

MARCH 24, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, March 24, 1975 at 7:00 P.M.

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

**ABSENT:** Alderman D. A. Lawson

**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

M I N U T E S

The Minutes of the Council Meeting held on March 17, 1975, and the Minutes of the Public Hearing held on March 18, 1975, came forward for adoption.

Alderman Gunn noted that on Page 3 of the Minutes of the Council Meeting held on March 17, 1975, the motion as MOVED by Alderman Lewarne and SECONDED by Alderman Gunn concerning the feasibility of installing a barrier in front of Mrs. Kolbus' residence appeared to be in error:

This motion should read as follows:

"MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

'That the Municipal Engineer be directed to investigate the feasibility of installing a barrier in front of Mrs. Kolbus' residence and those of her immediately abutting neighbors consisting of large boulders set in concrete, infilled with soil and additional boulders to form a rockery as well as a barricade, a barrier constructed of pilings, or a barrier in accordance with the plans submitted by Mrs. Kolbus; and further that the Municipal Solicitor advise as to whether the Municipality can carry out this proposed work on private property and if so the possible liability responsibilities.' "

CARRIED

AGAINST: ALDERMEN MERCIER AND STUSIAK.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That the Minutes of the Council Meeting held on March 17, 1975, as amended, and the Minutes of the Public Hearing held on March 18, 1975, be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. S. A. Ruocco, Senior Accounts Executive - Development, Imperial Oil Limited, re Self-Serve Gasoline Bars.
- (b) Mr. D. S. McDonald, Area Manager, Metro Motorist Market, Gulf Oil Canada Limited, re Self-Serve Gasoline Bars.
- (c) Mr. R. B. Anderson, re Proposal for Participation in Community Television by The Corporation of the District of Burnaby.
- (d) Burnaby Arts Council, Ad Hoc Sister City Committee, re Tenth Anniversary Celebration - Kushiro/Burnaby.
- (e) British Columbia Veterinary Medical Association, re Proposed Spay and Neuter Clinic.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That, the delegations be heard."

CARRIED UNANIMOUSLY.

Mr. S. A. Ruocco then presented a brief on behalf of Imperial Oil Co. Limited, on the subject of self-serve gasoline stations. Mr. Ruocco briefly reviewed the history of self-serve marketing over the past twenty-five to thirty years. In discussing self-serve gasoline retailing, Mr. Ruocco noted that there was fear in some areas that self-serve will drive out the full service stations and those offering automotive repair and maintenance services. Mr. Ruocco contended that such fears were unfounded and that this fear will never be realized. Mr. Ruocco stated that the consumer was the key motivator. The consumer is the agent of change and his demands have already caused Imperial Oil to adjust its mix of facilities. In addition to the traditional neighborhood station, there are now large service centres, diagnostic clinics, car washes, self-serve gas bars and restaurants. In the longer term, successful business enterprises, large or small, must conform to the will of the customer or they will not remain in business. This is true of self-serve gasoline facilities where retailers are, in fact, responding to a distinct customer demand. Mr. Ruocco stressed that safety at self-serve establishment was a prime concern of Imperial Oil Limited at all times and staff training played a most important part in the safety program. Mr. Ruocco noted that by 1980 it could be reasonably expected that approximately 30% to 35% of gasoline retailing would be handled through self-serve facilities.

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Imperial Oil Limited did not foresee the day when self-serve would eliminate the full service station. It hasn't done so in Europe and the United States where self-serve is well established and this is not expected to happen in Canada. Mr. Ruocco provided an synopsis of his Company's plans for gasoline retail outlets, both self-serve and full service, in Burnaby up to 1978.

Mr. D. J. Sharp, Motorist Plan Development, Gulf Oil Canada Limited then presented a brief to Council outlining Gulf Oil Canada's view with regards to the subject of retailing motor gasoline through self-serve facilities. Every new product or change of marketing strategy must, in the final analysis, be accepted by the consumers in order to survive. The average increase in gallonage sold after conversion to self-service is plus 160% with some facilities enjoying an increase of 1000%. This would indicate that the consumers not only have accepted the self-serve strategy but there is a high demand for this type of retail gasoline facility.

Gulf Oil Canada Limited is concerned about the safety of its facilities and all safety regulations governing the building and operation of Gulf Self-Service facilities are adhered to rigidly. Many of the safety features utilized in Gulf Canada's Self-Serves cannot be found in a normal service station.

The concern that self-serves create unemployment in the service station industry have proven false. A report of the Vancouver City Planning Department states that there has been a net employment increase of plus 33% after conversion to self-service operation. The extended days and hours of operation at most self-serves accounts for this increase.

Fears have been expressed that the major oil companies will eventually have control over the retail pump price by virtue of company operations. Gulf Oil Canada has stated to the B. C. Energy Commission that they will lease a minimum of five self-serve facilities in British Columbia by 1975 year end. It is anticipated that only one of the three self-serve gas bars in Burnaby would remain under company operation.

Mr. Sharp respectfully submitted that the final decisions regarding long term viability of self-serve facilities rest entirely with the motoring public. The flexibility that now exists in the regulations of service stations and self-serve stations must remain in order that we may react to changes in consumer demands. At the same time Gulf Oil Canada recognizes the need for safe and efficient operations, as well as the economic restraints that will insure efficient land use.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the Notice of Motion as moved by Alderman Ast concerning the regulation of self-serve gasoline stations tabled on March 17, 1975, be now lifted from the table."

CARRIED UNANIMOUSLY.

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MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN GUNN:

"WHEREAS many service station operators are being put out of business by the oil companies converting service station to self-service; and,

WHEREAS the continuation of this practice can only result in monopoly control by the oil companies at the retail level, to the detriment of the consumer;

THEREFORE BE IT RESOLVED that staff be directed to study and report on the question of limiting any further conversion of service stations to self-service."

MOVED BY ALDERMAN McLEAN:  
SECONDED BY ALDERMAN GUNN:

"That the Staff be directed to study and report on the question of self-service gasoline stations and the percentage of self-serve station that could be supported within good planning in the Municipality."

FOR: MAYOR CONSTABLE, ALDERMEN  
AST, GUNN AND McLEAN.

AGAINST: ALDERMEN EMMOTT,  
LEWARNE, MERCIER AND  
STUSIAK.

The votes being equal for and against the motion, the motion was declared negatived and LOST.

The vote was then taken on the original motion as MOVED by Alderman Ast and SECONDED by Alderman Gunn. Mayor Constable, Aldermen Ast, Gunn and McLean voted in favour of the motion with Aldermen Emmott, Lewarne, Mercier and Stusiak voting contrary to the motion. The votes being equal for and against the motion, the motion was declared negatived and LOST.

Mr. Robert B. Anderson then addressed Council on a "Proposal for Participation in Community Television by The Corporation of the District of Burnaby". Mr. Anderson stated that it was his opinion that no member of Council was satisfied with the depth of news coverage given to Burnaby civic and community affairs. Mr. Anderson noted that television was mainly for entertainment. Channels 2 and 8 are British Columbia networks and they cover Burnaby news only when it is considered that it is of Province wide interest. Vancouver Radio is also primarily an entertainment media providing service to a dozen or more Lower Mainland Municipalities. Mr. Anderson further noted that the Columbian is the only newspaper which provides anything like a detailed account of Burnaby civic affairs. Mr. Anderson pointed out that, almost unnoticed, Community Television via cable has arrived. Cable Vision Channel 10 goes into almost 30,000 Burnaby homes. It is immediately available to almost 70% of Burnaby citizens. At the moment Burnaby shares this channel with Vancouver and several other municipalities. In the near future

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Burnaby can expect to have its own Cable Vision Channel 10 for Community Television and that could possibly involve 20 or more hours per week of programming. Mr. Anderson presented a brief resume of his experience in the television field. Community Television seldom, if ever, gains high ratings. It is designed to appeal to small groups of citizens who wish to be better informed.

Mr. Anderson then suggested the following course of action be taken by Council:

That The Corporation of the District of Burnaby authorize Robert Anderson to negotiate with Cable Vision Channel 10 a weekly half-hour program on Burnaby civic affairs on the following lines:

- (a) The program to be produced and hosted by Robert Anderson, at arms length, with full journalistic integrity.
- (b) Transmission to be on one week day evening.
- (c) The program will allow viewers to see and hear conflicting opinions on topical Burnaby subjects and issues.
- (d) Both officials and citizens will appear on the camera.
- (e) Cable Vision Channel 10 will make available free gratis what facilities they deem necessary to produce the program. They will also retain the right to amend or delete the program's contents.
- (f) For services rendered, The Corporation of the District of Burnaby would agree make a grant available to Robert Anderson of \$110.00 for each half-hour weekly program transmitted.
- (g) This arrangement may be cancelled by anyone of the parties involved - Cable Vision Channel 10, The Corporation of the District of Burnaby, or Robert Anderson, on one month's written notice to the other two parties.
- (h) If successful in negotiations Robert Anderson be authorized to commence production as soon as possible.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That the submission of Mr. Robert D. Anderson on a 'Proposal for Participation in Community Television by The Corporation of the District of Burnaby' be referred to the Information Burnaby Committee for study and report to Council."

CARRIED UNANIMOUSLY

Mr. D. G. Dunston, Burnaby Arts Council, for Ad Hoc Sister City Committee, then addressed Council on the subject of the Tenth Anniversary Celebration of Sister City Agreement between Kushiro, Japan and Burnaby. Mr. Dunston noted that September 1975 would be the tenth anniversary of that agreement. Mr. Dunston noted that last fall

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the Burnaby Arts Council had struck an ad hoc committee with representatives from the Burnaby Arts Council, Simon Fraser University, the Burnaby Art Council and the Community. This was done after an informal contact between the Mayor and the Director of the Arts Council. The ad hoc Committee began meeting last November and at a meeting on January 14, 1975, a draft proposal was drawn and a budget of \$9,630.00 was established. This matter was subsequently discussed with the Grants Committee. It was stressed that the Sister City Festival is a Municipal event and because of the Arts Council's limited resources, particularly in time and staff, the Council could not proceed with any further arrangements without a commitment of some kind. It was also requested at that time that a Council member be appointed to liaise with the ad hoc Committee. Mr. Dunston stated that due to the long delay that had been experienced and due to the very limited time left the Arts Council must ask for approval of an interim budget of \$5,000.00. Mr. Dunston estimated that the final municipal share would be between \$7,000.00 and \$8,000.00. Council participation on the ad hoc Committee would be welcomed. Mr. Dunston noted that as the original concept for the anniversary had originated here it was only fair and reasonable to expect that the Municipality would provide some direction and leadership. If the interim budget of \$5,000.00 was not forthcoming this evening the Burnaby Arts Council would have to withdraw its support of the proposed Festival.

Mayor Constable advised that the idea of the Festival had been started by himself in talking to Mrs. Sheila Kincaid, Director of the Library. Between The Mayor and Mrs. Kincaid they had involved several other people in 1974. The Mayor, at that time, had submitted a report to Council, informing them of his activities in this regard and requesting support, and stating that he would submit further reports as required. Mayor Constable advised that he had attended about three meetings of that Committee and the Parks and Recreation Administrator, Mr. D. Gaunt, volunteered his assistance. At about that time Mrs. Potter from the Arts Council had been brought in and apparently from that stage the thing broke down without the Mayor's knowledge and there were no meetings for several months. The Mayor was of the opinion that that was where the problem started. A presentation was finally made to the Grants Committee for assistance but the Grants Committee was not convinced of the make-up of the ad hoc Committee. The Grants Committee was also not favourably disposed to the budget presented.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That Council not consider supporting any further action in connection with the Tenth Anniversary Celebration of the Sister City Agreement between Kushiro, Japan and Burnaby, at this time."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

"That the relevant items of correspondence concerning the establishment of a low cost spay neuter clinic as proposed by the Vancouver Branch of the Society for the Prevention of Cruelty to Animals and Item 4, Municipal Manager's Report No. 21, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Dr. James O. Olafson, writing on behalf of the concerned members of the British Columbia Veterinary Medical Association requested Council defer consideration of the Municipal Manager's Report on the S.P.C.A.'s request for a grant to help fund the proposed spay and neuter clinic in Vancouver until April 1, 1975, to allow his Association to prepare a brief and have it circulated to Council before that meeting.

Dr. Malcolm T. Bond, President, British Columbia Veterinary Medical Association, wrote to advise that he and Dr. James O. Olafson were in the course of preparing a brief on the subject of Spay Neuter Clinics in the Lower Mainland for presentation to Council on April 1, 1975. However, due to the complexity of the subject Dr. Bond advised that he would appreciate a deferment of one month for the presentation of this brief.

Item 4, Municipal Manager's Report No. 21, 1975, was then considered. The following is the substance of that report:

"Council is advised that synthesis and evaluation, including financial ramifications of S.P.C.A.'s proposal are now in process and would not have been ready before April 1 in any event (contrary to the March 24 date we suggested on the March 17, 1975 Agenda). It is now proposed that staff delay reporting to Council on the matter until the Veterinary Association's brief is examined as we assume that the brief will be referred to the staff for report."

It was recommended that: A copy of this report be forwarded to Doctors Olafson and Bond and to Mr. C. Jack Homes, Secretary-Manager, British Columbia Society for the Prevention of Cruelty to Animals.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

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B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Item 2, Municipal Manager's Report No. 21, 1975, pertaining to 'Burnaby Budget Authorization By-Law 1974, Amendment By-Law 1975', be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

It was recommended that a by-law be brought down to amend "Burnaby Budget Authorization By-Law 1974, By-Law No. 6484".

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 8, 1975'  
(#6630)

Rezoning Reference: #67B/70

Lot 191, D.L. 4, Plan 43399

9545 Lougheed Highway

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

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 9, 1975'  
(#6632)

Rezoning Reference: #26A/73

Lot 120, Block 7, D.L. 151, Plan 45668

5932 Patterson Avenue

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

'Burnaby Budget Authorization By-Law 1974, Amendment By-Law 1975'  
(#6646)

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

CARRIED UNANIMOUSLY



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MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN GUNN:

"That:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 8, 1975' (#6630)
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 9, 1975' (#6632)
- 'Burnaby Budget Authorization By-Law 1974, Amendment By-Law 1975' (#6646)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

"That Council do now resolve itself into a Committee of the Whole to consider and report on 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974' (#6554)."

CARRIED

AGAINST: ALDERMAN McLEAN

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974" (#6554) provides for the following rezoning:

Rezoning Reference: #47/74

- (a) Parcel "D", Explanatory Plan 45380, Block 1, D.L. 12, Plan 3046 (9030 Government Street)
- (b) Part North of Highway Plan 24399, Block 8, D.L. 2, Plan 3044 (9256 Government Street)
- (c) Lot "A", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9276 Government Street)
- (d) Lot "B", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9306 Government Street)
- (e) Lot "C", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9336 Government Street)
- (f) Lot "D", S.D. 1, Block 7, D.L. 2, Plan 9183 (9362 Government Street)
- (g) Lot E $\frac{1}{2}$  of East 96.35 feet, Block 7, D.L. 2, Plan 3044 (9382 Government Street)
- (h) Lot 2 Part North of Highway Plan 24399, Block 7, D.L. 2, Plan 3044 (9275 Trans Canada Highway)

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From Small Holdings District (A2)  
To Comprehensive Development District (CD)

The Planning Department by memorandum dated March 20, 1975 reported that the prerequisites previously established by Council in connection with this rezoning proposal are nearing completion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED

AGAINST: ALDERMEN LEWARNE, McLEAN  
AND MERCIER.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

AGAINST: ALDERMEN LEWARNE, McLEAN  
AND MERCIER.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974' (#6554) be now read a third time."

CARRIED

AGAINST: ALDERMEN LEWARNE, McLEAN  
AND MERCIER.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That Item 17, Municipal Manager's Report No. 21, 1975, pertaining to 'Burnaby Pool Room Regulation By-Law 1975' (#6616) be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following are the recommendations of that report:

"That Council direct that 'Burnaby Pool Room Regulation By-Law 1975' (#6616) be amended to provide:

- (a) No operator shall open or keep open a pool room between the hours of two o'clock in the forenoon and nine o'clock in the forenoon or permit any persons to be therein during the said hours;
- (b) No operator shall leave a pool room in charge of a person under 18 years of age.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That recommendation (a) of the Municipal Manager aforementioned be tabled."

CARRIED

AGAINST: ALDERMEN LEWARNE, McLEAN  
AND MERCIER.

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 same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That Item 27, Municipal Manager's Report No. 21, 1975, which also pertains to 'Burnaby Pool Room Regulation By-Law 1975' be brought forward for consideration at this time. The following is the substance of that report:

'Further to item number 17, Council at its meeting of March 10, 1975 asked that we give some indication of the place of residence of people making use of Jubilee Billiards. In item 17 we noted that there was little doubt in our minds that Jubilee Billiards was serving customers from well beyond Burnaby's boundaries and that we were presently trying to verify this fact.

Since March 12, the Royal Canadian Mounted Police have conducted periodic checks of persons entering or leaving the hall and so far they have checked 88 persons. 23 were Burnaby residents and 65 were from outside points.

Of 15 persons checked from 10:00 p.m. to 2:00 a.m., about 8 were Burnaby residents. After 2:00 a.m., there were 81 checked and 23 were Burnaby residents.

The records show that between November, 1973 and January, 1974 there were 15 charges laid that originated from sources of information the Royal Canadian Mounted Police had established at Jubilee Billiards. Of the 15 charges, 6 were against Burnaby residents and 9 were against residents from outside points (Port Moody, New Westminster, Vancouver). "

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That the Business Licence of Jubilee Billiard Ltd. not be renewed by the Chief Licence Inspector prior to such renewal being referred to Council with such referral to be accompanied by reports from the Municipal Manager, the Royal Canadian Mounted Police and the Chief Public Health Inspector."

CARRIED UNANIMOUSLY

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At 9:10 P.M. the meeting recessed.

At 9:25 P.M. the meeting reconvened with Alderman Lawson being absent.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That Council do now resolve itself into a Committee of the Whole to consider and report on 'Burnaby Pool Room Regulation By-Law 1975' (#6616)."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED  
AGAINST: ALDERMEN LEWARNE AND  
MERCIER.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED  
AGAINST: ALDERMEN LEWARNE AND  
MERCIER.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That 'Burnaby Pool Room Regulation By-Law 1975' (#6616) be now read a third time."

CARRIED  
AGAINST: ALDERMEN LEWARNE AND  
MERCIER.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That:

- 'Burnaby Building By-Law 1973, Amendment By-Law 1975' (#6635)
- 'Burnaby Plumbing By-Law 1973, Amendment By-Law 1975' (#6636)
- 'Burnaby Electrical By-Law 1974, Amendment By-Law 1975' (#6637)
- 'Burnaby Gas Fittings By-Law 1953, Amendment By-Law 1975' (#6638)
- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 45, 1974' (#6516)

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Rezoning Reference: #77/73

Lot 264, D.L. 78, Plan 35880

6845 Lougheed Highway

From Small Holdings District (A2)  
To Comprehensive Development District (CD)

The Planning Department by memorandum dated March 18, 1975 advised that the prerequisites previously established by Council in connection with this rezoning proposal have been satisfied.

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

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 McLEAN:

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. 21, 1975, which pertain thereto be brought forward for consideration at this time."

Mr. R. W. Ross, Secretary-Manager, Army, Navy and Air Force Veterans in Canada, Pompier Unit No. 314, wrote to request Council to grant the Liquor Control Board authority to issue a General Licence. Council was advised that a staff report on this subject would be available for consideration on April 1, 1975, and further consideration of the matter was deferred until that time.

Mr. Rhys Hull, 5155 Carson Street, submitted a letter protesting the proposed sale of Municipal land in the Big Bend Area to a private group for use as an East Indian Temple and Recreation Centre on Marine Drive.

Mr. and Mrs. T. J. Hollinshead, 7969 Suncrest Drive, also submitted a letter concerning the proposed sale of Municipal land in the Big Bend Area to the Ismailia Community for the development of socio-religious cultural centre.

Item 26, Municipal Manager's Report No. 21, 1975, was brought forward for consideration at this time. This report provided answers to the questions raised by Mr. and Mrs. Hollinshead in their correspondence. It was recommended that a copy of this report be forwarded to Mr. and Mrs. T. J. Hollinshead.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN GUNN:

"That the Director of Planning draw up a fact sheet relating to the proposed sale of Municipal land to the Ismailia Community and this type of letter be made available to anyone who calls with same firstly to go to Council for approval and that a copy of this fact sheet be then forwarded to Mr. Rhys Hull when available."

CARRIED UNANIMOUSLY

Mr. J. H. Bradbury, 4118 Edinburgh Street, submitted a letter concerning the question of dumping in Montrose Park.

Council was advised that a staff report on this subject would be available for consideration on April 1, 1975, and this consideration of the matter was deferred until that time.

Mr. and Mrs. I. Thorsteinsson, 4208 McGill Street,

Mr. and Mrs. Dennis Abbott, 4137 Yale Street,

Mr. Percy Brown, 4103 Yale Street,

Mr. and Mrs. E. Bates and Colleen Bates, 4151 Yale Street,

Mr. M. W. Boal, 4127 Yale Street,

Mr. and Mrs. Martin Lehto, 4090 Edinburgh Street,

Mrs. S. E. Pagan, 4104 Edinburgh Street,

Mrs. Bettina Bradbury, 4118 Edinburgh Street

Ms. Pat Sexsmith, 4115 Yale Street,

all submitted letters concerning "Burnaby Highway Exchange By-Law No. 14, 1974", and the proposed buffer area immediately adjoining the Chevron Canada Ltd. Refinery.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That all of the foregoing correspondence concerning 'Burnaby Highway Exchange By-Law No. 14, 1974', and the buffer area immediately adjacent to the Chevron Canada Ltd. Refinery be tabled to the Special Meeting of Council to be held on April 8, 1975."

CARRIED UNANIMOUSLY

Mr. H. N. Matheson, 428 Northcliffe Crescent, submitted a letter complaining of the alterations that had been made to the Pavilion on Burnaby Mountain. Mr. Matheson was also concerned that the pavilion is to be leased to a party whose intention is to turn it into a steak-house type of restaurant.

Item 10, Municipal Manager's Report No. 21, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"Since its construction in 1958 Burnaby Mountain Restaurant has been operated under private enterprise, municipal management and as a catered banquet hall and tea shop. In all cases, the private operators failed and the Municipality lost money.

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The following summary from a staff report of November, 1973 illustrates the problems:

'Many inexperienced persons believe they can operate these facilities profitably. Experience shows that this is not the case. These are marginal operations at best.'

'The average small operator cannot afford the continuity of service required to establish these marginal outlets. They therefore tend to ignore their contractual obligations and operate intermittently and at an unacceptable standard, or as one honourable businessman did, they ask to be relieved of their obligations.'

'Generally, the operators we have been able to attract, have provided very mediocre service to the public, and maintenance of premises and equipment has, without exception, been far below the standard we desire.'

'We have not succeeded in attracting serious offers from large successful, top level operators. Two reasons are as follows:

- 1) the outlets are marginal, and this is clearly apparent to any experienced operator.
- 2) Development of a quality outlet at the Centennial Pavilion would require a significant capital investment and a period of subsidized operation, before reasonable returns could be expected. This, of course, requires a guaranteed tenure of reasonable duration. Section 621 (2) of the Municipal Act limits leases of park property to five years or less without the assent of the owner-electors.'

In 1973 the Restaurant lost \$18,545. In the first five months of 1974 the Restaurant lost \$12,000. In view of this heavy rate of subsidy, the Commission again called for proposals from commercial operators. In reviewing the response it was ascertained that the Restaurant could only become a viable unit following the expenditure of large sums of money to alter the premises into a steak and lobster type of operation.

The conditions under which the licensee would invest the required sums of money and operate the facility included alterations to the building which cut down the viewing area.

The Municipality accepted this alternative. The alterations have been completed and the Restaurant will re-open on March 24, 1975."

It was recommended that a copy of this report be forwarded to Mr. H. N. Matheson.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

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Mr. G. Young, President, S.G.A. Restaurants Mtn. Ltd. wrote to announce the opening of their new restaurant at Burnaby's Centennial Pavilion on Wednesday, March 26, 1975. Mr. Young invited Council members and their guests to attend the unofficial opening on Tuesday, March 25, 1975, at any time between 5:00 p.m. and 11:00 p.m.

Mr. Grant R. Tillyer, 2336 Cliff Avenue, and others, wrote to request that a piece of land being used as a road that runs off of the 2300 block Cliff Avenue, and connects up with a lane that services the houses on Broadway and Hycrest Drive be closed.

Item 20, Municipal Manager's Report No. 21, 1975, was brought forward for consideration at this time. The following is the substance of that report.

"The points brought forth in the captioned petition have been considered and we offer the following comments and recommendations:

- (a) The 'piece of land' referred to is a thirty-three foot street allowance between Cliff Avenue and the existing lane which has been gravelled by parties unknown to provide vehicle access to the municipal improved lane west of Cliff Avenue.
- (b) At present, access is provided from this street allowance to the most westerly of the two dwellings located on the property abutting the north side.
- (c) Long range planning proposals are to cancel this street allowance and extend the existing lane west of Cliff Avenue north to Adair Street, however, in the interim it provides convenient access from the lane west of Cliff Avenue to Cliff Avenue for residents and municipal service vehicles.
- (d) The dust problem can be overcome by oiling or applying calcium chloride to the existing gravel surface. However as we mentioned in Item (c) it is used by local residents and municipal service vehicles and, may be for some time, we should consider paving it to a lane standard at a cost of \$500."

It was recommended that:

- (a) the subject street allowance not be closed;
- (b) the street allowance be paved to lane width standard at Corporation expense;
- (c) a copy of this report be forwarded to Mr. R. Hobbs and the other petitioners.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY



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Mr. W. J. Walmesley, Retail Manager, Standard Oil Company of British Columbia Limited submitted a letter providing additional information on the training provided to service station operators by his Company.

Mr. Barry Lycett, Bicycle Association of British Columbia, wrote to request permission for his Association to hold a Bicycle Race on Good Friday, March 28, 1975, between the hours of 1:00 p.m. to 4:00 p.m.

Item 9, Municipal Manager's Report No. 21, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"This Club has conducted similar races in the past on the same streets without problem or inconvenience to traffic or residents of the area. The Royal Canadian Mounted Police concur with this."

It was recommended that the Bicycle Association of British Columbia be granted permission to conduct a bicycle race as requested on March 28, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Mr. Hugh G. Ladner, Barrister and Solicitor, submitted a letter concerning "Burnaby Pool Room Regulation By-Law 1975".

This item was dealt with previously in the meeting as Item 3(e) under By-Laws.

Mr. Walter N. Peain, President, Local 323, International Association of Fire Fighters, submitted a letter expressing concern over the proposed plan to cut manpower from four men to three men on the aerial trucks. It was considered that this move would be false economy when consideration is given to the increased hazard to the lives of taxpayer and firefighter alike. The following factors should be considered before a final decision is made on this matter:

1. Unlike many aerial trucks in bordering municipalities, our aerial trucks are quintuplets, designed for multi-purpose firefighting and are completely self-sufficient.
2. Because of these qualities, Burnaby has been able to use the aerials as first-line fire trucks, when for any reason the pumper is involved elsewhere.
3. We are required to cover an area approximately the same size as Vancouver with about one-third of the fire hall locations making the length of time for the arrival of the assisting truck several minutes.
4. It has been several years since the decision was made in Burnaby, in order to take full advantage of the quintuplets, four men would be a bare minimum.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That the correspondence from the President, Local 323, International Association of Fire Fighters in reference to aerial trucks manpower be received."

CARRIED UNANIMOUSLY

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

Letter from Campus Mixed Billiards, Robmark Billiards Ltd. re "Burnaby Pool Room Regulations By-Law 1975".

Letter from D. B. Nagle, Brentwood Lanes Ltd. re "Burnaby Pool Room Regulation By-Law 1975".

The foregoing items were dealt with previously in the meeting as Item 3(e) under By-Laws.

Alderman Ast re Notice of Motion concerning conversion of conventional service stations to self-serve.

This item was dealt with previously in the meeting as Items 2(a) and 2(b) under Delegations.

E N Q U I R I E S

Alderman Mercier inquired as to the maximum permitted width of driveways in the Municipality through residential land.

The Municipal Engineer advised that for residential properties a maximum drive to suit an existing two-car carport is generally around the 20 to 22 foot width. Commercially or industrially a driveway up to 45 feet is permitted or even more if the requirement can be justified.

Alderman Lewarne reported that he had received complaints with regard to garbage pick-up which had not included the prunings from trees. The complainants had been advised by telephone by the Engineering Department that this was a practice they were no longer continuing. Alderman Lewarne inquired if this was actually the case and if such action had been approved by Council.

The Municipal Engineer advised that if people will set out their prunings with their regular garbage, properly bundled in a convenient matter, it will be picked up. The Municipal Engineer advised that the problems they are having is falling behind quite seriously in what has been established as special pick-ups. It is the intention of the Engineer within a couple of weeks to bring a report to Council on the question of special pick-ups.

Alderman Lewarne noted that a letter had been received from Mrs. A. E. Temrick, 8238 Buller Avenue, complaining of the condition in which Buller Avenue had been left following a 300 Local Improvement work.

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The Municipal Engineer advised that the fill in question was sub-base material and that it had not been possible to put top soil in position due to the season of the year. The Engineer anticipated that the distribution of top soil would resume about April 15, 1975.

Alderman Lewarne noted that the British Columbia Sports Federation is desirous of locating in Burnaby in the Central Valley area. and suggested that this matter should be the subject of a report from the Municipal Manager.

The Municipal Manager advised that an official request had not been received from the Sports Federation and that he would be responding to them by personal letter.

Alderman Gunn noted that there appeared to be an oil leak from the Trimac Truck Terminal which is visible from the walking trail on the north side of Burnaby Lake. Alderman Gunn requested that staff investigate this oil spill. Alderman Gunn further noted that the trailway had an attractive beginning but ended at a manhole cover and about one-quarter of a mile from the end there is a considerable amount of cuttings from the Burlington Northern Railway thrown across the trail. Alderman Gunn inquired if the Railway had the right to do this. Alderman Gunn further inquired if this trail is to be continued so as to come out on Sperling Avenue. The Municipal Manager was requested to report on these enquiries.

Alderman Stusiak asked the Mayor if the Labour Relations Committee had given consideration to breaking the cone of silence with regard to current labour negotiations in order that some of the blatantly inaccurate and inflammatory statements being made by the Union leaders could be corrected and the Management side of the dispute placed before the public.

Mayor Constable advised that he would take this matter under advisement and discuss with the Labour Relations Committee.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That this Council take appropriate disciplinary action against members of Local 23, Canadian Union of Public Employees, who booked off duty at 12:00 noon on Friday, March 21, 1975, for the purpose of attending a mass rally in the City of Vancouver."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the question of appropriate disciplinary action against members of Local 23, Canadian Union of Public Employees, be referred to the Labour Relations Committee."

CARRIED

AGAINST: ALDERMEN MERCIER, LEWARNE  
AND STUSIAK.

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R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Traffic Committee submitted a report on the matters listed following as Items 1 to 8 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Marked Crosswalk - Bulletin

The Committee received a report prepared by the Traffic Section, Engineering Department entitled, "The Marked Crosswalk; Its Values and Hazards". This bulletin could be forwarded to citizens and groups that request the installation of marked crosswalks. A copy of the bulletin was attached for the information of members of Council.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN EAST:

"That the report of the Traffic Safety Committee in reference to Marked Crosswalk be received."

CARRIED UNANIMOUSLY

2. Delineator Posts - Burriss Street and Canada Way

A report was received from the Municipal Engineer concerning the effectiveness of delineator posts at the northeast corner of Burriss Street and Canada Way. Council had concurred with the decision to install delineator posts to reflect the change of alignment on Burriss Street north of Canada Way. Council then requested that the Engineering Department report on the effectiveness of this treatment after a period of time.

The Municipal Engineer reported that the treatment had now been in effect for over a year and in that time no complaints or record of any accidents related to this alignment changes have been received.

The Traffic Safety Committee recommended that no further action be taken at this time.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

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3. Potential Pedestrian Traffic Hazard - Hastings Street and Carleton Avenue

A letter was received from Eagle Ford Sales Ltd., 4361 E. Hastings Street, Burnaby, concerning a pedestrian traffic hazard at Hastings Street and Carleton Avenue and requesting some form of traffic control at this location.

The Municipal Engineer reported to the Traffic Safety Committee that if a pedestrian signal was to be installed on Hastings in this general area then it should be installed at the intersection of Madison Avenue and Hastings Street. The reasons being that Madison Avenue is midway between the existing signals at Gilmore Avenue and Willingdon Avenue and that the existing school crossing at Rosser Avenue could be relocated to Madison Avenue without undue inconvenience to the pupils as the school property is situated between Madison and Rosser on Pandora Street. The school buildings are, in fact, at the Madison end of the property.

The Department of Highways by letter had stated that they would install a pedestrian actuated signal at the intersection of Madison Avenue and Hastings Street if the District of Burnaby is agreeable to a 50/50 cost sharing and the Traffic Safety Committee recommends that Burnaby participate as outlined in the proposed signal installation.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

4. Request for Fast Bus Stop - Canada Way and Imperial Street

A letter was received from Mrs. G. A. Dittrich, 7786 Moreley Street, Burnaby, requesting that a bus stop be installed to serve the Canada Way Fast Bus at Imperial Street and the Municipal Engineer reported that they have contacted the Transit Planning Department at B.C. Hydro and Power Authority who have referred the matter to the Bureau of Transit, who now control the routing of all bus service, and that since Mrs. Dittrich has written directly to B.C. Hydro they will advise her accordingly regarding the operational characteristics of the fast bus service and interconnecting local buses, and further that the Bureau of Transit and the Department of Highways are presently reviewing bus stops in this area of Canada Way.

The Traffic Safety Committee recommended that Mrs. Dittrich be advised accordingly that no further action be taken at this time.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

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5. Request for Four-Way Stop Sign - Kensington Avenue and Curtis Street

A letter was received from Mr. and Mrs. V. Carvell, 6557 Parkdale Drive, Burnaby, requesting the installation of a four-way stop sign at the intersection of Kensington Avenue and Curtis Street. The Municipal Engineer reported that traffic volume counts were taken and warrants for a four-way stop control were not met in this regard at this intersection. An increase in the traffic volumes on Curtis Street is indicated, while the volumes on Kensington Avenue have remained stable since the last counts in 1973 and 1974, therefore four-way stop control would be detrimental to the ideal traffic flow on a collector street of this nature. The Traffic Safety Committee recommended that owing to the absence of the necessary warrant the requested four-way stop control not be installed at this time, and that Mr. and Mrs. V. Carvell be advised of this decision.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

6. Excessive Traffic on Hardwick Street from Canada Way to Westminster Avenue

A letter was received from Mrs. Helen Mossop, 5014 Hardwick Street, Burnaby, concerning the excessive use of Hardwick Street between Canada Way and Westminster Avenue by non-local traffic. The Municipal Engineer reported that an area investigation including automatic and manual counts produced the following observations:

- (1) During the mid-week 24-hour period, Hardwick Street had almost as much traffic (393 vehicles) as the volumes on Laurel Street (234) and Fulwell Street (174) added together.
- (2) The greatest volumes on Hardwick Street occur during the peak periods from 8:00 - 9:00 a.m. (77) and 4:00 - 5:00 p.m. (59).
- (3) It was observed that the traffic volume on Hardwick Street is composed of a negligible number of Masonic Hall patrons.

The Municipal Engineer further reported that although there may be a significant increase in vehicular activity over what existed when Hardwick Street was a "dead end" street, they are of the opinion that the current volume (393) is not excessive by municipal standards and that volumes of 400 - 800 vehicles per day on local streets are quite common in Burnaby and it is expected that vehicle volumes on Hardwick will drop again once Woodsworth Street is completely opened from Westminster Avenue to Canada Way. There should not be any commercial vehicles (over 30,000 lbs.) on Hardwick Street resulting from the Green Tree Village development. Such vehicles are required to take the shortest and more direct route to the nearest truck route (Canada Way). The distance to Canada Way from Green Tree Village via Wayburne Drive is approximately 3/4 of the distance using the Hardwick Street route. The Royal Canadian Mounted Police by copy of this report, will be requested to continue to enforce this particular requirement of the Street and Traffic By-Law in the area. The Traffic Safety Committee recommended that no action be taken at this time and that Mrs. Mossop be given a copy of this report.

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

7. Truck Traffic - 10th Avenue from Kingsway to 20th Street

The Municipal Engineer submitted a further report on the subject of Truck Traffic generated at night on 10th Avenue from Kingsway to 20th Street. The report advised that at the last meeting of the Traffic and Safety Committee the Municipal Engineer's report on the subject of trucks on 10th Avenue was considered and that report advised that if there was to be truck traffic generated at night and in the early hours of the morning then 10th Avenue to Kingsway was the most logical route to use. McDonalds Consolidated have advised that the nature of their operation requires that they operate on a 24-hour basis and that the truck function would be a necessary part of that operation. McDonalds Consolidated are in the process of establishing a similar operation in the Langley area and when this project in Langley is completed they expect to transfer about 65% of the Burnaby operation to Langley. However the remaining 35% will remain at the Burnaby location and will continue to operate on a 24-hour basis and the only relief in truck traffic would be a reduction to about 1/3 of the present volume of about 30 - 35 trips per night. The Municipal Engineer has again looked at alternative routes into and out of the subject warehousing and must again return to the 10th Avenue route as the most practical route to use. Other routes as named in the report all involve longer routes, steeper grades and are flanked by residential development and the only alternative route that could be argued as having a minimum of residential development adjacent it would be via 11th Avenue, 18th Street, 14th Avenue, 19th Street diversion to Griffiths to Kingsway. However this route would be impractical during periods of ice or snow because of the steepness of the grade immediately north of Rumble which could make it extremely difficult to go up and to stop coming down and it would add an additional three miles to any trip via 10th Avenue and Kingsway.

The Traffic Safety Committee submitted the foregoing for the information of Council.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the report of the Traffic Safety Committee in reference to Truck Traffic - 10th Avenue from Kingsway to 20th Street be received."

CARRIED UNANIMOUSLY

8. Report of Sub-Committee on Adult Crossing Guards

The Sub-Committee struck to investigate the structuring of a system of paid adult crossing guards for school crosswalks reported that the Provincial Government had introduced a policy whereby it will share with a school district the cost of paid adult supervision at school crossings that are judged to be dangerous. The Sub-Committee felt that the following were valid considerations for the use of paid adult crossing guards:

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- a. Distance from school.
- b. Number of pupils.
- c. Volume of traffic.
- d. Age range of pupils.

All adult crossing guards would presumably be considered as Municipal employees and should therefore be screened by the Personnel Office. All training of adult guards would be undertaken by the Royal Canadian Mounted Police. The Sub-Committee was of the opinion that adult guards should be available for a minimum of three hours each day at a rate of \$2.50 per hour (minimum wage) therefore a salary of \$75 every two weeks would be the cost of each adult, with the Sub-Committee suggesting that the rate be set at \$75 every two weeks starting at the beginning of the school term and running through until the end of the school term and any holidays occurring in between would be paid as a normal school week. To provide some control over absenteeism one of the adults selected should act as a coordinator and be available to assist in making sure that all selected crossings are manned. The coordinator while not assigned a regular crossing would be paid as a senior adult crossing guard at a rate of \$100 every two weeks, the additional pay for responsibility and for car mileage.

To start the program going the Sub-Committee selected three crossings that presently meet the suggested warrants:

(1) Stoney Creek School crossing of Beaverbrook Drive

Vehicle volumes exist in the A.M. period at this time for a standard marked and patrolled crossing and a normal school patrol is not available as school only goes to grade two.

(2) Parker Street and Delta Avenue

The crossing has had a warrant for the normal marked crosswalk for some time but as the school was too far away (1600 feet) the school authority was reluctant to provide a school patrol and this crossing would meet a distance warrant which has not been firmed up but is expected to be in the area of 1000 feet.

(3) 12th Avenue and Marine Drive

This crossing is similar to No. 2 except that the crossing is more hazardous because of limited sight distance, higher volumes of traffic which includes many trucks and the speed at which this traffic normally travels. The school is also about 2,500 feet from the crossing.



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By way of summary the Sub-Committee pointed out that the warrants suggested are not firm but are meant as a starting point for further discussion and the main thing to bear in mind is the question of whether we wish to abandon what is a very successful school patrol system and if we wish to maintain the school patrol system then we must establish quite firm warrants for the use of adults.

The Traffic Safety Committee recommended that the three following crosswalks be placed under the supervision of paid adult school crossing guards:

- (1) Stoney Creek School crossing on Beaverbrook Drive
- (2) Parker Street and Delta Avenue
- (3) 12th Avenue and Marine Drive

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the recommendations of the Traffic Safety Committee be adopted."

CARRIED

ALDERMAN STUSIAK VOTED CONTRARY  
TO THE MOTION.

The Transit Committee submitted a report in reference to "Number 33, Government/North" Bus Route in Sullivan Heights. The Transit Committee recommended:

- (1) That the circuitous routing proposed for the Sullivan Heights area by the Sullivan Heights Ratepayers Association not be approved.
- (2) That the Bureau of Transit Services be requested to extend the routing of the No. 182 bus to include service along Como Lake Road to North Road and along North Road between Como Lake Road and Clark Road and return.
- (3) That the North-South road link between Cameron and Sullivan Streets (Reese Street) be developed as early in 1975 as possible in order to facilitate the restoration of public transportation service into the Sullivan Heights neighbourhood.
- (4) That the Bureau of Transit Services be requested to investigate and comment on the feasibility of the dial a bus concept as an innovative alternative for providing better service to the residential communities in the immediate vicinity of the major terminal at Lougheed Mall.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the recommendations of the Transit Committee be adopted."

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That recommendation No. 3 That the North-South road link between Cameron and Sullivan Streets (Reese Street) be developed as early in 1975 as possible in order to facilitate the restoration of public transportation service into the Sullivan Heights neighbourhood' be deleted."

The amendment motion was voted on and CARRIED UNANIMOUSLY. The original motion as MOVED by Alderman McLean and SECONDED by Alderman Ast, as amended, was then voted on and CARRIED. Alderman Lewarne voted contrary to the motion.

The Municipal Manager presented Report No. 21, 1975 on the matters listed following as Items (1) to (27) either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Inquiry raised at Council Meeting of March 10, 1975 -  
Fire Apparatus Delay at Railroad Crossing -  
Sperling Avenue

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

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

Alderman Mercier inquired as to the 35 switch trains reported as passing through Burnaby every twenty-four hours whereas the Council had been led to believe that the traffic on the Burlington Northern Railway was of the main line variety and therefore was extremely difficult to reschedule. The Municipal Manager was requested to follow up this subject matter and if the information submitted in reference to the switch trains is correct to determine the reasons why they cannot be rescheduled to times when there will not be a hold up of motor vehicles at the level crossing at Sperling Avenue.

The motion to receive was then voted on and CARRIED UNANIMOUSLY.

2. Final Recast Budget for 1974

This item was dealt with previously in the meeting as Item 3(c) under By-Laws..

3. Engineer's Special Estimates.

The Municipal Engineer submitted special estimates for the consideration of Council being \$1,000 to relocate a hydrant on Kincaid Street at McDonald Avenue and \$29,500.00 to extend Kincaid Street east of McDonald Avenue for Burnaby General Hospital. It was recommended that the estimates be approved as submitted.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

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4. Letter dated March 19, 1975 from Dr. James O. Olafson, D.V.M., Central Park Veterinary Hospital, 3805 Kingsway, Burnaby, Re: B. C. S.P.C.A. Low Cost Spaying and Neutering Facility

This item was dealt with previously in the meeting as Item 2(e) under Delegations.

5. Road Exchange - Boundary/Scott/Joffre  
D.L. 161 - 8658 Boundary Road

It was recommended that Council authorize the introduction of a road exchange by-law subject to the conditions following:-

1. An equal area for area road exchange as determined by survey.
2. Compensation to the municipality in the amount of \$2.51 per square foot of lane allowance cancelled.
3. Consolidation of all properties into one site upon completion of the road exchange by-law.
4. Granting of any necessary easements required to contain any existing or proposed services or the relocation of any existing services.
5. Preparation of all required survey plans by the developer.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

6. Sewer Finance

It was recommended that:

1. "Burnaby Sewer System Parcel Tax By-Law 1973, By-Law No. 6232" be amended to increase the rates from \$32.25 to \$40.00 and from \$5.00 to \$15.00 to take effect January 1, 1975;
2. These rates be increased further from \$40.00 to \$50.00 and from \$15.00 to \$25.00 respectively, to take effect January 1, 1976;
3. "Burnaby Sewer Charge By-Law 1961, By-Law No. 4231", be amended to increase the metered rates as follows, to take effect July 1, 1975:

(a 15% increase over 1974)

MONTHLY

First	1,200 cubic feet per month	No Charge
Next	8,800 cubic feet per month	27.07¢ per 100 cubic feet
Next	10,000 cubic feet per month	21.64¢ per 100 cubic feet
Next	30,000 cubic feet per month	16.92¢ per 100 cubic feet
In excess of	50,000 cubic feet per month	14.19¢ per 100 cubic feet

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QUARTERLY

First	3,500 cubic feet per quarter	No charge
Next	26,500 cubic feet per quarter	27.07¢ per 100 cubic feet
Next	30,000 cubic feet per quarter	21.64¢ per 100 cubic feet
Next	90,000 cubic feet per quarter	16.92¢ per 100 cubic feet
In excess of	150,000 cubic feet per quarter	14.19¢ per 100 cubic feet

4. The rates be increased further as follows, effective January 1, 1976: (a 15% increase over 1975)

MONTHLY

First	1,200 cubic feet per month	No charge
Next	8,800 cubic feet per month	31.13¢ per 100 cubic feet
Next	10,000 cubic feet per month	24.89¢ per 100 cubic feet
Next	30,000 cubic feet per month	19.46¢ per 100 cubic feet
In excess of	50,000 cubic feet per month	16.32¢ per 100 cubic feet

QUARTERLY

First	3,500 cubic feet per quarter	No charge
Next	26,500 cubic feet per quarter	31.13¢ per 100 cubic feet
Next	30,000 cubic feet per quarter	24.89¢ per 100 cubic feet
Next	90,000 cubic feet per quarter	19.46¢ per 100 cubic feet
In excess of	150,000 cubic feet per quarter	16.32¢ per 100 cubic feet

5. A continuing review be made of parcel taxes and metered rates with the object of ensuring that the sewer system will eventually become self-supporting;
6. "Burnaby Sewer System Parcel Tax By-Law 1973, By-Law No. 6232", be amended further to provide that strata title properties included in a single strata corporation be classified as one parcel for the purpose of assessing parcel taxes;
7. A further report be brought down by May 13, 1975 relative to the feasibility or otherwise of implementing a sewer-water billing separate and apart from the annual tax billing.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

7. Residential Conversion Study

It was recommended that:

1. The Council adopt the proposed Zoning By-Law amendments for residential conversions as set forth in the Planning Director's report dated March 18, 1975, namely:

PROPOSED ZONING BY-LAW AMENDMENTS

In order to implement the residential conversion recommendations which were adopted by the Council on February 17, 1975, the following amendments are proposed to the Burnaby Zoning By-Law. This would involve the deletion of the existing sub-clause (b) of Section 6.11 (which permits conversions on smaller lots in the R5 District) and its replacement by:

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(b) "The lot area and width requirements in R4 and R5 Districts may be reduced to permit the structural modification, alteration or remodelling of an existing single family dwelling to create two dwelling units, in accordance with the following conditions:

(i) Where a lot was occupied by a single family dwelling on or before January 1, 1971.

(ii) Where the existing dwelling is located on a lot in an R4 District with an area of not less than 7200 square feet and a width of not less than 60 feet.

(iii) Where the existing dwelling is located on a lot in an R5 District with an area of not less than 5400 square feet and a width of not less than 45 feet.

(iv) With the exception of a separate entrance to the second unit, and any additional parking which may be required, there shall be no exterior indication that the converted building is being utilized for other than a single family dwelling.

(v) Subject to the provisions of Section 6.5 (Conversion of Buildings) and Section 6.9 (Living Accommodation in Basements) of this By-Law."

2. That the Municipal Council request the Municipal Solicitor to prepare the necessary amendment by-law for presentation to a Public Hearing.
3. The date for the Public Hearing be set once the staff has prepared all the necessary notices required under the Municipal Act to be mailed to the occupiers of property within and adjacent to the R4 and R5 zones.
4. The Council not approve the proposed reduction in standards for new two-family residential development in the R4 District as outlined in the motion submitted to the Council Meeting on February 17, 1975, namely:

"That a lot in an R4 Residential Area (existing at January 1, 1971) which has a minimum area of 7200 square feet and a frontage of not less than 60 feet be permitted to have two-family dwelling use".

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That this meeting do extend beyond 10:30 o'clock in the afternoon."

CARRIED  
ALDERMAN GUNN VOTED CONTRARY  
TO THE MOTION.

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MOVED BY ALDERMAN EMMOTT:  
SECONDED BY ALDERMAN MERCIER:

"That Item (iv) of the proposed Zoning By-Law Amendments which reads: 'With the exception of a separate entrance to the second unit, and any additional parking which may be required, there shall be no exterior indication that the converted building is being utilized for other than a single family dwelling' be deleted."

This amendment was voted on and CARRIED.

His Worship The Mayor and Alderman Gunn voted contrary to the motion.

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN STUSIAK:

"That Recommendation No. 3 be amended by the addition therein of the word 'owners' so that same will now read: 'That the date for the Public Hearing be set once the staff has prepared all the necessary notices required under the Municipal Act to be mailed to the owners and occupiers of property within and adjacent to the R4 and R5 zones.'"

This amendment was voted on and CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

"That Recommendation No. 4 'That the Council not approve the proposed reduction in standards for new two-family residential development in the R4 District as outlined in the motion submitted to the Council Meeting on February 17, 1975' be struck out and the original motion of February 17, 1975 namely:

"That a lot in an R4 Residential Area (existing at January 1, 1971) which has a minimum area of 7200 square feet and a frontage of not less than 60 feet be permitted to have two-family dwelling use"

be substituted thereof.

The amending motion was then voted on with Aldermen Lewarne and Stusiak voting in favour and His Worship The Mayor, Aldermen Ast, Emmott, Gunn, McLean and Mercier voting contrary. This amendment was declared LOST.

A vote was then taken on the original motion as MOVED by Alderman Ast and SECONDED by Alderman Gunn, as amended, and same was CARRIED. Alderman Lewarne voted contrary to the motion.

8. Rezoning reference #13/75 -  
D.L. 125, Block 4, Lot 19 Exc. Parcel "A", Sketch 12407, Plan 3520 -  
5429 Loughheed Highway -  
Proposed Motel Development

It was recommended that the proposed rezoning be approved in principle and that the application be forwarded to a Public Hearing on April 15, 1975, and that the following be established as prerequisite conditions to Final Adoption of the rezoning:

- (1) The submission of a suitable plan of development as outlined in the report from the Director of Planning dated March 18, 1975 that encompasses all the requirements of the Municipal Health and Fire Departments and that respect the residential character of surrounding areas.

(ii) The deposit of monies as may be required to cover the costs of providing any further additional servicing that may be required by the Municipal Engineer.

(iii) Approval of the Provincial Department of Highways.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

9. Letter dated March 17, 1975 from Mr. Barry Lycett, 7172 Edmonds St., -  
Race Organizer for the Anglia-Norco Bicycle Club -  
Request for Permission to Conduct a Bicycle Race

This item was dealt with previously in the meeting as Item 4(r) under Correspondence and Petitions.

10. Letter dated March 11, 1975 from Mr. H. N. Matheson,  
428 Northcliffe Crescent, Burnaby 2 -  
Burnaby Mountain Restaurant

This item was dealt with previously in the meeting as Item 4(n) under Correspondence and Petitions.

11. Status of Two Municipal Employees Deployed from Stride Avenue Disposal Site

Council on March 3, 1975 authorized the awarding of a contract to Southwest Contracting Limited to operate and manage the Stride Avenue filling operation which will require deployment of two Municipal employees, an Equipment Operator IVa and a Labourer, to other duties in the Municipal service.

At the Enquiry Session of the March 10, 1975 meeting of Council, concern was expressed with the effects deployment would have on the two employees concerned, particularly with regard to seniority and protection of pay rates.

The Personnel Director reports as follows:

"When an employee's position becomes redundant, as is the case with the two employees of the Stride Avenue Pit Filling Operation, they are repositioned in the Corporation in accordance with Seniority Clauses in our Civic Agreements. The appropriate clause states 'an employee laid off from a position class shall revert to the position class previously held.'

In the case of the Equipment Operator IVa, he could 'bump' other less senior Equipment Operator IVa's under the Seniority Provisions of the Civic Agreement but, in his

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case, the other operators in the Equipment Operator IVa class are either more senior or operate a piece of equipment that this employee does not have the skill to operate. Therefore, this employee now paid \$5.680 per hour, reverts to the position class he previously held, which is Truck Driver I at \$4.825 per hour, and 'bumps' the least senior of Truck Driver I's. The 'bumped' Truck Driver I now paid \$4.825 per hour will revert to his previous Labourer position at \$4.615 per hour.

The other employee deployed from the Stride Pit will transfer to another Labourer position with the Sanitation division of the Engineering Department with no reduction in pay rate.

Although Engineering staff and Union representatives have held prior discussion regarding the future of the Stride Pit operations, we are officially notifying the affected employees, supervisors, and concerned Union officials of the employee changes referenced above."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY



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12. Upgrading of Baseball Facilities

The Parks and Recreation Administrator submitted a report dated March 20, 1975 advising therein that two years ago the Parks and Recreation Commission embarked on a program of upgrading the baseball facilities in Burnaby Parks and enumerating as to the work which has been included in 1975 Capital Improvement Program with the Purchasing Agent being requested to invite tenders for same. It was recommended that:

- (a) The Municipality enter into a contract with Van-Can Industries Limited for the supply and installation of dugouts, wing fences and hoop extension as detailed in the Parks and Recreation Administrator's report for the sum of \$8,078.00
- (b) The Parks and Recreation Commission be authorized to expend \$20,600.00 for the upgrading of the baseball facilities prior to the approval of the Annual Budget.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

13. Fertilizer Tenders

It was recommended that the tender of O. M. Scott & Sons for \$35,790.19 for the supply and delivery of various types of fertilizer, be accepted.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

14. Centennial Pavilion Sewage Disposal System

It was recommended that:

The expenditure of \$2,870.00 from the 1975 Capital Improvement Programme be authorized prior to the approval of the Budget so as to permit the installation of additional septic tank disposal field at the Centennial Pavilion.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

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15. Tenders - 19 Roll Over Protective Structures (ROPS)

It was recommended that:

Tender #1, Rollins Machinery Ltd., be engaged by the issuance of a Purchase Order to supply and install Roll Over Protective Structures for the sum of \$20,576.00 including all applicable taxes, less 3% cash discount. Final payment to be based on the actual number of machines modified and the unit prices submitted.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

16. Proposed Amendments to Fees -

(a) Rezoning Applications

(b) Strata Title Approval Applications

The Planning Director has reviewed the service charges in effect for processing of subdivision and rezoning applications. In addition, the Planning Director has examined the feasibility of introducing a fee for strata approval applications.

The revenue that would be generated in 1975 from the charging of a fee for strata title subdivisions is anticipated to be \$6,000. The extra revenue that would be generated in 1975 from the increase in fee for rezoning applications is anticipated to be \$5,000. It should be noted that these increases are only for the balance of 1975 and will be greater for a full year.

It should be noted that the fee for strata title subdivisions will become effective on the adoption of the following recommendation, but the increase in rezoning fees will only become effective when the By-Law is amended.

It was recommended that:

- (1) the following amendment to Burnaby Zoning By-Law, Section 7.8(4) be brought forward:

"Every application for rezoning or a land use contract shall be accompanied by a fee of \$50.00 for the first 50,000 square feet or less of land included in such application, plus \$4.00 for each 1,000 square feet or part thereof."

- (2) Council ratify the decision to assess charges for strata title subdivisions at the same rate as has been adopted for conventional subdivisions.

- (3) The fee structure as proposed by the Planning Director for rezoning become effective with passage of the amending By-Law.

- (4) The fee structure as proposed by the Planning Director for strata title subdivisions become immediately effective for all applications received after March 24, 1975.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

(17) By-Law No. 6616, "Burnaby Pool Room Regulation By-Law 1975"

This item was dealt with previously in the meeting as Item 3(e) under By-Laws.

(18) Letter dated March 9, 1975 from Mrs. Alma I. Coleman,  
7643 Cariboo Road - Cariboo Road Traffic Noise,  
Speeding and Related Items

The report of the Chief Public Health Inspector advised that in view of the finding of their monitoring survey they are prepared to conduct a Noise Enforcement Program on Cariboo Road in connection with the Royal Canadian Mounted Police and Municipal Engineering Departments within the next month. During this Noise Enforcement Program, all violators will be charged under the authority of the Burnaby Noise or Sound Abatement By-law 1972, No. 6052.

It was recommended that:

- (1) Council concur with the Noise Enforcement Program proposed for Cariboo Road and to be jointly conducted by the Environmental Health Department, the Engineering Department, and the Royal Canadian Mounted Police;
- (2) Copies of the report be sent to Mrs. Alma I. Coleman and to the Provincial Minister of Highways.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Municipal Clerk was also directed to advise Mrs. Coleman that His Worship Mayor T.W. Constable is discussing this same subject matter with the Provincial Minister of Highways.

(19) Lease of Kapoor Property - Noble Towing Ltd.  
Lot "B" of Tidal Lands in Front of Lot 213, Group 1, Plan 6258  
Lot "C" of Tidal Lands in Front of Lots 213 and 214, Group 1, Plan 6258  
Block 13, Lot 213, Group 1, Plan 3081 - (Now known as Lots 1 and 2 of D.L. 213, Group 1, Plan 47520) and  
Lot "D" of Tidal Lands in Front of Lots 213 and 214, Group 1, Plan 6258

The report of the Municipal Manager advised that the Land Agent has negotiated a new lease with Noble Towing Ltd. over the above described property subject to the following:

- (1) Term of lease - April 2, 1975 to October 2, 1975;
- (2) Lessee may terminate the lease by tendering a 30-day notice;
- (3) A period of 30 days (after termination of lease) be granted to permit salvage and removal of equipment and making safe of structures owned by Noble Towing Ltd. only - this period to be rent free;

- (4) Monthly rental of \$750. for the lease term. This represents an immediate rental increase of 35%.

We feel the terms are reasonable and would recommend acceptance."

It was recommended that the terms of the lease as proposed by the Land Agent be accepted subject to the approval of the B.C. Land Commission.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That this subject matter be referred to the Land Agent to furnish information to the Council in reference to the area of the Water Lot and the charges made by the National Harbours Board for Water Lot lease rentals."

The motion to refer was voted on with Alderman Ast, Emmott and Gunn voting in favour of the motion and Mayor Constable and Aldermen Lewarne, McLean, Mercier and Stusiak voting contrary to the motion. The motion was declared LOST.

The original motion of concurrence as moved by Alderman Lewarne and seconded by Alderman McLean was then voted on and CARRIED. Alderman Gunn voted contrary to the motion.

- (20) Letter dated March 13, 1975 from Mr. R. Hobbs, 2326 Cliff Avenue and Various Petitioners - Closure of Street Allowance in the 2300 Block Cliff Avenue.

This item was dealt with previously in the meeting as Item 4(h) under Correspondence and Petitions.

- (21) Land Sale - D.L.'s 15 and 100-  
Subdivision Reference 131/74 - Community Builders Ltd.

Council, at its meeting of March 17, 1975, received the above noted report, tabled consideration of the item until March 24, 1975, and directed that staff provide additional information in support of the recommended selling price of \$127,090.

In response to Council's instruction, the Land Agent reports as follows:

"Attached is Schedule "A" which is a copy of the original appraisal dated July 25, 1974 and is provided in support of the recommended sale price of \$127,090. Attached to and forming a part of Schedule "A" is Sketch #1, which shows Municipal property proposed for consolidations and transfer of title to Community Builders Ltd.

Due to the poor location and associated topographical features of the Municipal land, the developed lots will be backing onto a public trail system along Stoney Creek, resulting in a loss of privacy. In addition, these lots will be situated on low, swampy ground and would be lease desirable lots, possibly commanding a lower price per lot than the balance of lots within the subdivision.

Municipal participation in the subdivision would require a land exchange to consolidate lots 10 to 15 inclusive and lots 30 and 31 as shown with the attached Sketch #2. The Municipality would be required to dedicate an area equivalent to the Stoney Creek Improvements amounting to approximately 52,500 square feet.

The total number of lots we could reasonably expect from the subdivision would not exceed 8, i.e. Lots 14 to 21 inclusive."

It was recommended that Council approve the subject land sale for the amount of \$127,090.00.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

"That the subject land not be sold at this time."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the foregoing motion be amended by adding thereto the following words 'and work with the developer in a land exchange proposition which would allow the Municipality to develop its relative portion of the land at the same time as the developer.'"

The amendment was then voted and CARRIED UNANIMOUSLY.

The original motion as moved by Alderman Lewarne and seconded by Alderman McLean, as amended, was then voted on and CARRIED UNANIMOUSLY.

(22) 1974 Annual Report - Burnaby Detachment  
Royal Canadian Mounted Police.

The Municipal Manager's report advised that attached only to Council's reports is a 1974 Annual Report of the Burnaby Detachment of the Royal Canadian Mounted Police. The public can, upon request, obtain copies from the Clerk's Office.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the 1974 Annual Report of the Burnaby Detachment of the Royal Canadian Mounted Police be received."

CARRIED UNANIMOUSLY

(23) Tenders - Electrical Project 73609 - Municipal Hall Renovations

The Purchasing Agent submitted a report dated March 20, 1975 advising that four companies were invited to bid on electrical work on the six remaining floors of the Municipal Hall (the ground floor work having been completed).

A tabulation of the tenders received showed:

(1) Inlet Electric Ltd.	\$247,659.00
(2) Mott Electric Ltd.	\$271,163.00
(3) Rogers Electric Ltd.	\$266,662.00
(4) ICR Electric Ltd.	\$264,461.00

The Municipal Manager's Report advised that the Chief Building Inspector, in Report Item 25, has made specific recommendations in this connection.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the Municipal Council receive Items 23 and 24 of the Manager's Report No. 21, 1975".

CARRIED UNANIMOUSLY

**(24) Tenders - Mechanical Project 73609 - Municipal Hall Renovations**

The Purchasing Agent submitted a report dated March 20, 1975 advising that the work consists of the mechanical work on the six remaining floors of the Municipal Hall (the ground floor work having been completed) and that four companies were invited to bid and three tenders were submitted as follows:

- |                               |              |
|-------------------------------|--------------|
| (1) Porter's Mechanical Ltd.  | \$419,996.00 |
| (2) McConaghy Mechanical Ltd. | \$421,990.00 |
| (3) Ridgeway Mechanical Ltd.  | \$440,200.00 |

The report of the Municipal Manager advised that the Chief Building Inspector, in Report Item 25, has made specific recommendations in this connection.

**(25) Burnaby Municipal Hall Renovations Tenders:  
Mechanical and Electrical Work**

The report of the Municipal Manager advised that we must now prepare a final project budget and this will require approximately two weeks time. It is not possible to say at this point if we will exceed the project budget allotted by Council. On the other hand, it is not possible to say that we will not. We must proceed with the awarding of the mechanical and electrical tenders and move ahead with the job. For this reason, we have brought forward this report on the understanding that we present a new project budget to Council as quickly as we can. We ask Council's forbearance in this connection.

It was recommended that:

- (1) Council accept the low bid of Porter's Mechanical Ltd. in the amount of \$419,996.00, and with the Architect, Mechanical Engineer, and low bidder, negotiate reductions not affecting the quality of the system.
- (2) Council accept the low bid of Inlet Electric Ltd. in the amount of \$247,659.00.
- (3) Council (a) delete from the project design the covered pedestrian walkway North/South connection between the Municipal Hall and West Building at budgeted cost of \$93,500.00.  
(b) delete from the project design the plaza and paving, retaining existing parking intact at a budgeted cost of \$65,000.00
- (4) With the Architect, his Consultants, and staff review the site landscaping plan and budget for a further report to Council in two weeks time.

His Worship, The Mayor, advised that the Renovation Committee had met this morning and the said Committee concurred with Recommendations Nos. 1, 2 and 3(a) and recommended the tabling of Recommendations 3(b) and 4 for a period of three weeks with the Municipal Manager to submit a further report thereon.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"That Recommendation Nos. 1, 2 and 3(a) be adopted and that Recommendation Nos. 3(b) and 4 be tabled for a period of three weeks and the Manager submit a further report thereon."

CARRIED UNANIMOUSLY

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(26) Letter dated March 11, 1975 from Mr. and Mrs. T. J. Hollinshead,  
7969 Suncrest Drive - Proposed Sale of Municipal Property at  
4990 S. E. Marine Drive to the Ismailia Community

This item was dealt with previously in the meeting as Item 4(c) under  
Correspondence and Petitions.

(27) By-Law No. 6616, "Burnaby Pool Room Regulation By-Law 1975"

This item was dealt with previously in the meeting as Item 3(e) under  
By-Laws.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEEARNE:

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

CARRIED UNANIMOUSLY