously under Item 4 - Tabled Matters.

(22) Letters from the Honourable James G. Lorimer,
Minister of Municipal Affairs, accompanying cheques in
Payment of Provincial Grants

The Municipal Manager provided the following report and attached copies of letters addressed to Mayor T. Constable and Council, as follows:

- "1. Letter dated 29 July 1975 enclosing a cheque in the amount of \$25,000 representing Burnaby's basic support grant under the Natural Gas Revenue Sharing Act, and setting out the regulations appertaining thereto. This sum is not included in Burnaby's 1975 budget.
2. Letter dated 8 August 1975 enclosing a cheque in the amount of \$370,566 representing four-fifths of the per capita "catch-up" grant established under the Municipalities Aid Act to compensate for population growth between the census years upon which the regular per capita grants were calculated. This sum is included in the 1975 budget.
3. Letter dated 10 August 1975 enclosing a cheque in the amount of \$90,993 in payment of the January to June allocation under the Sewerage Facilities Assistance Act. The letter goes on to say that the balance of \$558,324 representing the July to December 1975 allocation will be forwarded in January 1976. This sum is included in the 1975 budget.

Through a misunderstanding, these letters have not appeared before Council until now. It seems that the Municipal Clerk believed Mayor Constable would bring the letters before Council informally and the Mayor in turn believed that the Clerk would be putting them on the agenda. In future, letters of this nature will be placed on the agenda as soon as possible after receipt.

It is the opinion of staff that the last mentioned letter should be responded to by Council. The Minister advises that a cheque for \$558,324 will go forward in January 1976. He speaks of a January to June allocation and a July to December allocation.

The enabling Act permits the Government to make regulations concerning the distribution of these moneys; however, the action indicated will work a hardship on municipalities.

The \$649,317 involved is intended to pay debt charges as they come due during 1975, yet the Government has sent us \$90,993 and plans to send the balance of \$558,324 in January 1976.

The grant of \$695,466 on this account for 1974 was received by Burnaby on 14 January 1975. The reason for this late receipt was that it took some time for the Government to secure the information necessary for the compilation of the grant. This year, they obviously have the information available to enable them to make a distribution now.

Under the circumstances, it is recommended that Council request the Government to make distribution of this grant money as quickly as possible in 1975.

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In connection with the Natural Gas Revenue Sharing Act, the Municipal Treasurer advises that he has had conversations with officials in the Department of Municipal Affairs and has been assured that the unconditional grant based on housing starts, \$196,200, and the unconditional grant based on the relative operating costs of each municipality, \$562,519, will be distributed in the very near future."

It was recommended:

THAT Council request the Provincial Government to pay the municipalities the final installment of the Sewerage Facilities Assistance Act grant as soon as possible, rather than after the end of the year, as indicated by the Minister of Municipal Affairs.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mayor Constable advised that he had taken up the matter of getting payments in 1976 for 1975 Grants with the Minister of Municipal Affairs and has received information from the Treasury Department and will be discussing this matter further with the Minister of Municipal Affairs and will report back to Council.

It was agreed that acknowledgement of the letters be forwarded to the Minister of Municipal Affairs with an expression of thanks.

- (23) Rezoning Reference #30A/73 -
6540, 6590 Thomas Street -
Proposed Amendment to Approved CD Plan -
Portions of Lots 3 & 4, Block 15, D.L. 79N, Plan 536

The Municipal Manager provided a report of the Director of Planning dated September 19, 1975 that included the following recommendation:

"The Planning Department recommends THAT Council receive the report of the Planning Director and THAT this By-Law Amendment be forwarded to a Public Hearing on October 21, 1975 and THAT the following be established as prerequisites to the rezoning:

1. The submission of a complete and suitable plan of development for the subject site.
2. All electrical and telephone services be placed underground throughout the development.
3. The receipt from the applicant and B.C. Hydro of sufficient funds and a suitable written agreement to place all power and telephone lines underground from the existing pole line on Sprott Street to the building before September 1, 1977."

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The meeting recessed at 9:00 P.M.

The meeting reconvened at 9:12 P.M. with Aldermen Gunn and Lawson absent.

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(24) Burnaby Refuse Service

The Municipal Manager provided the following report of the Municipal Engineer dated September 19, 1975:

" It is apparent from the events of the past several weeks that some words of explanation and clarification on the background of this matter would be in order. The matter appears to have escalated and taken a turn in a direction which was not intended to have been reached at this point in time. The Council had directed to have staff prepare a tender call for provision of refuse service to strata title properties and to develop a possible format of tender call for the refuse service as a whole. With respect to the direction of Council to prepare a tender call for strata title service, it was your Municipal Engineer's intention to bring this back before Council as a possible format for full discussion by the Council before proceeding with the tender call; it could well have transpired that Council would have chosen to not proceed any further on the matter of tender call once having reviewed the format. This format of tender call for strata title service has now been completed by Engineering staff, but your Municipal Engineer has not yet had time to personally review it; this is expected to require approximately one more week.

The basis for reaching the conclusion to recommend development of a format of tender call for strata title refuse service was based on considerations of a suitable alternative being available to expending considerable sums of money for new equipment; operational considerations were never discussed. The reports which have been submitted to Council thus far do not purport to say that one or the other method is better but simply that there is an alternative; this was put forth only as a result of determining the approximate value of investment required to provide adequate future service by the Municipality. The conclusion that the available alternative was viable was reached from the knowledge that both methods are in operation in various centers in North America. It was further considered that good administrative practise requires that all alternatives be considered; if other considerations rule out one or the other of the alternatives, this should in no way detract from the duty of staff to have put forth alternatives in the initial instance.

As Council is aware, it approved that refuse service should be provided to strata title properties as a charge to general revenue and it is apparent that many such properties are aware of it and are demanding attention; for this reason it was recommended that a format of tender call be developed so that all pertinent information be available at the earliest possible opportunity.

Now that virtually all attention has been focused onto the one question of contracting as opposed to performing the work with Municipal forces, it is probably pertinent to back up and commence again toward achieving the same end result, i.e. to offer up-to-date refuse service to the community with primary emphasis on provision of refuse service to strata title properties. This would entail the development and presentation of a full report pertinent to the Refuse Service as a whole before examination of any parts of it such as Strata Title service. More time would likely be entailed in this approach and we would not have the benefit of actual quotations, but under present circumstances, this approach would seem to be the preferable one."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(25) Adult School Crossing Guards

The Municipal Manager provided the following report of the Municipal Engineer dated September 18, 1975:

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" At the Council meeting of 15 September, 1975, the question was raised as to the progress being made in hiring adult crossing guards for a number of school crossings.

To give the Council some history on the subject of adult crossing guards we would advise that the Provincial Department of Education in a letter to all School District Secretary Treasurers, dated 28 January, 1975, informed them that the Department would share with all School Districts in the cost of hiring adult crossing guards.

To assist the School District in establishing a procedure for deciding what crossings should be supervised by adults, the Traffic and Safety Committee established a sub-committee whose assignment was to set down the guidelines. These guidelines were set down in a report to Council dated 18 March, 1975 (copy attached). In the first paragraph of item 1, Adult Crossing Guard Warrants, it states that the program is shareable between the Provincial Government and the School District. In item 2, paragraph (a), the report states adult guards would presumably be considered as Municipal Employees. The choice of wording was, in retrospect, poorly chosen and was only meant to establish a reason for having our Personnel Department recruit and screen prospective applicants as they do with other School Board employees, such as teachers aides, etc. The School District has taken this sentence as being a commitment by the Municipality to accept the role of employer. We have reclarified our case in letters dated 11 April, 1975, from the Engineering Department and 28 August, 1975, from the Personnel Department."

It was recommended that a copy of this report be forwarded to the Secretary-Treasurer of the School District.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Alderman Lawson returned to the Council meeting at 9:13 P.M. and took her place at the Council Table.

(26) Rezoning Applications

The Municipal Manager provided a report of the Director of Planning indicating the following rezoning applications and recommendations:

Item #1 Application for the rezoning of:
R.Z. #33/75 Pcl. A, Ref. Pl. 9949, S.D. 7, Block "C", D.L. 96, Plan 1349
From: Service Commercial District (C4) and
 Residential District (R5)
To: Service Commercial District (C4)

Recommendation:

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of rezoning:

- a) The submission of a suitable plan of development incorporating the design criteria mentioned above.
- b) The dedication of 20' along the rear portion of the subject site for appropriate lane development.
- c) The submission of an undertaking to remove all existing improvements on the site within six months of the rezoning being effected but not prior to Third Reading of the By-Law.
- d) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the design and construction of the required lane.

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- e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to any existing service.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Item #2 Application for the rezoning of:
R.Z. #35/75 Part of Lot 46, D.L. 29, Plan 26068
 Part of Lot 1, Blk. 26, D.L. 29, Pl. 4900
 Part of Lot 3, Blk. 26, D.L. 29, Pl. 4900
 Lot 4 & c, Ref. Pl. 7869, Blk. 26, D.L. 29, Plans 9524 and 3035
 Part of Pcl. "B", Ref. Pl. 7063 Ex. Pt. on Pl. 4900, Blk. 26,
 D.L. 29, Pl. 3035
 Pcl. "E", Ref. Pl. 7868, Blk. 26, D.L. 29, Plan 3035
 Blk. 26 Ex. Pl. 19908, D.L. 29, Plan 4215
 From: Residential District (R5) and
 Service Commercial District (C4)
 To: Comprehensive Development District (CD)

Recommendation:

It is recommended that Council authorize the Planning Department to continue to work with the applicant towards the development of:

- a) a suitable conceptual plan for the area bounded by 15th Avenue, Kingsway, 14th Avenue and Humphries-Court and
b) a suitable proposal for the current subject site in conformance with the Comprehensive Development (CD) Zoning District using the RMI guidelines on the understanding that a further and more detailed report will be submitted at a later date.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Item #3 Application for the rezoning of:
R.Z. #36/75 Lots 1 & 2, Blk. 89, D.L. 127, Plan 4953
 Lot A, E.P. 10950 Ex. Pt. on Plan 22230, S.D. A, Blk. 90,
 D.L. 127, Plan 4953
 Lot 1, Blk. 90, D.L. 127, Plan 4953
 Lot 2 Ex. Sk. 10950, Blk. 90, D.L. 127, Pl. 4953
 From: Residential District (R4)
 To: Multiple Family Residential District (RM3)

Recommendation:

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of rezoning:

- a) The submission of a suitable plan of development incorporating the design criteria outlined above.
b) The completion of the requisite Road Closing By-Law of that redundant portion of Glynde Avenue as outlined in the report.
c) Acquisition of Municipal property in accordance with the required land assembly outlined in the report.

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- d) The dedication of that portion of the site deemed necessary for future road widening along Capitol Drive and East Hastings Street.
- e) The consolidation of the net project site into one legal parcel.
- f) 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.
- g) The granting of any necessary easements.
- h) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the upgrading to full Municipal Standards of that portion of Capitol Drive adjacent to the subject site.
- i) The installation of all electrical, telephone, and cable servicing and all other wiring underground throughout the development and to any existing service.
- j) The deposit of a per unit levy (\$980.00 per unit) to go towards the acquisition of proposed neighbourhood park development in the immediate area.
- k) The maintenance of as many existing mature trees as possible throughout the site.
- l) The adherence to all applicable condominium guidelines as adopted by Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Item #4 Application for the rezoning of:
R.Z. #38/75 Lots 5 S1/2, 6 S1/2, 7 S1/2 and 8 S1/2 Exc. N. 50',
 Blk. 34, D.L. 34, Plan 1355
 Pcl. "A", E.P. 13003, Blk. 8, D.L. 34, Pl. 1355
 From: Residential District (R5)
 To: Multiple Family Residential District (RM3)

Recommendations:

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975, and that the following be established as prerequisites to the completion of rezoning:

- a) Submission of a suitable plan of development incorporating the considerations outlined above.
- b) The consolidation of the net project site into one legal parcel.
- c) The granting of a 20' dedication along the westerly portion of Lot "A" and associated truncation for lane development.
- d) The deposit of sufficient monies to cover the costs of all services necessary to serve the subject site.
- e) The deposit of a \$980.00 per unit levy to go towards the acquisition and development of proposed parks in the area.
- f) The installation of all electrical, telephone, and cable servicing and all other wiring underground throughout the development and to any existing service.

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- g) The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected, but not prior to Third Reading of the By-Law.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Item #5 Application for the rezoning of:
R.Z. #40/75 Portion of Lot 32, Lots 22, 62 and portion of
 Lot 63, Block 8, D.L. 171, Plan 2686
 Pcl. "A", By-Law Plan 47863, Blk. 8, D.L. 171, Plan 2686
 From: Residential District (R5)
 To: General Industrial District (M2)

Recommendation:

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of rezoning.

- a) The submission of a suitable plan of development incorporating the conditions set forth in the report.
- b) The consolidation of the net project into one legal parcel.
- c) The deposit of sufficient monies to cover costs of all services necessary to serve the subject site.
- d) The installation of all electrical telephone, and cable servicing, and all other wiring underground throughout the development and to any existing service.
- e) The granting of any necessary easements or rights-of-way.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Item #6 Application for the rezoning of:
R.Z. #41/75 Lot "A" N. 131.68', D.L. 30, Plan 4680
 Lots 1 & 2, D.L. 30, Plan 22919
 Lot 95, D.L. 30, Plan 38962
 From: Residential District (R5)
 To: Comprehensive Development District (CD)

Recommendation:

The Planning Department recommends that Council receive the report of the Planning Department and authorize this Department to work with the applicant toward a suitable plan of development for this site incorporating the principles outlined in this report, to be the subject of a further detailed submission at a later date.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

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Item #7 Application for the rezoning of:
R.Z. #42/75 Lot 79, Westerly 25', D.L: 1, Plan 48717
 and portion of Rochester Street to be closed.
From: Gasoline Service Station District (C6),
 Small Holdings District (A2) and
 Neighbourhood Commercial District (C1)
To: Neighbourhood Commercial District (C1)

Recommendation:

It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 21, 1975 and that the following be established as prerequisites to the completion of rezoning:

- a) The submission of a suitable plan of development incorporating those design criteria outlined above.
- b) The completion of all terms and conditions of the requisite Road Exchange By-Law.
- c) The consolidation of the net project site into one legal parcel.
- d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- e) 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.
- f) The installation of all electrical, telephone, and cable servicing and all other wiring underground throughout the development and to any existing service.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"THAT the recommendations of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY