

MAY 5, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, May 5, 1975, at 7:00 P.M.

PRESENT:

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

STAFF:

Mr. M. J. Shelley, Municipal Manager
Mr. V. D. Kennedy, Deputy 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.

M I N U T E S

The Minutes of the Special Council Meeting held on April 25, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Special Council Meeting held on April 25, 1975 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Council Meeting held on April 28, 1975 came forward for adoption.

Alderman Stusiak noted that on Page 7 of the Council Minutes of April 28, 1975 the motion MOVED by himself, SECONDED by Alderman Emmott "That the Planning Department bring forward a report on the possibility and feasibility of providing a service road through Confederation Park for parks and recreation vehicles to service the foreshore park at the foot of Willingdon Avenue" appeared to be an error. Alderman Stusiak advised that the intent was a road going through the intended lease portion.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council Meeting held on April 28, 1975, as amended, be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on April 29, 1975 came forward for adoption.

May 5/75

- 2 -

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Public Hearing held on April 29, 1975 be now adopted."

CARRIED UNANIMOUSLY

DELEGATIONS

The following wrote requesting an audience with Council:

- (a) Doctors Bond, Dear and Olafson
Re: Spay and Neuter Clinics
- (b) Dominion Strata Management Services Ltd.
Re: Application for Conversion, Preliminary Plan Application
#1679 - 2002 Springer Avenue
- (c) Mrs. D. E. Konwick
Re: Local Improvements - Portland Street from Boundary Road
to Joffre Avenue
- (d) Mr. M. Corak
Re: Complaints regarding Curtis Lumber Co. Ltd.
- (e) Mr. C. A. C. Venning
Re: 1975 Local Improvements - Sidewalks on Brantford Avenue -
From Imperial Street to Oakland Street
- (f) Burnaby South Slope Residents' Association
Re: Building of a Mosque in Comparison to Existing Churches
located in South Burnaby Area

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That the delegations be heard."

CARRIED UNANIMOUSLY

Dr. Malcolm T. Bond, Veterinarian, then addressed Council on the subject of Spay and Neuter Clinics. The following is the text of his address:

" 1) We the undersigned are of the opinion that spay-neuter clinics should not be subsidized by public monies because:

a) Spay-neuter clinics presently in use are of questionable significance in animal control programs. Surgical sterilization is too slow and too expensive to be used to reduce animal populations. Individual animal benefits are not entirely satisfactory - i.e. people are still bitten by altered animals, altered animals still defecate on peoples lawns, altered animals still roam etc.

b) Spay-neuter clinics generally do not discriminate on a personal income basis despite the fact that people who utilize such facilities for the most part do not need financial assistance. Instead of encouraging the lower income classes to have their animals altered the subsidized clinic primarily diverts middle and upper income clientele from the private sector to the subsidized public sector.

c) Thorough studies on the subject of the Ecology of the Surplus Cat and Dog Population support our position. 47c

May 5/75

- 3 -

We strongly urge that municipal governments refrain from supporting the S.P.C.A. proposal.

2) If the municipalities wish to support spay-neuter programs we urge that they do so in co-operation with existing animal hospital facilities. For example, over 3,000 sterilizations are done each year in Burnaby alone. This number could be increased significantly without any additional outlay of capital and without being locked into a long term agreement. Such an approach should be considered as research developments may make surgical sterilization obsolete in the not too distant future.

3) It is possible that some support could be given to low income people to further augment the B.C.V.M.A. Low Income Animal Sterilization Plan which is now in effect. Such support could be in addition to the 40% discount on spays and neuters now provided by veterinarians for eligible animal owners.

4) It would be unfortunate if pressure was brought to bear on private practitioners to offer cheaper services. There would be a strong concern among the B.C.V.M.A. members that the high quality of the present service would be undermined.

5) Because of the proven high veterinary turnover in subsidized veterinary clinics and because of the impending national veterinary shortage, it is quite possible such a publicly financed structure could sit empty for some time without a veterinarian to operate it.

6) Responsible dog ownership is the key to animal population control. We wish to see this point stressed as we do not wish to see the right to own a pet curtailed as is advocated by militant anti-pet leagues in Great Britain. A public education program along with updating and enforcing Animal Control Regulations would likely be the most effective method of obtaining Responsible pet ownership.

7) In view of the immensity of the topic of animal control and in view of the fact that animal control problems know no regional boundaries, we the undersigned strongly urge that a Greater Vancouver Regional District task force be struck to study the problem before any monies are spent on spay-neuter programs other than what is presently allocated. The full co-operation of the Vancouver Academy of Veterinary Medicine and the British Columbia Veterinary Medical Association is a guarantee for such a study.

8) Why should the non pet owner subsidize the pet owner, especially when the former will not appreciably benefit?

9) Municipal support of a spay-neuter clinic would be fiscal irresponsibility when so many other people programs need prior attention. We can't keep complaining about taxes if we also support tax waste programs to attempt to solve every problem.

10) Cities in the U.S. that have supported spay-neuter facilities to some extent are guilty of a political pay-off i.e. to get the loud, vociferous humane societies off the politicians' backs without any real thought given to Animal Control. The humane societies in many instances are failures in Animal Control roles as their underlying philosophy often runs counter current to that required for good Animal Control."

May 5/75

- 4 -

On a question of Alderman Lawson relating to Item 3, 40% discount for eligible animal owners, Dr. Bond advised that this was for persons such as old age pensioners receiving the supplement or persons 60 - 65 on mincome or long term assistance single parents or permanently handicapped and represented about 150,000 eligible people in the province. On a further question of Alderman Lawson, Dr. Bond advised that of the veterinarians membership there were a few persons not in agreement with the question of spay and neuter clinics. On a further question of Alderman Lawson, Dr. Bond advised that a print out was received from the Human Resources Department and all those persons eligible advised of the program. On a question of Alderman Gunn relating to dog control, Dr. Bond suggested that dogs who had bitten persons could not be rehabilitated and they should be done away with. He also suggested that licence fees should be reasonable and penalties high. In closing, Dr. Bond reiterated that the veterinarians presently in practice could possible handle 2,500 animals per year on such a program and this could not solve the problem of dog and cat over-population. Dr. Bond also advised that chemical birth control had been introduced and it was possible that in 5 years' time control of the dog and cat population could be done by this method.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Item 11 of the Municipal Manager's Report No. 33, 1975 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That Item 11 of the Manager's Report No. 33 advising a report would be presented to Council on May 20, 1975 be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"That a copy of the brief received from Doctors Bond, Dear and Olafson in regard to spay and neuter clinics be forwarded to the S.P.C.A. for information purposes."

CARRIED UNANIMOUSLY

Mr. Vernon DeWitt, Principal of Dominion Strata Management Services Ltd., then addressed Council and advised that the purpose of his appearance to-night was to ensure that when the moratorium on conversion comes up for discussion that they be given the opportunity to be involved in discussions with the Planning Department and the Council.

Mr. G. Henderson advised that he was a neighbour speaking for Mrs. Konwick of Portland Street in regard to local improvement works. He then addressed Council requesting their attention to a counter petition submitted for 28' pavement with 5' curb sidewalks on both sides of Portland Street from Boundary Road to Joffre Avenue to be constructed in the 1975 Street Improvement Program. Mr. Henderson advised that the residents had petitioned against the Council initiative proposal as they were under the impression they had a choice in the matter and were stunned and dismayed to learn that the street would now not be included in the Street Improvement Program this year. Mr. Henderson advised that the residents had been asking since 1960 for improvements in the street but were told at that time to wait until sanitary sewages were installed.

May 5/75

- 5 -

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"That Item 12 of the Municipal Manager's Report No. 33, 1975 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

It was recommended:

1. That the subject work be inserted in the next Local Improvement Program;
2. That a copy of the report be sent to the petitioners.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"That the petitioners be advised that if a valid petition is placed in the hands of the Clerk in one week's time the work requested would be proceeded with in the 1975 program."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"That Item 12 of the Municipal Manager's Report No. 33, be received for information purposes."

CARRIED UNANIMOUSLY

Mr. M. Corak - re complaints regarding Curtis Lumber Co. Ltd., 6715 Curtis Street, North Burnaby.

No representative appeared on behalf of the above noted application to be heard. The Municipal Manager advised a report would be available at the May 12 Council Meeting.

Mr. C. A. C. Venning, 6191 Brantford Avenue, then addressed Council requesting reinitiation of a 1975 Local Improvement, namely sidewalks on Brantford Avenue, South Burnaby. Mayor Constable advised that the Municipality was obtaining a legal opinion on the previous petition. Mayor Constable advised that the request to reinitiate the program would be brought forward to the following week's meeting when clarification as to the legality of the existing petition was obtained.

Mr. George Stoneystreet representing the Burnaby South Slope Residents Association then addressed Council. The following is the text of his address:

"Your Worship the Mayor and Aldermen:

My name is George Stoneystreet and I am here on behalf of the Burnaby South Slope Residents Association with regard to the proposed location of the Ismailia Mosque on Marine Drive.

We would like to state that we are in total opposition to a mosque being constructed in this location and would request once more that Council consider the proposal previously put before them to effect a land exchange that would locate the mosque in a regional zone rather than the residential area now proposed.

May 5/75

- 6 -

We would also propose that reconsideration be given to examining the restructuring of the zoning by-laws to permit religious institutions to be constructed in regionally zoned areas, namely P.6 or P.7

It is appreciated that this is covering ground that has been discussed previously and that certain officials have stated that too much time has been given to this issue. We feel that statements of this nature are made in order that the issue be avoided or closed. The feeling on the South Slope with regard to the problem is such that it cannot be avoided and will not be closed until such time as a solution satisfactory to the residents has been reached.

We are very disappointed with the reactions of the majority of Council where requests and motions to consider, we repeat consider, certain proposals placed before them have been rejected. If consideration requested by a majority cannot be given then it can only be interpreted that there is a dictatorship favouring the minority. This is not, in our opinion the type of council we were aware we were voting for and perhaps council members have become blind to the fact that this is what is happening. We therefore request that council reconsider these previous motions, not here at this meeting but perhaps in one weeks time after they have had the opportunity to think logically why they have been voted into council and who they are there to represent.

We the members of the South Slope have spent considerable time researching statistics regarding the inequality of our location regarding the services provided. This we have proved by the percentage of recreational facilities that we do not have. We have researched another aspect of these services, and that is the size of the property held by other local religious groups for their places of worship.

They are as follows:

Alta Vista Baptist Church, 7175 Royal Oak Ave.	120' x 260'	.71 acre
Central Evangelical Free Church, 6112 Rumble	80' x 120'	.22 acre
Grace Lutheran Church, 7283 Nelson	231' x 175'	.92 acre
South Burnaby United Church, 7591 Gray	127' x 132'	.38 acre
All Saints Anglican Church, 7405 Royal Oak	125' x 128'	.36 acre
South Burnaby Corps, Salvation Army, 6125 Nelson	123' x 162'	.45 acre

These lot measurements are from the Assessment Department taken from their land maps. The actual dimensions would require a search of the registered plans in the Land Registry Office in New Westminster.

These we understand are the churches bounded by Kingsway, Marine, Gilley and Boundary, where the majority of the residents worship. There is a catholic church and school St. Francis de Sales Church north of Kingsway which we understand holds 1.84 acres of land.

If the majority of residents find the above acreages sufficient in which to worship why does a group with possibly less than 700 followers require far in excess of this.

May 5/75

- 7 -

We would suggest that should a mosque be constructed, in whatever location, that it be restricted in size to that which is the normal. Should any group hold lands which exceed that required for a place of worship that these excess lands be developed for the purpose for which they are zoned, that is, in this particular case to service the municipality. And if, any group wishes to finance this municipal service we should be very happy to accept this financial assistance.

There is one more issue that should be mentioned before closing and that is discrimination.

We would state once more that we do not consider this a racial issue.

If constituents in North Burnaby object to an oil refinery being expanded in their location, and they object, I would suggest that the oil companies are being discriminated against. If council in the face of huge objection permit a mosque to be constructed on Marine Drive then the people living on the South Slope are being discriminated against.

There are always two sides to a discriminatory issue, the answer to the issue is democracy and democracy represents normally the wishes of the majority."

On a question of Alderman Emmott Mr. Stoneystreet advised that the presentation to-night repudiated the former presentation of Mr. G. A. Piggott in that they did not agree to the sect building on the existing property.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That the Council enter into negotiation to purchase the existing Ismailia lands in the amount of 6.66 acres, located at 4990 South East Marine Drive, with the Municipal Manager to work with the Ismailia Society to acquire another site in a regional location so as not to create traffic problems."

FOR: ALDERMEN LEWARNE AND
McLEAN

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

MOTION DEFEATED.

BY - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 15, 1975' (#6644) be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED

CONTRARY: ALDERMAN LEWARNE.

May 5/75

- 8 -

This By-Law provides for the following proposed rezoning:-

Rezoning Reference #10/75

From Residential District (R1)
To Residential District (R8)

5380 and 5460 Sperling Avenue

This proposal is for the purpose of developing a 24-unit condominium project consisting of detached dwelling units on a 6.15-acre net site according to the R8 Group Housing District.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report progress on By-Law No. 6644."

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 15, 1975' (#6644) be now abandoned."

CARRIED

CONTRARY: ALDERMAN STUSIAK.

Alderman Emmott retired from the Council Chamber.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That:

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 20, 1975'	(#6656)
'Burnaby Local Improvement Construction By-Law No. 2, 1975'	(#6661)
'Burnaby Local Improvement Construction By-Law No. 3, 1975'	(#6662)
'Burnaby Local Improvement Construction By-Law No. 4, 1975'	(#6663)
'Burnaby Local Improvement Construction By-Law No. 5, 1975'	(#6664)
'Burnaby Local Improvement Construction By-Law No. 6, 1975'	(#6665)
'Burnaby Local Improvement Construction By-Law No. 7, 1975'	(#6666)

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 MERCIER:

"That the Committee now rise and report By-Law Nos. 6656, 6661, 6662, 6663, 6664, 6665, 6666 complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

May 5/75

- 9 -

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the following By-Laws be now read three times:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 20, 1975' (#6656)
- 'Burnaby Local Improvement Construction By-Law No. 2, 1975' (#6661)
- 'Burnaby Local Improvement Construction By-Law No. 3, 1975' (#6662)
- 'Burnaby Local Improvement Construction By-Law No. 4, 1975' (#6663)
- 'Burnaby Local Improvement Construction By-Law No. 5, 1975' (#6664)
- 'Burnaby Local Improvement Construction By-Law No. 6, 1975' (#6665)
- 'Burnaby Local Improvement Construction By-Law No. 7, 1975' (#6666) "

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

"That 'Burnaby Highway Exchange By-Law No. 14, 1974' being By-Law No. 6603 be tabled for a two-week period to enable the Planner to provide further information on implementation of the prerequisites."

FOR: ALDERMEN AST, GUNN AND
McLEAN.

OPPOSED: MAYOR CONSTABLE,
ALDERMEN LAWSON, LEWARNE,
MERCIER AND STUSIAK.
MOTION DEFEATED.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That:

- 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 21, 1974' (#6466)
- 'Burnaby Highway Exchange By-Law No. 14, 1974' (#6603)
- 'Burnaby Sewerage System Parcel Tax By-Law 1973, Amendment By-Law 1975' (#6657)
- 'Burnaby Shops Closing By-Law 1958, Amendment By-Law 1975' (#6659)
- 'Burnaby Frontage-Tax By-Law 1975' (#6660)
- 'Burnaby Budget Authorization By-Law 1975' (#6667)
- 'Burnaby Rating By-Law 1975' (#6668)

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

CARRIED
ALDERMAN AST CONTRARY TO
BY-LAW #6603.

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 AST:

"That all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 33, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

** Please see Minutes of May 12, 1975 for amendment.

May 5/75

- 10 -

(a) Mr. W. J. Booth

Re: Time to Postpone Some of the Projects Involving Improvements

The Municipal Manager advised that a report would be available on May 12, 1975 at the next regular meeting of Council.

(b) Mr. W. B. Ronald

Re: Brentlawn Drive Curbs and Sidewalks

The Municipal Manager advised that a report would be available on May 12, 1975 at the next regular meeting of Council.

(c) Alpha Secondary School

Re: Permission for a Walkathon - Sunday, May 25, 1975

A letter dated April 25, 1975 was received requesting permission for a walkathon on Sunday, May 25, 1975 between the hours of 10:00 A.M. and 2:00 P.M. and indicating the students of the school for the past three years had undertaken as a community service project raising of funds for recreational equipment for intensive care ward of the Burnaby General Hospital.

Item 27, (Supplementary) Municipal Manager's Report No. 33, 1975 was brought forward for consideration at this time.

The following is the recommendation contained in that report:

"That the requested walkathon be approved with a special word of caution to the applicants regarding the area at the vicinity of the freeway overpass."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(d) The Canadian Wild Horse Society

Re: Wagon Train

A letter dated April 27, 1975 was received from The Canadian Wild Horse Society strongly urging Council to reconsider and cancel a Wagon Train travelling from Hope to Burnaby to celebrate "Burnaby Week" in May, 1976 being sponsored by the Burnaby Jaycees. On a question of Mayor Constable it was agreed he would contact the party directly advising them the Council had not sanctioned the organizing of the wagon train as indicated.

(e) East Burnaby Minor Baseball Association

Re: Tag Day

A letter dated April 28, 1975 was received requesting permission to hold a Tag Day on Saturday, May 31 or Saturday, June 7, 1975.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the request received from East Burnaby Minor Baseball Association to hold a Tag Day be approved for Saturday May 31, 1975."

May 5/75

- 11 -

(f) Mr. W. Hasselaar

Re: Burnaby General Hospital Parking Fees

A letter dated April 25, 1975 was received advising of opposition of employees at the Burnaby General Hospital to a substantial increase in off-street parking fees. It was indicated a Vancouver company was operating the parking lot.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That the Council go on record with the Greater Vancouver Regional District advising of the Municipality's objection to the rates as they appeared to be too high in relation to other rates in the Burnaby area."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"That the proposed motion and the letter received be referred to the staff for a full report."

CARRIED UNANIMOUSLY

(g) Mrs. Shirley Hart

Re: Vandalism - Charles Rummel Community Centre

A letter dated April 30, 1975 was received from Mrs. Shirley Hart indicating damage done to her automobile on April 28, 1975 at the Charles Rummel Community Centre and respectfully requesting the Municipality reimburse her for the cash paid out in view of the fact that the vehicle was parked on the Parks Board Parking Lot. It was also indicated there is an undesirable group of teenagers frequenting the area. The group ranged from the age of approximately 14 to 21 years and suggesting a police patrol car supervise the Community Centre on Monday evenings.

Alderman Mercier advised that there was also apparently a problem relating to motorcycles using the creek walls and also with cars using the Parks Board lands to the rear of the property. The Municipal Manager advised that a report will be forthcoming at the May 12, 1975 regular meeting of Council.

(h) Honda Allied Motorcycle Ltd.

Re: Exemption from "Burnaby Shops Closing By-Law 1958"

A letter dated April 31, 1975 was received from Honda Allied Motorcycle Ltd. requesting an exemption to remain open until 8:00 P.M. on Tuesday, Wednesday, Thursday and Friday of each week. The Municipal Manager advised that a report would be forthcoming at the May 12, 1975 regular meeting of Council.

ENQUIRIES

Alderman Stusiak noted correspondence received by himself in regard to traffic problems in the 6100 Block Marine Drive. Mayor Constable suggested the matter be referred to the Chairman of the Traffic and Safety Committee.

May 5/75

- 12 -

Alderman Lewarne

On a question of Alderman Lewarne the Municipal Manager advised that the Municipality had not as yet received information relating to Federal Government Voluntary Price and Wage Control Guidelines.

Alderman Mercier

On a question of Alderman Mercier the Director of Planning advised that where property was correctly zoned and a person made application to obtain a building permit and the property in question was slated for road widening, the Municipality could request an additional setback pursuant to Section 7.3(3) of the Zoning By-Law as follows:-

"When such application for development conforms to the provisions of this By-Law and does not contravene any approved land use or road plan, preliminary approval shall be given by the Director of Planning."

On a further question to the Planner relating to the City of Vancouver relaxing off-street parking standards in the down town area, the Planner advised that they were aware of the situation however there was a problem relating to Burnaby in that the Highways Department's standards control a substantial number of the streets and their standards were higher than the existing Burnaby standards.

Alderman Lewarne

On a question of Alderman Lewarne, the Planner advised that in order for the foregoing Section 7 to be applicable Council would have had to have endorsed the future road patterns involved.

Alderman Lawson

On a question of Alderman Lawson, it was agreed the forthcoming report on dog control make reference to the effectiveness of the ticketing system now in use.

Alderman McLean

On a question of Alderman McLean, Mayor Constable agreed to check with the Minister of Municipal Affairs on possibly having Disclosures made once a year where no changes had taken place by the use of a "no changes" form.

Alderman Sutsiak

On a question of Alderman Stusiak, the Director of Planning advised that a report would be forthcoming possibly in the following week on the question of underground wiring.

May 5/75

- 13 -

REPORTS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(a) His Worship Mayor Constable submitted a report dated May 1, 1975 relating to meetings with the Honourable Graham R. Lea, Minister, Department of Highways. The text of that report is as follows:

" 1. Broadway Extension

Approximately one month ago Council was quite concerned about the delay in decisions from the Highways Department with regard to the proposed Broadway extension. I was asked by Council to meet with the Minister of Highways to see if progress could be made. Several discussions took place between the Minister and myself at which time I informed him of our concerns. He agreed to look into the matter, and if possible, speed up the progress.

Since that time meetings have taken place between staff and there will be a report item in the Manager's Report.

2. Proposed New Marine Way

The Minister advises me that the mapping for the new Marine Way will be complete in June. It is intended that design will be commenced subsequently, with the target for construction starting early in 1976. Further information on this matter will be forthcoming.

3. Annacis Crossing

I have been advised that a report is being prepared and there will be some delay because they want to consider the possible impact of public transportation and its effects. It is now expected that the report will be published in July of this year.

4. Stormont Interchange

The Department found that they were having problems with the pre-loading and because of this, work is proceeding slower than had been anticipated. The Department plans to add more material to the existing embankment this year provided the foundation soils have developed adequate supporting strength."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"That the report of Mayor Constable relating to highways matters under date of May 1, 1975 be received."

CARRIED UNANIMOUSLY

May 5/75

- 14 -

(b) Advisory Planning Commission - "Preliminary Report Towards the Development of a Community Plan - Burnaby 200".

The Advisory Planning Commission submitted a report indicating the following recommendations:

- " 1. that Council approve, in principle, the basic intent in the establishment of a residential community on the subject site and authorize the Planning Department to continue to work with the potential developers of the subject site towards the development of a suitable Community Plan according to the terms outlined in this preliminary Community Plan report.
2. that Council direct the Land Agent to prepare an estimate of the value of the properties involved in the proposed land exchange and to subsequently commence negotiations to effect the proposed exchange subject to Council's final approval.
3. that Council authorize the preparation of a report for submission to the Provincial Government requesting compensation on a market value basis for the 21.3 acres of Municipal land acquired without payment for the Gagliardi Way alignment in May of 1965.
4. that Council authorize the Planning Department to make formal contact with the Greater Vancouver Water District, the Burnaby School Board Officials and the Parks and Recreation Department with reference to the development of the subject Community Plan.

The Advisory Planning Commission would further recommend:

1. that Council keep pace with urban development in maintaining the necessary level of facilities and services (cultural, recreational, fire and police protection) in the north-eastern section of Burnaby bounded by Sperling Avenue, North Road and Lougheed Highway northward. "

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Advisory Planning Commission now be received."

Mayor Constable noted that the subject "Preliminary Report Towards the Development of a Community Plan - Burnaby 200" was still tabled and could be lifted from the table at Council's pleasure.

(c) The Municipal Manager presented Report No. 33, 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. Fire Department Quarterly Report

The Municipal Manager presented the report of the Burnaby Fire Department for the first quarter of 1975.

May 5/75

- 15 -

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Burnaby Fire Department for the period January to March, 1975 be received."

CARRIED UNANIMOUSLY

2. Trailway - Burnaby Lake

The Municipal Manager presented the following report relating to two enquiries made at the March 24, 1975 meeting of Council. Following are the replies on this matter:

" (1) Deposit of Cuttings Across the Trail by the Burlington Northern Railway

The Railway does not have the right to drop cuttings on Municipal property and, as in this case, on trailways. The encroachment was committed inadvertently. The Outdoor Education Association has cleared up the debris and the Railway has been notified.

(2) Will the Trail be Continued to Sperling Avenue?

It is planned for the trail on the north side of Burnaby Lake to be extended to Sperling Avenue for pedestrian access only. "

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager relating to Trailway - Burnaby Lake, be received."

CARRIED UNANIMOUSLY

3. Summer Hours of Operation

The Municipal Manager presented a report indicating it has been a practice during the last six years to change the hours of work for inside employees from 9:00 A.M. to 5:00 P.M. to 8:30 A.M. to 4:30 P.M. during the summer season.

It was recommended:

That Municipal Hall and Parks and Recreation Department office hours be changed from 9:00 A.M. to 5:00 P.M. to 8:30 A.M. to 4:30 P.M. for the period May 20 to September 2, 1975, inclusive.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

May 5/75

- 16 -

4. **Proposed Sale of Municipal Property**

1. Lot 2, Blk. 13, D.L. 79, Pl. 2814 (4952 Canada Way)
2. Lot 3, Blk. 13, D.L. 79, Pl. 2814 (4946 Canada Way)
3. Lot 16, Blk. 12, D.L. 79, Pl. 2298 (4276 Norland Ave.)

On April 14, 1975, Council rejected a recommendation that the subject properties be sold to Highfield Development Corporation (B.C.) Limited for \$3.00 per square foot or \$255,479.40, and alternatively, authorized staff to finalize such sale for \$3.22 per square foot.

The Land Agent advises that the price has been renegotiated as follows:

\$3.22 per square foot

85,159.8 square feet x \$3.22 = \$274,214.55

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED

CONTRARY: ALDERMEN LEWARNE AND
McLEAN.

5. **Proposed Removal of Trees on Walkways South of Gordon Place**
D.L. 86, Stage III B

The Municipal Manager presented the following report:

"On April 7, 1975, Council requested further information on a proposal to remove a small grove of hazardous trees in D.L. 86, Stage III B. Comments on the inquiries raised by Council during initial consideration of this matter (Item 2, Report No. 25) are contained in the report from the Municipal Engineer.

The Engineer's assessment of the situation was formulated on the basis of the consultant's initial recommendations on tree retention, and is concerned primarily with the possible liability that might result if the trees were to fall. Although his recommendation involves the proposed removal of only one tree, his overall approach to the construction of a walkway through this area would result in the removal of 4 of the 5 trees in the grove.

The Manager appreciates the position that has been taken by the Engineer because the root structure of the trees have been damaged. However, the Parks and Recreation Department, as noted in the report, is of the opinion that the trees might regain their health and continue to live if given proper care. The treatment prescribed by the Parks and Recreation Department was discussed with Don Vaughan and Associates by telephone on April 30, 1975. Mr. Sinclair of this firm indicated that the treatment proposed by the Department was an "agreeable solution" inasmuch as the trees have withstood two major windstorms in recent months, and that although trees of this species do not re-establish anchor roots quickly, new roots can generally be expected to grow over a long period of time. These professional opinions strongly suggest that it would be appropriate for us to direct our efforts toward preservation of the trees in question, and in this regard, the following course of action is recommended:

- (1) Construct a retaining wall and provide replenishment of good topsoil around the area where the damaged tree roots are exposed.

May 5/75

- 17 -

- (2) Top the upper one-third of the tree that is located on Lot 235, D.L. 91, Plan 36959 (J.D. Elander) in order to prevent damage to the dwelling on this property should this tree fall (it is believed that this tree has been adversely affected to some extent due to the construction that we have done in the area; the owner has advised that he is not opposed to the proposal to top this tree).
- (3) Top other trees in the grove that are located on public property if such action is recommended by the Parks and Recreation Department.
- (4) Request the two adjacent owners on which two of the five trees are located to provide all trees in the grove with a constant supply of water (the Parks and Recreation Department will apply the necessary amounts of fertilizer as may from time-to-time be required).
- (5) Direct the Parks and Recreation Department to periodically examine the trees for condition of health, and if a tree is dying, to have it removed in a manner that will allow the stump and root to remain.

It should be noted that the Municipality would be taking a calculated risk if the trees were preserved as recommended."

It was recommended that the subject trees in D.L. 86 be preserved in the manner as noted in the report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"That the matter of the tree removal be tabled until such time as a report indicating cost of removal of trees was made available."

FOR: ALDERMEN GUNN, LEWARNE,
McLEAN AND MERCIER.

CONTRARY: MAYOR CONSTABLE,
ALDERMEN AST, LAWSON
AND STUSIAK.

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

The original motion as MOVED by Alderman Lawson and SECONDED by Alderman Stusiak "That the recommendation of the Municipal Manager be adopted" was then voted on and CARRIED.

OPPOSED: ALDERMEN LEWARNE AND
MERCIER.

The Meeting recessed at 9:10 P.M.

The Meeting reconvened at 9:22 P.M.

May 5/75

- 18 -

6. Sanitary Sewer Contract #12, 1973
Central Valley Sewers - Foundation Company of Canada Ltd.

The Municipal Manager advised that this matter had subsequently been moved to the 'In Camera' session of the Meeting Agenda.

7. S.P.C.A. Contract for Services in 1975

The Municipal Manager submitted a report from the Chief Licence Inspector regarding the 1975 S.P.C.A. Contract for services to be provided to the Municipality.

It was recommended that the adjusted contract of the S.P.C.A. providing for a total staff of six be renewed for the period of January 1, 1975 to December 31, 1975 at a cost of \$88,714 plus 25% commission on the total amount of licence fees collected by them.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

8. Proposed Sale of Municipal Land
D.L. 207, Block 7, Lot B, Plan 4032

The Municipal Manager submitted a report from the Director of Planning as follows:

"The Planning Department is in receipt of a subdivision application from Villa Realty, who is acting as agent for the owners of D.L. 207, Block 7, Lot 7, Plan 4032. This property abuts municipal land and can only be developed in conjunction with a 20-foot strip of the subject municipal property.

It has been determined that the subject sale will not interfere with the future subdivision of the remaining municipal land to the east. It is also in order that a 20-foot x 50-foot road dedication be approved which will allow full road construction by the developer to proceed up to the boundary of the remaining municipal land.

The Land Agent recommends that the subject property be sold for \$3.14 per square foot and the owner, Mr. Zuliani, through his agent, has agreed to this price."

It was recommended that:

- (1) Council approve the sale of the subject property in the amount of \$3.14 per square foot or \$14,959.60, and
- (2) Council approve the road dedication as outlined in the Planner's Report.

May 5/75

- 19 -

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED

OPPOSED: ALDERMAN McLEAN

9. Refinery Fire at Chevron of Canada Ltd.

The Municipal Manager reported as follows:

"Following is a report from the Fire Chief on a Fire at the subject firm's refinery on April 4, 1975.

As a result of the investigation that was carried out, the Fire Department on April 10 ordered the refinery in writing to comply with the following safety requirements:

- (1) Four (4) monitors to be installed as discussed during inspection.
- (2) Two (2) 150-lb. wheeled fire extinguishers to be provided at:
 - (a) east side of rack near garage
 - (b) west side near office.
- (3) Fire extinguishers to be installed on all hose reels and monitors at loading rack.
- (4) All firefighting equipment, including fire telephones to be painted red.
- (5) All emergency pull cords that are not in use to be removed immediately.
- (6) Establish driver training program for use of loading racks, to include emergency procedures in event of fire (Reference: Imperial Oil Drivers Manual).
- (7) All firefighting equipment to be properly maintained and kept in good condition at all times.

The Fire Chief is concerned that trained refinery personnel are not on duty at all times when the loading racks are open for service. This was not included in the list of orders to the firm, however, because the Chief does not have authority to order this particular type of compliance. He is, therefore, in the process of discussing this matter with the Workers' Compensation Board who it is believed has the authority to issue such an order.

The internal firefighting report procedures at the refinery requires the individual who discovers a fire to notify the engineer in the refinery's boiler room, who in turn pulls the fire alarm, which by code, reports the fire to the American District Telegraph, and concurrently, sounds the refinery's steam fire whistle. The American District Telegraph operator looks up the address of the code number and has it checked by his supervisor. The operator then by direct line telephones the local fire department. The Chief advises that this is a standard procedure for many industries in the lower mainland. He is satisfied with the adequacy of this procedure and feels that in the majority of cases it is the fastest method of reporting a fire to his department.

May 5/75

- 20 -

The firefighting equipment on hand at the refinery was not used because it was shut down for winterization and the fact that no company employee was present when the fire broke out (it should be pointed out, however, that the equipment could have been activated immediately by any individual who was aware of the proper valve to turn on).

The refinery has a pumper truck and considerable other firefighting equipment on order at this time. Upon delivery, firefighting facilities at the refinery, in the opinion of the Fire Department, will be adequate.

This is for the information of Council."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST

SECONDED BY ALDERMAN MERCIER:

"That the items discussed and outlined in the foregoing relating to fire controls be referred to the staff for report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"That the Provincial Fire Marshal's office be requested to investigate the fire protection equipment in Refineries, Bulk Loading areas and Tank Farm facilities in Burnaby."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

"That the motion requesting the Provincial Fire Marshal to investigate the fire protection equipment in Refineries, Bulk Loading areas and Tank Farm facilities in the Burnaby area be tabled pending receipt of the staff report relating to the various items under previous discussion on safety requirements as contained in the motion MOVED by Alderman Ast and SECONDED by Alderman Mercier."

CARRIED UNANIMOUSLY

10. Lease Agreement between The Corporation of the District and Astor Hotel Ltd. -

0.152 Acre Portion of Parcel "A", Lot 4, D.L. 153, Grp. 1, N.W.D.

The Municipal Manager presented a report of the Director of Planning as follows:

"The Municipality entered into a lease agreement with Astor Hotel Limited on June 8, 1955 for the 0.152 acre portion of Municipal property which the lessee wished to use for parking purposes in connection with its hotel business.

For information purposes, the 0.152 acre piece of property was originally acquired by the Municipality for eventual widening of Percival Avenue. Present proposals for the area do not include widening of Percival Avenue but, rather, cancellation of the road allowance and consolidation with surrounding properties as a possibility at some future time.

May 5/75

- 21 -

The term of the subject lease was for 20 years with a rental rate of \$50.00 per annum, and it allowed the lessee to renew for a further term of 20 years on the same terms, covenants, and conditions as contained in the original lease, save and except the covenant for renewal. Of consequence is that we have no alternative but to renew the lease for an additional 20 years, and we cannot increase the rental rate even if we wish to do so.

It should be noted that, because of the area and shape of the leased portion, it has little value at present to any other concern than Astor Hotel Limited,

The Land Agent advises that the time factor in making the request for renewal has been met by the lessee and, to the best of the Land Agent's knowledge, all conditions pertaining to the lease have been met. The Land Agent recommends that the lease be renewed for a term of 20 years."

It is recommended that the Council approve renewal of the subject lease for a term of 20 years.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the matter be tabled pending the Manager's report on the possible sale and consolidation of the subject property."

CARRIED UNANIMOUSLY.

11. Letter dated April 23, 1975 from Dr. Malcolm T. Bond,
Box 3308, Langley, B.C. -
Spay and Neuter Clinics

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

12. Petition from Mrs. Dora E. Konwick, et al.,
3771 Portland Street -
Local Improvement on Portland Street

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

13. Rezoning Reference #53/74 -
6450/72/78 Telford Street -
Proposed 3-Storey Condominium Apartment Development

The Municipal Manager reported as follows:

"On January 20, 1975, Council received the Planning Department report regarding the subject rezoning application which was approved in principle and scheduled for a Public Hearing on February 18, 1975. The application was withdrawn before the Public Hearing as a result of the applicant's concern with the requisite conditions of rezoning. Subsequently, the applicant has requested that the subject application be rescheduled for the next Public Hearing and has stated that he is prepared to meet the prerequisite conditions as outlined in the initial report to Council."

May 5/75

- 22 -

It was recommended:

- (1) That a rezoning by-law be prepared as outlined in the initial report to Council dated January 20, 1975; and
- (2) That the rezoning be advanced to a Public Hearing on June 17, 1975.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

14. Application For An Amendment to Rezoning Reference #84A/69 -
9501 Erickson Drive

The Municipal Manager presented a report of the Planning Director as follows:

"The Planning Department agrees, in principle, to the expansion of the commercial facilities as outlined, for the use of the residents of 'Lougheed Village' as well as its immediate neighbours, on a day-to-day basis.

In order that the pedestrian nature of these additional commercial facilities is maintained, no exterior signage will be allowed on the site. Moreover, no additional parking or conversion of existing parking facilities for support of the proposed commercial element will be allowed.

To upgrade and enhance the pedestrian nature of the proposed facilities, appropriate landscape treatment along the plaza entrance to the mall must be developed.

At the present time, it is essential to note that the pedestrian walkway as was required in the original rezoning of the subject development has not been constructed to Municipal standards. This walkway, running along the southern portion of the site through to the Cameron School site/ Lougheed Mall will act as a pedestrian corridor for the surrounding area and it is the responsibility of the developer to construct to full Municipal standards that portion of the walkway passing through his site.

It is also an opportune time to ensure that an appropriate landscape buffer along the southern portion of the subject site be upgraded to the standard originally proposed, to reflect a suitable interface with the Lougheed Highway and provide an acceptable pedestrian environment for the walkway."

It was recommended that:

- (1) A rezoning by-law be prepared as outlined in the Planner's Report; and
- (2) The rezoning be advanced to a Public Hearing on June 17, 1975; and

May 5/75

- 23 -

(3) The following be established as prerequisites for the completion of the rezoning:

- (a) The submission of a suitable plan of development incorporating those comments outlined in the Planner's Report; and
- (b) The construction, to full Municipal standards, of the public pedestrian walkway through the subject site.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN GUNN.

15. Rezoning Reference #1/75 -

Proposed Conversion of the Casa Loma Apartment/Motel to
Senior Citizens Housing -
6077 Kingsway

The Municipal Manager presented a report of the Planning Director as follows:

"On January 20, 1975 Council received a First Report on the subject rezoning which recommended forwarding the application to a Public Hearing and establishment of the following prerequisites:

- a. The submission of a suitable plan of development to reflect the design criteria outlined in the First Report.
- b. The applicant to confirm in writing that the project be subject to full Municipal taxation.

The applicant, Mr. Virani with the involvement of the Dunhill Development Corporation (representing the Provincial Government) proposes to convert all of the existing Casa Loma Motel-Apartment project (existing CD zoning under RZ #25/71) to Senior Citizens Housing.

On February 25, 1975 the subject rezoning was advanced to a Public Hearing and on March 3, 1975 the project was presented to Council for First and Second Reading but was tabled to await the applicant's preparation and presentation of a suitable plan of development.

On the basis of the First Report this Department has examined the project and detailed changes to the existing buildings necessary to render them suitable for Senior Citizens' Housing. These details were communicated to the applicant by a letter dated February 28, 1975 and it was stated that the amendments would form part of a suitable plan of development for the amended CD plan. In summary the following would be included:

- a. The inclusion of suitable lounge rooms and an activities room in the basement.
- b. Modifications to suites to accommodate use by senior citizens.
- c. Provision of additional usable outdoor landscaped areas, increased planting and the use of ramps instead of stairways.

May 5/75

- 24 -

On April 10, 1975 Mr. Paulus, President of the Dunhill Development Corporation, working with the applicant presented to this Department a letter acknowledging and agreeing to the detailed requirements set out in the February 28, 1975 letter from the Planning Department. At the same time Dunhill has presented the requisite development plans showing the amendments in a suitable form, but requiring minor adjustments to the landscape plan and exterior building finish.

The applicant, working with Dunhill Developments, has agreed in writing to the Planning Department requirements for amendments to the CD Plan and has submitted suitable plans showing the necessary changes and scope of work.

It is now appropriate for Council to decide whether it wishes to proceed with this By-Law and the proposed amendmenets to Senior Citizens Housing for this site on the above basis."

It was recommended:

- (1) That Council give first and second readings to the amended CD By-Law; and
- (2) That the following be established as prerequisites:
 - a. The submission of a complete and detailed suitable plan of development incorporating the detailed requirements which have been set out by the Planning Department.
 - b. All electrical and telephone services to be placed underground throughout the development.
 - c. The applicant to confirm in writing his understanding that the project be subject to full Municipal taxation.
 - d. Submission of a letter of undertaking from Dunhill that all necessary work required to convert the project to Senior Citizens Housing be completed within nine (9) months of Final Adoption of this CD By-Law amendment.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: ALDERMAN McLEAN.

16. Major Road Study and Program for 1975 Money By-Law

The Municipal Manager then presented a report from the Director of Planning and containing therein the following 8 major projects for consideration as a November 1975 Money By-Law:

- (1) Kensington Avenue - Hastings to Sprott Street
- (2) Boundary Road - 29th Avenue to Dubois
- (3) Moscrop/Percival - Wayburne Drive to Canada Way
- (4) North Road - Freeway to New Westminster Boundary
- (5) Douglas-Holdom - Sprott to Lougheed
- (6) Sprott Street - Canada Way to Norland
- (7) Nelson Avenue - Marine Drive to Marine Way
- (8) Patterson/Roseberry - Rumble to Martin Way

May 5/75

- 25 -

Also
It was recommended that:

- (1) The Program consisting of 8 major road projects as detailed in Table 4 of the Planner's Report be considered by Council as a basis for the proposed November 1975 Money By-Law; and
- (2) As recommended by the Capital Improvement Committee in Item 21 Manager's Report No. 33, Page 177, that Council select Items 1 and 2 on Table 4 (Kensington Avenue and Boundary Road) totalling \$8,443,600 in costs, together with land acquisitions and design work for Items 3 to 8 totalling \$1,297,850, be included in a by-law together with \$3,570,000 in Parks land acquisitions and design costs, for submission to the ratepayers on November 15, 1975, the by-law total to be \$13,500,000 inclusive of a provision for a contingency of \$188,550.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"That the subject matters contained in Manager's Report No. 33, Items 16 and 21, be tabled and the said items be referred to the Parks and Recreation Commission and the Burnaby Library Board for a report thereon and as well to a Committee of the Whole Meeting of Council for further consideration."

CARRIED UNANIMOUSLY

17. General Licences - Government Liquor Act and Regulations

The Municipal Manager reported that on April 1, 1975 Council had directed that:

- a. The proposed text amendments to the zoning by-law, as related to neighbourhood public houses, be advanced to a Public Hearing to be held on Tuesday May 13, 1975; and
- b. The Planning Department be authorized to prepare a report for Council on the whole topic of General Licences for its consideration in approximately four weeks.

Recommendations:

- (1) That Council approve the issuance of General Licences to recreation centres (private or publicly owned), community centres, municipal or provincially owned cultural centres, hotels, resorts and clubs, subject to:
 - (a) The submission to the municipality of the results of the survey conducted by the applicant of the views of the surrounding residents of the proposed site.
 - (b) The participation of the municipality in the factors to be considered by the General Manager of the Liquor Administration Branch in dealing with an application for a General Licence, including:
 - (i) Opinion of traffic authorities as to site suitability.
 - (ii) Proximity to schools, churches, hospitals and other social service institutions.
 - (iii) Proximity to other public house licenced establishments or neighbourhood public houses.
 - (iv) Opinions of civic bodies, police authorities and other

May 5/75

- 26 -

(2) That such approval be extended to neighbourhood public houses, should the necessary amendments for the addition of this use to the Burnaby Zoning By-Law be finally adopted; and

(3) That a copy of Council's decision on the issuance of General Licences in this municipality be forwarded to the General Manager, Liquor Administration Branch, Box 640, Victoria; and

(4) That a copy of this report be sent to all persons who have written to Council for approval of a General Licence under the Government Liquor Act and Regulations.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

18. Human Resources Quarterly Report

The Municipal Manager submitted a report prepared by the Human Resources Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1975 as compared to those same months in 1974.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

19. Broadway Extension -
North Road to Gaglardi Way -
Rezoning Prerequisite for Rezoning #55/74 -
Lake City East - Area 2A

The Municipal Manager presented a joint report from the Director of Planning and the Municipal Engineer regarding the Broadway extension between Gaglardi Way and North Road.

It was recommended:

(1) That Council approve the proposal as outlined in Section 2.0 of the Director of Planning's report as fulfilling the rezoning prerequisite (Rezoning #55/74) of a suitable general operational agreement for the provision of the Broadway Extension from North Road to Gaglardi Way; and

(2) That the Engineering Department be authorized to call tenders for and administer the construction of the proposed link based on suitable engineering design drawings submitted by the Department of Highways and on the understanding that the Department of Highways will reimburse the Municipality for the amount actually paid to the contractor plus engineering and administration costs incurred by the Municipality in administering such a contract; and

(3) That a copy of this report be sent to the District of Coquitlam and the Sullivan Heights Ratepayers' Association.

May 5/75

- 27 -

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"That this subject matter be tabled for one week."

FOR: ALDERMEN AST, GUNN, LAWSON,
LEWARNE, McLEAN AND STUSIAK.

OPPOSED: MAYOR CONSTABLE AND
ALDERMAN MERCIER.

CARRIED.

20. Engineering Services For the Design of Roads And A Parking
Lot Layout Related to the Municipal Hall Renovations

The Municipal Manager presented a report from the Municipal Engineer regarding proposals for the design of the subject work. The proposals were invited in compliance with the authorization as given on April 21, 1975 when Council considered a report from the Municipal Hall Capital Committee on a renovations and site development plan.

It was recommended that Council ratify the Municipal Manager's action to have the selected consultant commence work on May 2, 1975 prior to having an engineering agreement formalized, and that such an agreement be entered into with R. F. Binnie Ltd. for an upset fee of \$5,765 plus disbursements.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

21. Recommended 1975 Money By-Law

This item was dealt with previously in the meeting along with Item 16 under Municipal Manager's Reports.

22. Contract #7508 - Gravel Supply

The Municipal Manager submitted a joint report from the Municipal Engineer and the Purchasing Agent regarding tenders for the supply and transport of gravel and sand aggregates.

It was recommended that Contract #7508 - Gravel Supply, be awarded to J. Cewe Ltd. at the unit prices tendered for each of the respective items of material with the complete exclusion from the Contract of Item #19 - Fraser River Pump Sand.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

May 5/75

- 28 -

23. Financial Report

The Municipal Manager submitted the financial report of the Municipal Treasurer for the period January 1 to March 23, 1975.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

24. Stormont-Gaglardi Way Connection

The Municipal Manager submitted the following report from the Director of Planning:

"At the Council meeting on February 3rd, 1975 the question of how Cariboo Road will connect with the Stormont-Gaglardi Way extension was discussed. It was considered that a potential bottleneck could be created at this point. Therefore the Planning Department was requested to clarify this matter.

The Planning Department respectfully submits the sketch illustrating our understanding of the road proposals associated with the above captioned matter after discussion with the Department of Highways.

Cariboo Road is proposed to be relocated to pass along the south bank of the Brunette River beneath the Stormont-Gaglardi Way extension but with no connection to the latter. The Stormont Gaglardi Way major arterial route bridges the Brunette River, crosses the property north of the river on a 'fill', bridges the Burlington Northern Railway and Government Street then proceeds via a 'fill', to connect, at grade, with the Lougheed Highway at the current intersection of Lougheed and Gaglardi Way.

The current status of the project is that surcharging of the filled ground adjacent the railway with additional 'fill' material is in preparation for ground consolidation associated with the structure proposed.

South of the Trans Canada Highway No.1 a road link has been proposed between Cariboo Road and the road through the Federal Government holdings which would connect the Stormont interchange with McBride Boulevard via Newcombe Street."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

25. Letter dated April 29, 1975 from Mr. C. A. C. Venning,
6191 Brantford Avenue, Burnaby -
Local Improvement on Brantford Avenue

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

May 5/75

- 29 -

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the report of the Municipal Manager be tabled one week."

CARRIED UNANIMOUSLY

26. Douglas-Holdom Road Link

The Municipal Manager presented the following report in reply to an enquiry that was raised by Council when the matter was last considered on April 1, 1975:

"Council on April 1st adopted the recommendation of the Planning Dept. that authorization be given to the Municipal Engineer to retain a consulting engineer to report on foundation conditions, preliminary bridge and road designs, and provide accompanying costs for the proposed Douglas-Holdom road link.

During discussion of the subject the question was raised as to what would happen to Douglas Road.

The accompanying sketches A and B respectively, illustrate the road pattern proposed by the Planning Department for the industrial areas both north and south of the Burlington Northern Railway.

Specifically sketch A illustrates that upon completion of the overpass over the railway on the Holdom-Douglas alignment, the existing Douglas Road 'grade' crossing of the railway would no longer be required and would be abandoned as would the Douglas Road direct access to and from the Lougheed Highway at Delta Avenue.

It should be noted that the steep part of Delta Avenue north from the Lougheed Highway is proposed to be closed in connection with future development in the area, as outlined in the Brentwood Community Plan Area "D".

An east-west industrial access road between the Lougheed Highway and the Burlington Northern Railway would be developed to serve the industrial area between the Holdom-Douglas Diversion on the east and Gilmore Avenue west of Willingdon Avenue.

Springer Avenue would remain as a connection with the Lougheed Highway for right turn movements 'in' and 'out' only. There would be no crossing of Lougheed at Springer because the Dept. of Highways have a median constructed on the Lougheed.

Roy Street would connect with the main east-west industrial access route via a short portion of the current Douglas Road immediately north of the Burlington Northern Railway.

Sketch B illustrates a similar concept as proposed for the industrial street pattern north of the Burlington Northern Railway. viz an east-west industrial road, Still Creek-Norland, south of the railway between the railway and the Trans Canada Highway. The east-west industrial road would link with the Douglas-Holdom route overcrossing the railway.

May 5/75

- 30 -

Subsequent to the Douglas-Holdom overcrossing of the railway Still Creek Street would connect with Norland Avenue via the short portion of Douglas Road connecting between the two streets. Douglas Road immediately north of Still Creek Street would provide local industrial access only. Regent Street, currently a long cul-de-sac and narrow street would ultimately be widened and would loop northward to connect with Still Creek Street."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

**

"That the Director of Planning include consideration to allowing a right turn when going East from the Lougheed Highway onto Douglas Road as part of the proposed Douglas-Holdom Road Link."

27. (Supplementary)

Letter dated April 25, 1975 from Mr. J. S. Ewen, Principal,
Alpha Secondary School, 4600 Parker Street, Burnaby -
Request For Permission to Conduct A Walkathon

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

NEW BUSINESS

Alderman Mercier noted a letter received from The Honourable David Barret Premier, under date of April 24, 1975, relating to the B. C. Assessment Authority and particularly the last paragraph as follows:

" However, I must point out that the Assessment Authority is a non-political Independent Agency whose Board of Directors was recommended to Cabinet by the Union of B. C. Municipalities. I understand that further correspondence concerning operations in Burnaby and New Westminster has been sent to you from Mr. Ted Gwartney's office. I trust that the Authority and the District will continue to exchange views at the administrative level concerning these administrative problems."

Alderman Mercier suggested the reply was no answer to the problems between the District of Burnaby and the B. C. Assessment Authority.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

507

** Please see Minutes of May 12, 1975 for amendment.

May 5/75

- 31 -

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY