

October 6, 1975

A regular meeting of the Municipal Council was held in the Council Chamber of the Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Monday, October 6, 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 (7:03 p.m.)
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. E. E. Olson, Municipal Engineer
Mr. A. L. Parr, Director of Planning
Mr. J. Hudson, Municipal Clerk
Mr. J. Plesha, Administrative Assistant to the Manager
Mr. R. W. Watson, Deputy Municipal Clerk

MINUTES

The Minutes of the Council meeting held on September 29, 1975 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Minutes of the Council meeting held on September 29, 1975 be now adopted."

CARRIED UNANIMOUSLY

AT 7:03 P.M. ALDERMAN LAWSON ENTERED THE COUNCIL CHAMBER AND TOOK HER PLACE AT THE COUNCIL TABLE.

DELEGATIONS

The following wrote requesting an audience with Council:

(a) Berkeley Homes Ltd., Mr. R. B. MacGillivray
re Northeast Corner Lougheed Highway and Bainbridge Avenue
Rezoning Reference No. 48/70

(b) Mr. Kent Straker, October 2, 1975
re Operation of Temporary Fruit Stand

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

(a) Berkeley Homes Ltd., Mr. R. B. MacGillivray
re Northeast Corner Lougheed Highway and Bainbridge Avenue
Rezoning Reference No. 48/70

Mr. R. B. MacGillivray appeared before Council on behalf of Berkeley Homes Ltd. and commented as follows:

"We wish to thank you for allowing us to appear before you again this evening to present our reasoning for the commercial development of Lougheed Highway and Bainbridge Avenue in a manner similar to that plan presented to you last week. We will endeavour to prove statistically and factually the reasons we think the plan put forth by the Director of Planning is illogical and not in the best interests of the community. We strongly feel a lesser development could be a disservice to the community and such outlets as a standard size drugstore would economically be marginal. Such shops as florists, notions and ladies' wear could not possibly survive without a traffic attraction. Without a vibrant economical development, maintenance would be affected and the tax base suffer.

If we are allowed to go ahead with our plan our landscaping will be superior to that in effect on the North side of the Park Royal Shopping Centre. A show place would be impossible without proper tenancies. Last May we appeared here before Council with an independent consulting accoustical engineer. The engineering studies proved conclusively that ecologically and safety-minded, this was not the location for a residential development. We submit that we are now approaching strip development of housing on the Lougheed Highway. Our studies based on personal visitations to residents, both strata title and rental, show the dissatisfaction with their housing due to the traffic noise on the Lougheed Highway. We would ask each of you if this was your own property could you build housing and feel that you had contributed to the well being of the community. Could you morally sell a strata unit to an unaware potential resident of your community. We would also ask of you would you personally move your own family to this site knowing that the decimal reading exceeds the acceptable standard.

We know that at great expense this unacceptable noise level can be done away with at such places as hotels near airports at substantial cost, however windows cannot be opened. We feel we have a responsibility to prove our position this evening. We thank you for this opportunity. If for some reason we are unsuccessful it is not because we have not gone to outside consultants to support our evidence. We have not directed them to slant or deceive their reports to win our arguments with Council. Financially, we have too much to lose to colour our own thinking. Again if we are unsuccessful we will take any direction Council feels is appropriate providing they are not compromising their own true beliefs. We are always open to constructive criticism and positive suggestions and if they can be implemented we are prepared to do our utmost. We wish to enumerate the points that we feel have been of concern to this Council:

- (1) What area will this centre service? Will it be competing with Brentwood and the Lougheed Mall? Will it attract shoppers and consequently traffic from other communities?
- (2) Is the centre too large and would a convenience store be sufficient rather than a supermarket? The Planner has definite thoughts on the space requirements and type of tenants.
- (3) Are the services not now at or can they not be added to the Brentwood or Lougheed Malls?
- (4) How will this centre affect traffic which is the main concern?
- (5) Planning has been allocated for commercial development to take place at Montecito. This has been in the cards for many years.
- (6) The appearance of the plan is just building and blacktop and how can we overcome it. We wish to comment on this point.

In review of these points, firstly, we would like to comment that we have a situation here that is unique to any other shopping centre. Our primary trading area study comprises 18,541 residents. Our secondary trading area which does not extend as far west as Brentwood or as far east as the Lougheed Mall encompasses an additional 25,131 residents for a total population of 43,672. You have in front of you a 1975 population table of municipalities in the Province and it is to be noted that this area in question is substantially larger than the communities noted. We now find that our primary trading area has a population larger than many of them. These cities all have three or four supermarkets. In the second trading area all of the comparable cities have regional shopping centres.

October/6/1975

-3-

Now to the kicker. Within a radius of 1 mile we have an entirely new market, we have 7,569 men and women working in industries in the area. In our survey of industrial employers we find many of the female employees wanting to food shop and do banking during noon hours. We also have an additional 8,030 staff and students at Simon Fraser University which we have not taken into consideration in the study. These are the reasons why this location is unique.

In trying to answer these questions, and they are good questions, we will start with Question No. 1.

We are not trying to compete with Brentwood or the Lougheed or any other regional centre. Two and one-half years ago we were approached by a supermarket chain and asked to build 110,000 square feet on the site. This included a 60,000 square foot department store. We rejected that plan and at this date we only have 78,000 square feet and yet we have a substantial population increase in the area since that point. As a matter of comparison, the Lougheed Mall is 4.8 times larger in area, 5.6 times larger in parking and approximately 11 times larger in square footage! Because of the parking situation this centre has reached the saturation level and the employees have to park at the old Trapp Motors property and use a shuttle bus to get to work.

On Question No. 2, I will show you a legal map indicating our property. Our property encompasses 5½ acres behind it is 2½ acres which is at present under option and a third party owns a small triangular portion to the Southeast. Our development encompasses all of these. If we do not do a commercial development we have an 80-foot right-of-way for hydro purposes for 835 feet which is wasted land. We also have a triangular portion which cannot be built on because of setback requirements.

The recommendation put forward to you this evening from the Planner recommends a bank of 3,000 or 4,000 square feet. Our proposal was for a bank of 6,500 square feet of which 1,500 was for future expansion. You have before you a Canadian Bankers' Association report which gives statistics for bank branches over a 11 year period showing an average population per branch of 3,463. If you took Lenkurt Electric across the street with its 1,080 employees and if they represented heads of households you would have equivalent of 3,888 in population from just this one source alone. The regional centres, that is Lougheed and Brentwood, have restrictive covenants as to banks and trust companies. This area is seriously underbanked and could support another 15,000 square feet of banking facility.

With regard to the desirability of a convenience store servicing this area, without taking into consideration the previously mentioned employees, namely, those that are working in industry, the existing population within the primary trading area would require the equivalent of 23.7 convenience stores approximately 2,200 square feet each. The Planner's report suggests one convenience store of 1,800 square feet.

Yesterday I drove the West End of Vancouver, Davie, Denman, Robson and Burrard. The population in this area is approximately 40,000. There were six supermarkets, sixteen convenience stores, twenty-four small groceries, seven drugstores and seventy restaurants. I purchased a bag of groceries at a well-known convenience chain store and today duplicated the same purchase in a supermarket. The percentage increase was 34.07%. In this particular trading area that would be an additional 4.9 million dollars per annum to these people. The cost of feeding families is high enough today. A convenience store is just great for emergencies, a necessity in our society, but a luxury.

Our restaurant as shown on our plan is 5,000 square feet, which is considered a large restaurant. The average Denny's or Fuller's is 4,000 square feet.

Assuming we were able to have two seatings we will only be able to accommodate 4% of the trading area employees, that is 300 more than you have right now, trying to line up to get in to the Villa. There are no facilities in this area whatsoever. To sum up our answer to Question 2 we feel that to do half the job as suggested will only give us half the success, half the level of maintenance, and half the amenities, such as an adventure playground and flowering gardens. We personally do not like to do half a job.

Question 3 - These services cannot be concentrated in the regional centres for the following reasons:

They are built to the maximum at present and you could not put another square footage on Lougheed Mall. I am sure you could not on Brentwood. There is also the question of restrictive covenants on leases on both locations. That is the reason why you cannot concentrate in your regional centres.

Question 4 - The question of creating traffic problems. Our answer is that traffic distribution takes into consideration two situations:

No. 1, The relative desirability of arriving at each possible destination and,

No. 2, the relative difficulty of travelling to each starting point.

Let us look at the traffic plan and visualize in your own mind where we are.

In most cases you would hit the Lougheed Highway and travel either 5 miles to the Lougheed Mall or the Brentwood Mall, failing that you would go to Hastings Street and turn left and go along a Street that has increasing traffic on it. What we are suggesting is the people mainly to the north of this facility will come to it without having to go on the Lougheed Highway. It will tend to alleviate the present traffic presently going to the Lougheed and Brentwood Malls. If we build apartments on here they will have to go to the two existing malls and create more traffic problems.

We have a study that we received this evening that proves this point. But I do not think this is not something that is not very obvious. We were advised that there are 400 units to be built in the block to the west of this location and the rest cluster housing in the north and the east. We believe these residents could walk to the centre, which is something they can not do in any other area.

Schedule F is the B. C. Hydro Bus Route which indicates bussing to the centre. Is this also not a benefit to traffic and to those without alternate transportation?

And finally on traffic, the greater amount of food purchases are done on Friday and Saturday in the evening and with the exception of Friday, the Department of Highways advises that these are not peak traffic periods

Question 5 - The building should be built at Montecito. Firstly, developers in the past have tried to develop this location. The tenants know that it will not be successful unless they request for relocation. We heard, as late as last Friday, that the present owner is contemplating housing. This is third hand and not from the owner. We do not necessarily disagree that there should not be some commercial development at that location but surely you do not bring semi-trailers into a residential area. How will these people get to Montecito? Why disturb the quiet of a residential area and build residential on a noisy major intersection. It just does not make sense in my books.

Question 6 - and I think this is the most serious question, probably one that has more objections and has more meat to it and that is, the way the plan is as you see it. It shows buildings and blacktop. I think that I feel as much about blacktop as you people do. It is our intention to landscape this development, if we get approval, so that you do not see the blacktopping, unless you saw it from the air. Our plan calls for a 3 to 4 foot sculptured berm along the Lougheed Highway and on top of this berm there will be shrubs and trees that will be dense and be another 3 to 4 feet high.

We know that we have a space 6 to 7 feet between the trees and we will plant Norway Maples. We know that we will have a screen similar to that on the north side of Park Royal. Parking areas will have a different type of tree and shrub and the malls will have flowering beds. I think you will see Rhododendrons in there, which you do not often see in a shopping centre. We are committed to this.

October/6/1975

-5-

In summation, the facilities in our opinion are well overdue. It is conceivable and highly probable that we would have construction commenced next spring. We would like to help the unemployment situation this winter. We ask for your support this evening, and give it first and second readings. Thank you very much.

On a question of Mayor Constable, Mr. McGillvray agreed to supply the Municipal Council with a copy of a study done in reference to the residents along the Loughheed Highway.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 4, Manager's Report No. 61, 1975 be now lifted from the table."

CARRIED UNANIMOUSLY

The two following recommendations were then on the table:

- 1, THAT the developer be advised that the shopping centre submission for the northeast corner of Bainbridge Avenue and Loughheed Highway is unacceptable; and
2. THAT Council reconfirm the use of the adopted Apartment Area "F" as the guideline for the development of the subject site for residential purposes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 11, Manager's Report No. 63, 1975 be brought forward at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the following recommendation being recommendation 2 of Item 11, Manager's Report No. 63, 1975 be added as a Recommendation No. 3 to Item 4, Manager's Report No. 61, 1975 that is "THAT Council authorize the Planning Department to work with the applicant towards the development of a residential/convenience retail proposal on the subject site consistent with the information contained in the Planning Director's report."

This amendment was then voted on and CARRIED.

FOR --- MAYOR CONSTABLE, ALDERMEN
AST, GUNN, LAWSON AND
STUSIAK

OPPOSED:-- ALDERMEN EMMOTT, LEWARNE,
MCLEAN AND MERCIER

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"THAT Recommendation No. 2 of Item 4, Manager's Report No. 61, 1975 that is, "THAT Council reconfirm the use of the adopted Apartment Area "F" as a guideline for the development of the subject site for residential purposes" be deleted."

This amendment was then voted on and CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the word "residential" as contained in Recommendation No. 2 of Item 11, Manager's Report No. 63, 1975 which reads - 'THAT Council authorize the Planning Department to work with the applicant towards the development of a residential/convenience retail proposal on the subject site consistent with the information contained in the Planning Director's Report', be deleted."

This amendment was then voted on and LOST.

FOR -- ALDERMEN EMMOTT, LEWARNE,
MERCER AND MCLEAN

October/6/1975

-6-

OPPOSED -- MAYOR CONSTABLE, ALDERMEN
AST, GUNN, LAWSON AND
STUSIAK

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"THAT:

Recommendation No. 1 of Item 4, Manager's Report No. 61, 1975 which reads:

'THAT the developer be advised that the shopping centre submission for the northeast corner of Bainbridge Avenue and Loughheed is unacceptable;'

and Recommendation No. 2 of Item 11, Manager's Report No. 63, 1975 which reads:

'THAT Council authorize the Planning Department to work with the applicant towards the development of a residential/convenience retail proposal on the subject site consistent with the information contained in the Planning Director's report',

be tabled pending a report of the Director of Planning, within one month's time, on the effect of the commercial development proposal on the existing Community Plans"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MCLEAN:

"THAT Item 11, Manager's Report No. 63, 1975 be received for information purposes."

CARRIED UNANIMOUSLY

(b) Mr. Kent Straker then addressed the Council and reviewed his submission of October 2, 1975:

"I am asking for an audience with the Burnaby Council at your convenience to discuss the right to operate a temporary fruit stand in Burnaby. The stand would be closed one or two days prior to the reopening of the food stores.

Under the present laws of the Municipality I find it very hard to comply within the boundaries of the laws during the current strike and thus would like this meeting.

If you could see yourselves clear to give permission to operate the fruit stand I would appreciate it very much. Upon your permission I would also need a vending licence to last the duration of the strike.

Thank you for your time and trouble to read this letter and I will be waiting to hear from you.

Yours truly,

'K. Straker'."

The Municipal Manager provided a report of the Chief Licence Inspector dated October 3, 1975 and recommended:

1. THAT Mr. Kent Straker's request to be permitted to operate a temporary fruit and produce stand from other than an enclosed and approved building be denied; and
2. THAT Mr. Kent Straker be provided with a copy of this report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"THAT the Municipal Manager report on the operation of fruit and vegetable stands on a temporary basis in the adjoining municipalities."

CARRIED UNANIMOUSLY

October/6/1975

-7-

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN GUNN:

"THAT the Municipal Manager investigate the possibility of issuing a temporary building permit for the requested fruit and vegetable stand."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Road Closing By-Law No. 8, 1975' - No. 6742 be now introduced and that Council now resolve itself into a Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT 'Burnaby Road Closing By-Law No. 8, 1975' - No. 6742 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. 4, 1975' - No. 6619 and,
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701."

CARRIED

OPPOSED -- ALDERMEN MCLEAN
BY-LAW NO. 6701

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED

CONTRARY -- ALDERMAN MCLEAN
BY-LAW NO. 6701

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED -- ALDERMAN MCLEAN
BY-LAW NO. 6701

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

'Burnaby Zoning By-Law 1965, Amendment By-Law No. 4, 1975' - No. 6619
'Burnaby Zoning By-Law 1965, Amendment By-Law No. 29, 1975' - No. 6701

be now read a third time."

CARRIED

OPPOSED -- ALDERMAN MCLEAN
BY-LAW NO. 6701

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

'Burnaby Expropriation By-Law No. 3, 1975' - No. 6705
'Burnaby Assessor Appointment By-Law 1975' - No. 6730

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 STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 63, 1975 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(a) Cassady, Insley, Cassady & Lauener
re Circuto Bros. Contractors Co. -
2736 Douglas Road

A letter was received from G. P. Cassady dated September 18, 1975 advising he was acting for the Company and have reviewed the negotiations between Mr. Fred Evans of the Municipal Land Department and Mrs. John Charlesworth on behalf of their client regarding the acquisition by the Municipality of property at 2736 Douglas Road in Burnaby.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MERCIER:

"THAT this subject matter be referred to the 'In Camera' section of the Agenda."

CARRIED UNANIMOUSLY

(b) United Housing Foundation, Executive Director,
re Letters of Protestation - Norman Bethune
Co-Operative Housing Association - Proposed
Installation of Fire Doors

A letter was received under date of September 26, 1975 forwarding some 17 letters of protestation from the members of the Norman Bethune Co-Operative Housing Association

The Municipal Manager provided the following report of the Chief Building Inspector dated October 2, 1975:

"The letters of protest submitted by Shirley Schmid, Executive Director, United Housing Foundation, relate to a wired-glass fire-rated enclosure constructed as a prototype around one of the exit stairs at the above project.

As presented in the 1970 National Building Code under which this project was designed, and as interpreted by the Municipal Building Department, the exiting facility from condominium units by way of an interconnecting suspended breezeway requires that the two necessary exit stairs be separated from each other by a 3/4-hour, fire-rated enclosure. This matter was brought to the attention of the project Architect in November 1974, and has since been the subject of two submissions by the Architect to the Building Code Appeal Board in Victoria. The final decision regarding the legal necessity of the enclosure, which will affect the construction of many similar installations in the Lower Mainland, has yet to be handed down by the Appeal Board and is anticipated shortly.

It was recommended:

THAT the Executive Director of the United Housing Foundation, members of the Norman Bethune Co-Operative Housing Association protesting the stair shaft enclosures, and the Honourable Lorne Nicholson, Minister of Housing, be advised that the matter of exit separation from the Centaurus Circle project is now before the Building Code Appeal Board of the Provincial Department of Municipal Affairs, and that the pending decision of the Board will necessarily be acted upon by the project Architect and builders.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"THAT the Building Code Appeal Board of the Provincial Department of Municipal Affairs be advised that in the opinion of the Municipal Council the question of the installation of fire doors in this instance is an excessive requirement of the 1970 National Building Code.

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT this subject matter be tabled one week pending a staff report on the fire hazards involved in this particular application."

CARRIED

OPPOSED -- MAYOR CONSTABLE AND
ALDERMAN STUSIAK

(c) Noble Towing Ltd., President,
re Lease of Kapoor Property - Continuing
With Lease on a 30-Day Cancellation

A letter under date of September 30, 1975 was received requesting continuation of the present lease on a 30-day cancellation by the Corporation of Burnaby.

The reason for this additional time is to clean up a backlog of work Noble Towing Ltd. had not anticipated and which has been caused by the Pulp Unions being on strike.

The Municipal Manager provided a report of the Director of Planning dated October 3, 1975 and commented thereon as follows:

October/6/1975

-10-

Council, at its meeting of September 29, 1975 received the above noted letter from Kask Bros. requesting an extension of a lease agreement with the Municipality for a portion of the "Kapoor" property and was advised that a staff report would be provided at the October 6, 1975 meeting of Council. The Council tabled the matter and referred it to the Parks and Recreation Commission for comment thereon.

Appearing on the Agenda for the October 6, 1975 meeting of Council is a letter from Noble Towing Ltd. also requesting extension of a lease with the Municipality for a portion of the "Kapoor" property. The following is the report of the Planning Director dated Oct. 3 in this connection. The Land Agent concurs in these recommendations.

While the Municipal Manager concurs with the recommendation to extend the Noble Towing lease by one month, since the property will be under the jurisdiction of the Parks & Recreation Commission, it is not deemed appropriate to bring forward such a recommendation at this time; but rather it is felt that this matter should also be tabled and referred to the Parks & Recreation Commission for comment thereon.

It was recommended that the request from Noble Towing and this report item be forwarded to the Parks and Recreation Commission for study and report.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(d) Petition from Edmonds House Members
re Air Conditioning

A letter under date of October 2, 1975 was received indicating that the Edmonds House Centre was urgently in need of air conditioning and advising that citizens had frequently missed events due to the stifling heat in the building during the summer months. It was indicated they were extremely grateful for the facilities provided by the Corporation but felt it was a shame to be marred by lack of ventilation and air conditioning.

The Municipal Manager reported as follows:

"Appearing on the Agenda for the October 6, 1975 meeting of Council is an undated petition from members of Edmonds House requesting that air conditioning be installed at Edmonds House.

The matter has been referred to the Chief Building Inspector who advises that he will be consulting with Mr. Robert F. Harrison, Architect, regarding the subject request and that when all technical considerations have been made, a report will be provided to the Parks and Recreation Commission.

It was recommended:

1. THAT members of Edmonds House requesting the installation of air conditioning be sent a copy of this report; and
2. THAT a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

"THAT the Municipal Manager report on the question of a portion of the floor area in the Edmonds House not being useable at this time."

CARRIED UNANIMOUSLY

- (e) International Order of Job's Daughters
Guardian Secretary
re Candy Drive - Wednesday and Thursday,
October 22 and 23, 1975

A letter was received under date of September 25, 1975 requesting permission to hold a Candy Drive on 22nd and 23rd of October, 1975 in the Burnaby Area.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT the request received from the International Order of the Job's Daughters to hold a Candy Drive on Wednesday and Thursday the 22nd and 23rd of October, 1975 be approved."

CARRIED UNANIMOUSLY

- (f) The Salvation Army
re Christmas Cheer Kettles

A letter under date of September 24, 1975 was received requesting permission to locate Cheer Kettles at various locations throughout the Municipality during the Christmas season.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the request received from The Salvation Army to place Christmas Cheer Kettles at various locations throughout the Municipality for the dates December 5, 6, 9, 12, 13, 15-20 inclusive, 22-24 inclusive, 1975 for a total of 14 days, be approved."

CARRIED UNANIMOUSLY

- (g) Gloria J. Macaulay
re Protest Idea of a Private Company
Taking Over the Garbage Collection Service

A letter under date of September 23, 1975 was received indicating opposition to the idea of a private company taking over the garbage collection.

It was agreed that Item 34, Manager's Report No. 47, 1975 and Item 18, Manager's Report No. 43, 1975 would be forwarded to Mrs. Macaulay.

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

- (a) Neighbourhood Improvement Programme (N.I.P.)
(Item 17, Manager's Report No. 61, 1975)

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 17, Manager's Report No. 61, 1975 be lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

THE MEETING RECESSED AT 9:00 P.M.

THE MEETING RECONVENED AT 9:15 P.M. WITH ALL MEMBERS IN ATTENDANCE.

The following recommendations contained within Item 17, Manager's Report No. 61, 1975, were now before the Council:

2. THAT Council authorize the Planning Director to proceed with the application for a Certificate of Eligibility to obtain neighbourhood selection funds in accordance with the Federal and Provincial agreements; and
3. THAT the Planning Director be authorized to proceed with initial program outlines and Stage I of the NIP program; and
4. THAT the matter be referred to the Capital Improvement Program Committee for its information and consideration.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendation No. 4 be amended to add that the matter be also referred to the Parks and Recreation Commission and The Board of School Trustees of School District No. 41 (Burnaby) as well as the Capital Improvement Program Committee."

CARRIED UNANIMOUSLY

The original motion as moved by Alderman Ast and seconded by Alderman Gunn at the regular meeting of Council held on September 29, 1975, that the Manager's recommendations be adopted, as amended, was then voted on and CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"THAT Item 9, Manager's Report No. 63 be received."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Mercier

On a question of Alderman Mercier, the Director of Planning advised that where a zone is available for high-rise type of construction the Planning Department would not support construction at a lower density as there were only a few areas designated for this purpose in the Municipality and any alternate use would mean that other such areas would have to be set aside at a future date for high-rise type of development.

Alderman Stusiak

Alderman Stusiak advised that he would be placing a Notice of Motion before Council in two weeks time requesting staff prepare a by-law to increase the Council indemnity by 11% or the cost of inflation from October, 1974 to 1975.

Alderman McLean

On a question of Alderman McLean, Mayor Constable advised that he would take up the matter of the Stormont Interchange completion with the Minister of Highways once again.

Alderman Lawson

On a question of Alderman Lawson, Mayor Constable advised that the material received by Council members on the Landscape Nursery Trades had not been forwarded to the Municipal Clerk to become an Agenda item.

On a further question of Alderman Lawson the Municipal Manager agreed to check the status of a report requested on herbicides being used at the Municipal Golf Course.

Alderman Lawson also advised of a Notice of Motion relating to the double glazing of apartment buildings or suitable options for sound deadening purposes.

NOTICES OF MOTION

(a) Alderman G. H. F. McLean
re Self-Serve Service Stations

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN GUNN:

"WHEREAS Service Stations in Burnaby are being ripped out and replaced with Self-Serve Service Stations; and

WHEREAS existing local owners are being replaced by the oil companies; and

WHEREAS there is a danger to a car owner from his vehicle being unchecked;

NOW THEREFORE BE IT RESOLVED; that Self-Serve Service Stations be limited to twenty (20) percentum of all Service Stations existing as at January 1st, 1975."

Following a discussion the resolution was voted on and DEFEATED.

FOR -- MAYOR CONSTABLE, ALDERMEN AST;
GUNN AND MCLEAN

OPPOSED -- ALDERMEN EMMOTT, LAWSON,
LEWARNE, MERCIER AND STUSIAK.

It was requested that Mayor Constable check with the oil companies as to the provision of free air and water facilities at each Self-Serve Service Station in Burnaby.

(b) Alderman G. D. Ast
re Biennial Election of Aldermen

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN EMMOTT:

"WHEREAS Section 53A of the "Municipal Act", as amended, provides:

"53A. (1) Notwithstanding any other provision of this Act or of the Letters Patent or supplementary Letters Patent of a municipality, the Council may, by by-law, provide that all Aldermen shall be elected biennially.

(2) The by-law under subsection (1) shall make provision for the transition from an annual election to a biennial election of Aldermen."; and

WHEREAS there is a considerable lack of interest and low turnout of electors in annual municipal elections in non-mayoralty years; and

WHEREAS the holding of municipal elections every year requires a great deal of staff time and is a considerable expenditure to the municipality;

THEREFORE BE IT RESOLVED that elections for Aldermen be held every two (2) years instead of the present system whereby four (4) Aldermen are elected annually.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN GUNN:

"THAT the reference to all 'Aldermen' in the resolution be amended to read all 'elected positions'."

The resolution was then voted on and DEFEATED.

FOR -- MAYOR CONSTABLE, ALDERMEN
AST, EMMOTT AND GUNN

OPPOSED -- ALDERMEN LAWSON, LEWARNE,
MCLEAN, MERCIER AND STUSIAK

October/6/1975

-14-

The original motion as moved by Alderman Ast and seconded by Alderman Emmott was then voted on and DEFEATED.

FOR -- ALDERMEN AST, EMMOTT
AND GUNN

OPPOSED -- ALDERMEN LAWSON, LEWARNE,
MCLEAN, MERCIER AND
STUSIAK

R E P O R T S

The Municipal Manager presented Report No. 63, 1975 on the matters listed following as Items (1) to (14), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Burnaby School Study - 1975

The Municipal Manager provided the following report of the Director of Planning dated September 29, 1975:

"The Burnaby School Study 1975, has been prepared to meet the need for a review of the earlier report of 1966 in the light of the growth that has occurred since that time and the plans which have been prepared for the further development of the municipality in the future.

This study, prepared in consultation with staff members of the Burnaby School Board, was subsequently submitted to the Board as an item in a report from the Secretary-Treasurer. The recommendation included therein was approved by the Board on September 9, 1975."

It was recommended:

"THAT the Council concur with the use of the Burnaby School Board Study 1975 as a guide for the future development of the school system in the Municipality.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(2) Publicity for the Money By-Law on Roads

The Municipal Manager provided the following report of the Director of Planning dated October 1, 1975:

"The Planning Director was approached to provide a 2½ minute interview on the roads by-law by Mr. Bob Anderson, a freelance TV reporter, who is producing a feature on the upcoming Burnaby municipal election and two referenda for Channel 10. His intention is to piece together video tape of related interviews for discussion in front of a live studio audience together with Aldermanic and Mayoralty candidates. It is intended to have this feature at 10 p.m. each evening during the first week of November. It is understood that the following format is to be used:-

Monday Evening	-	Background - general
Tuesday and Thursday Evenings	-	Aldermanic Candidates
Friday Evening	-	Mayoralty Candidates

The video filming for both the parks by-law (discussed by Mr. T. Fabian, Chairman of the Parks Commission) and the roads by-law (discussed by Mr. G. Hamilton, Transportation Planner with the Planning Department)) was taken outdoors at the Burnaby Mountain Golf Course at 3 p.m. on Thursday, September 24, 1975.

The brief discussion with Mr. Anderson on the roads by-law consisted of:- the total amount of the by-law; the allowance for inflation; the projected annual increase the taxpayer can expect on passage of the by-law; and the location of the six projects, together with some brief details on each project.

October/6/1975

-15-

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (3) Closure of Elks Avenue and Adjacent Road and Lanes.
Cariboo Hill High School Site - Land Exchange Between
the Burnaby School Board and the Municipality

The Municipal Manager provided the following report of the Director of Planning dated September 30, 1975:

"On October 7, 1974 Council adopted a report dealing with certain Corporation-School Board land exchanges, one of which involved Cariboo Hill Junior/Senior High School. A number of road and lane closures must be completed prior to the transfer of lands between the Corporation and the School Board. It is, therefore, proposed that the captioned road cancellations be initiated at this time with title to be vested with the Corporation pending approval of the Land Exchange Report by the School Board.

Council at the October 7 meeting, also adopted the recommendation:

"THAT should both the Council and the School Board adopt the foregoing recommendations that the Municipal Surveyor be authorized to proceed with the preparation of survey plans, where required, as a prelude to the actual implementation of the land exchange proposals." Whilst the School Board's concurrence with the report has ^{been} not received, it is considered in order at this time to have the closing by-law plans prepared with the actual consolidation plans following final resolution of the exchanges by the School Board.

As a result of circulating the road closure proposal to interested parties, it has been determined that no existing facilities are contained within the allowances. Therefore it will not be necessary to register any protective easements."

It was recommended:

1. THAT Council authorize the introduction of a road closing by-law covering the allowance shown with the sketch attached to the Planning Director's report; and
2. THAT Council authorize the preparation by the Municipal Surveyor of the necessary explanatory plans for the subject road closing by-law.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (4) Application for Abatement of Percentage Additions
Section 411 of the Municipal Act

The Municipal Manager provided the following report of the Municipal Treasurer dated October 1, 1975:

"An application for abatement of percentage additions pursuant to Section 411 of the Municipal Act has been made on the following property:

M.A. Kedward	Lot 6, Block 3, D.L. 127 E 1/4,	1975 penalties	\$ 23.54
521 Holdom Avenue	Plan 1342		
Burnaby 2, B. C.	Co-ordinate 6245-0521		

1975 abatements to date, including the above sum, total \$141.08."

-16-

It was recommended:

"THAT the subject abatement be approved by Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(5) Engineer's Special Estimates

The Municipal Manager provided the following report of the Municipal Engineer dated October 2, 1975:

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

Work Order No.

62-056	Austin Avenue and North Road - Traffic signal revisions. Actuated signal.	\$ 10,000.
65-057	Austin Avenue and Lougheed Highway - Traffic signal revisions. Actuated signal	\$ 8,000.
		<hr/> \$ 18,000.

It was recommended that the estimates be approved as submitted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (6) Letter dated September 26, 1975 from Shirley Schmid,
Executive Director, United Housing Foundation,
55 West Broadway, Vancouver, B. C.
re Protest from Norman Rethune Co-Operative Housing Association
Regarding Stair Shaft Enclosure at 8750/52 Centaurus Circle

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

- (7) Re-Allocation of Funds from Winter Capital Projects Fund
Kensington Rink Project to the West Building, Municipal
Hall Project

The Municipal Manager provided a report of the Municipal Treasurer dated October 1, 1975 advising therein as to the securing of a transfer of Winter Capital Project funds from the Kensington Rink project to the West Building project: the need to increase the borrowing authority for the West Building; the tabling of consideration of a security issuing by-law to secure the loan on the Kensington project; the need to decrease the sum shown for Kensington Rink and increase the sum shown for land acquisition; the need to reduce the figure shown for Kensington Rink and adding a provision for land acquisition; the bringing down of a security issuing by-law and the making of an application to the Greater Vancouver Regional District to borrow this sum.

The Municipal Treasurer recommended:

1. THAT the action of the Municipal Treasurer in securing a transfer of Winter Capital Project funds from the Kensington Rink project to the West Building project be ratified; and

2. THAT Burnaby Loan Authorization By-Law No. 6275 be amended to increase the borrowing authority for the West Building from \$1,000,000 to \$1,245,455; and
3. THAT consideration of a security issuing by-law for \$430,709.99 to secure the loan on the Kensington project be tabled pending receipt of required data from the Provincial Government; and
4. THAT a by-law be brought down to amend Burnaby Loan Authorization Referendum By-Law 1971, By-law No. 6020 as amended by By-law No. 6245, to decrease the sum shown for Kensington Rink from \$800,000 to \$607,045, and increase the sum shown for land acquisition from \$3,310,500 to \$3,503,455; and
5. THAT a by-law be brought down to amend Burnaby Comprehensive Loan Authorization By-Law No. 6246 to reduce the figure shown for Kensington Rink from \$800,000 to \$607,045, and add a provision for land acquisition of \$192,955; and
6. THAT a security issuing by-law to borrow \$245,455 be brought down and that the Municipal Treasurer be authorized to make application to the Greater Vancouver Regional District to borrow this sum on behalf of Burnaby.

The Municipal Manager recommended that Council adopt the recommendations as contained within the report of the Municipal Treasurer.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

- (8) Undated Letter from C. M. and C. E. Kish, 3901 Carrigan Court
Which Appeared on the September 29th Council Agenda
Expressing Concern About Their Mailing Address

The Municipal Manager reported as follows:

"On the Agenda for the September 29th Council meeting was an undated letter from Charlott M. Kish and Carolyn E. Kish, 3901 Carrigan Court, expressing concern about their mailing address and advising that visitors and delivery trucks must enter their complex from Horne Street and not Carrigan Court.

We had hoped to have a report on this matter for the meeting of October 6 but for a multitude of reasons we have not been able to meet this deadline.

We now expect that we will definitely have a report for October 14.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- (9) Neighbourhood Improvement Program (N.I.P.)

This item was considered previously under Item 5 - Tabled Matters

- (10) Letter from Mr. Kent Straker, 5946 Keith Street
re Request for Approval to Operate a Temporary Fruit Stand

The Municipal Manager provided a report of the Chief Licence Inspector dated October 3, 1975 advising therein as to the present zoning of 6879 Kingsway and as to the conditions of use set out in the Zoning By-Law for this C4 (Service Commercial District) zone.

The Municipal Manager recommended:

-18-

1. THAT Mr. Kent Straker's request to be permitted to operate a temporary fruit and produce stand from other than an enclosed and approved building be denied; and
2. THAT Mr. Kent Straker be provided with a copy of this report.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (11) Montecito - Community Plan Area "E"
Community Shopping Centre

This item was considered previously under Item 2(a) - Delegations.

- (12) Letter dated September 19, 1975 from Mr. Gary Parsons,
c/o Galaxie Collision Ltd., 7498A Griffiths Avenue
Which Appeared on the September 29, 1975 Council Agenda
re Operation of Automobile Body Shop at 6540 and 6542 Kingsway

The Municipal Manager provided a report of the Director of Planning dated October 3, 1975 and advising therein as to the background information relative to the proposed use of the beforenoted premises which are within a C4 District for purposes of an automobile body shop.

It was recommended:

1. THAT Mr. Parsons be advised that the matter to which he refers is beyond the jurisdiction of the Board of Variance; and
2. THAT Mr. Parsons, c/o Galaxie Collision Ltd., 7498A Griffiths Avenue, be sent a copy of this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

- (13) Letter dated September 24, 1975 from Kask Bros. Ready Mixed Concrete Ltd., 6715 Curtis Street, Which Appeared on the September 29, 1975 Council Agenda
Letter dated September 30, 1975 from Noble Towing Ltd.,
985 Calverhall Street, North Vancouver
re Lease of Kapoor Property

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

- (14) Petition from Members of Edmonds House
re Request for Air Conditioning

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

October/6/1975

-19-

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

"THAT Alderman Stusiak be granted leave of absence for the regular Council meeting of Tuesday the Fourteenth day of October, 1975."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY