

APRIL 7, 1975

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

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

ABSENT: Alderman B. M. Gunn

STAFF: Mr. M. J. Shelley, Municipal Manager  
Mr. E. E. Olson, Municipal Engineer  
Mr. A. L. Parr, Director of Planning  
Mr. J. Hudson, Municipal Clerk  
Mr. J. Plesha, Administrative Assistant to Manager  
Mr. B. D. Leche, Municipal Clerk's Assistant

M I N U T E S

The Minutes of the Council Meeting held on April 1, 1975, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council Meeting held on April 1, 1975, be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

Mr. W. R. Nicolle, General Manager, Superior Signs Ltd.  
re fees for bus service bench locations.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. W. R. Nicolle then addressed Council and requested reconsideration of Council's decision of February 17, 1975, to increase the charge for bus service bench locations from \$5.00 to \$10.00 each. Mr. Nicolle noted that this would put Burnaby's charge 50% higher than the City of Vancouver where there are far more benches and where the volume of business supports the other cities and municipalities.

April 7/75

- 2 -

Mr. Nicolle further noted that the benches are put in locations approved by the Engineering Department and these locations are granted with the full cost of installation and the unit being borne by his Company. These costs have escalated far in excess of his Company's ability to solicit advertisers.

Mr. Nicolle also stated that his Company pays the charge and supplies the service even though the bench is not leased to an advertiser and many times this is the case. Bus benches are subject to extreme vandalism, in fact approximately four times as much as five years ago. All costs of replacement repairs and repaints are borne entirely by his Company. Mr. Nicolle stressed that the bus benches make no demands on Municipal services of any sort.

Mr. Nicolle was of the opinion that some figure less than the \$10.00 would be justified and perhaps a compromise figure could be arrived at that would not start fee raises throughout the Lower Mainland resulting in a completely uneconomical and unsatisfactory business position.

Mr. Nicolle seriously requested that Council reconsider this policy.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Municipal Manager be directed to re-examine the question of increased fees for bus benches and a further report on this subject be submitted for consideration by Council."

CARRIED UNANIMOUSLY

#### BY - L A W S

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 21, 1974" (#6466) scheduled for Consideration and Third Reading this evening was withdrawn from the Agenda for this meeting.

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974" (#6554) came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

#### Rezoning Reference No. 47/74

- (a) Parcel "D", Explanatory Plan 45380, Block 1, D.L. 12, Plan 3046 (9030 Government Street)
- (b) Part North of Highway Plan 24399, Block 8, D.L. 2, Plan 3044 (9256 Government Street)
- (c) Lot "A", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9276 Government Street)
- (d) Lot "B", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9306 Government Street)
- (e) Lot "C", S.D. 1 Part, Block 7, D.L. 2, Plan 9183 (9336 Government Street)
- (f) Lot "D", S.D. 1, Block 7, D.L. 2, Plan 9183 (9362 Government Street)
- (g) Lot E½ of East 96.35 feet, Block 7, D.L. 2, Plan 3044 (9382 Government Street)
- (h) Lot 2 Part North of Highway Plan 24399, Block 7, D.L. 2, Plan 3044 (9275 Trans Canada Highway)

April 7/75

- 3 -

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974' (#6554) be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 62, 1974' (#6554) be tabled for one week to see if His Worship the Mayor can find wording in reference to the income mix that will satisfy the Aldermen."

CARRIED UNANIMOUSLY

"Burnaby Zoning By-Law 1965, Amendment By-Law No. 9, 1975" (#6632) came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Rezoning Reference #26A/73

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

5932 Patterson Avenue

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

The Director of Planning by memorandum dated April 2, 1975, advised that the prerequisites established by Council in connection with this rezoning proposal have been satisfied.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 9, 1975' (#6632) 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. 25, 1975, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

April 7/75

- 4 -

The Honourable Gordon H. Dowding, Member of the Legislative Assembly for Burnaby Edmonds, submitted a letter advising that the Government had approved Burnaby's application for a grant of \$6,184.00 for drainage and landscape in the sportsfield and track at Cariboo Hill School Park which, no doubt, will be a benefit enjoyed by many residents of Burnaby.

Mr. and Mrs. George Fletcher, 3911 Edinburgh Street, submitted a letter protesting the proposal of the Greater Vancouver Regional District to establish motor cycle trails in different areas of Vancouver, Burnaby, and surrounding districts. Of particular concern was the proposal for "Vancouver Heights Park" which Mr. and Mrs. Fletcher presumed to mean Montrose Park below Edinburgh Street. Mr. and Mrs. Fletcher pointed out that this area is already extensively used by motor cyclists and the residents of Edinburgh Street are already at the point of frustration and annoyance. It has become so annoying that it is impossible to hear yourself speak when sitting out on a verandah or in the garden. Mr. and Mrs. Fletcher advised that they were not protesting because they were "cranks" as they realize it is great fun for the young people who "cat walk" and tear up and down trails but they seem to have no mufflers on their bikes and the noise is unbearable. It is also very dangerous for the many families who hike through Montrose Park.

Mr. and Mrs. Fletcher wished to register their protest to these intended motor bike trails and requested Council's support to the homeowners who would be affected if this were allowed.

Item 13, Municipal Manager's Report No. 25, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The following is a report from the Chief Public Health Inspector on the matter of motor cycle trails in Montrose Park:

' In response to a letter as received from George and Eileen Fletcher relating to the above-noted subject, we would advise as follows.

We have discussed the situation with Mrs. Fletcher by telephone. Mrs. Fletcher stated that this park site is used by motorcyclists during the Spring and Summer months of the year and that the accompanying noise is of concern to adjacent residents. Mrs. Fletcher is the spokeslady for several of these residents. A perusal of our records reveal that the Health Department has not received previous noise complaints regarding this activity in this area. We have advised Mrs. Fletcher that we have registered this area as one that will be subject to a future noise monitoring survey. Mrs. Fletcher has agreed to advise us as to the times that this activity is most troublesome.

We note that Mrs. Fletcher mentions a News Release, which stated that the Greater Vancouver Regional District Authorities were planning to suggest certain areas within the Regional District, which could be used for recreational vehicle activities.

April 7/75

- 5 -

We have discussed the situation with Mr. H. Lash, Director of Planning, Greater Vancouver Regional District, who advises as follows.

Regional Authorities, prompted by a request from the City of Vancouver, authorized the Regional Planning Department to embark on a preliminary survey of certain areas within the Regional District that could be used, to a limited or major degree, for the purposes of operating recreational vehicles under controlled conditions. It is important to note that the preliminary report has been finalized, but it has not been studied nor approved by the Regional District nor the participating member cities or municipalities as of this date.

The preliminary report recommends one area only within Burnaby for further consideration as to the feasibility of permitting limited use of recreational vehicles under controlled conditions. The area suggested is Vancouver Heights Park. There is a slight error here as although the area is described correctly the name of the park site should read Montrose Park. This park site is situated in the extreme northwest corner of Burnaby. (East of Boundary and North of Edinburgh).

Mr. H. Lash, Director of Planning, Greater Vancouver Regional District, emphasizes that this report is an assessment of information on the problems associated with the use of recreational vehicles and an initial inventory of areas potentially suitable for use by recreational vehicles. ' '

It was recommended that:

(a) The Health Department be authorized to advise the Regional Planning Department that the subject area, due to its limited size and proximity to residential housing, is not suitable for recreational vehicle activities;

(b) A copy of this report be forwarded to Mr. and Mrs. George Fletcher.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Mr. H. H. Koppitz, 3745 Arbor Street, wrote to complain at the lack of service received over the last little while with specific reference to the Sanitation Department. It was on March 24, 1975, that the garbage collectors made their rounds in this area after not having collected the refuse for eleven days. Mr. Koppitz was of the opinion that it is the responsibility of the Municipality to fulfill their contract by providing the services the taxpayers pay for. Mr. Koppitz had been informed by the Engineering Department that the Sanitation Department does not pick up garden refuse anymore and requested information as to how the homeowner was to get rid of this type of refuse in view of the laws governing air pollution and the ban on outdoor burning. Mr. Koppitz also noted that the policy whereby the Municipality provided special pick ups at nominal fees had also apparently been suspended.

April 7/75

- 6 -

Item 12, Municipal Manager's Report No. 25, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"Mr. Koppitz must realize, as do most of the residents in Burnaby, that the Canadian Union of Public Employees, the Union representing the employees of most of the Municipalities in the Lower Mainland, is at present negotiating wage and benefit increases.

In Burnaby, as in other Municipalities, Union members have been employing disruptive tactics, one of which being the "work to rule" process. With particular reference to garbage collection, this means that we are not able to give the excellent service which has been given to Burnaby residents in the past. These disruptive practices have caused delays in pick-ups and all we can do is ask residents to bear with us while we try to handle a situation over which we seemingly have little control.

With reference to Mr. Koppitz's question on special pick-up, we would point out that the interpretation of the information given him is not exactly correct. Pick up of articles such as mattresses, old fridges, water tanks, etc., will be carried out by regular or special pick-up and garden refuse which is placed in containers or tied in bundles whose greatest dimension does not exceed three feet will be collected in the normal garbage collection run. Dry garden and landscape refuse which does not fit into the above category as described in the By-Law will not be picked up by our crews for the time being because of being so far behind and must be taken to the Corporation Disposal Area at Stride Avenue, where it will be accepted at no charge.

Because of the extreme escalation in the cost of special pick-up, which is an additional special service offered in very few Municipalities in Canada, a study is at present being made to consider the financial feasibility of continuing this service.

Mr. Koppitz suggests in his last paragraph that there may be some justification for a refund in taxes because of our reduced services; however, we would point out that the cost of garbage collection and other services in these circumstances, unfortunately, remains the same as existed and would exist without the presence of 'job-action' by the Union."

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

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

April 7/75

- 7 -

Mr. Fred Pavan, #811 - 9502 Erickson Drive, submitted a letter complaining of the lack of cooperation he, as a developer, had received from the Municipal Engineering and Planning Departments over the past ten years in connection with various projects that had been constructed by Mr. Pavan in the Municipality. Mr. Pavan believed that the Engineering and Planning Departments had forgotten that they are not above the by-laws of the Municipality but are, in fact, there to administer them using simple common sense for the ordered growth of Burnaby.

Item 15, Municipal Manager's Report No. 25, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The Engineer's comments regarding those sections of the correspondence that pertain to his Department are as follows:

'Apartment at 3951 Albert Street

The General Superintendent did not in fact refuse to meet Mr. Pavan on the site and in refusing to fill the ditch was merely conforming with well-established existing policy at that time.

4482 Juneau Street

The Provincial Government had no direct part in the construction of the Willingdon overpass of the Burlington Northern Rail Road. We feel that Mr. Pavan's thinking on this matter has become confused with the overpass of Highway #401.

4460 Juneau Street

The practice of using mixtures containing waste motor oil for dust laying purposes is not uncommon in Canada and resulted in a saving to the Municipality and a loss of revenue to those in the paving business. Any oily mixture, when placed on a surface with a high proportion of clay material causes the sprayed coating to remain on the surface for a period of time, thus creating a temporary nuisance. Actually, the viscosity of used motor oil is vastly superior in this regard to conventional products.

We no longer use oil for dust laying purposes except for a very few bus stops.

This particular problem, when pointed out by Mr. Pavan, was recognized by the Corporation, the matter was expeditiously corrected, and Mr. Pavan was reimbursed for all damage to his property.'

Mr. Pavan in his letter alleges that the Engineering Department 'put approximately 60% of this asphalt lane on private property not yet developed and it will eventually have to be torn up and repaved'. The Engineer did not have his investigation of this matter completed when this report item was prepared, however, he will be in a position to report verbally on this to Council at the meeting on Monday night."

April 7/75

- 8 -

The Director of Planning commented on the Sections of Mr. Pavan's correspondence relating to his Department as follows:

"The Planning Department's efforts have been directed toward ensuring that first of all the bylaws and policies of the Municipality are adhered to, and secondly, that good quality, compatible development standards are observed in new development work in Burnaby. In order to carry out these objectives in an equitable way it is imperative that all applications receive the same attention, and that the same Bylaw and control standards be applied regardless of the identity or the "size" of the development interests involved. This Department does not have the prerogative to relax bylaws or to arbitrarily reduce development standards for any particular proposal.

In the instances cited by Mr. Pavan, the Planning Department's position has reflected Bylaw minimum requirements and an effort to obtain compatible, good quality development standards in terms of landscaping, building design and traffic considerations. In one instance the Zoning Board of Appeal granted Mr. Pavan's appeal for a relaxation from the requirements of the then-current 1965 Bylaw after the Department had informed him of the Bylaw's front yard setback requirements; in another, assistance was given by staff in completing development plans and revising an elevation treatment to a compatible design standard prior to approval, with the full support of the project designer and the consent of Mr. Pavan. These elevation revisions included adjustments to cladding, window design, and exterior color treatment.

On March 24 the Department wrote to Mr. Pavan confirming the status of his application, and indicating that staff were at that time preparing recommendations for a report to Council on the customary requisite conditions. On April 1 Council adopted the prerequisites, and requested that a sketch be prepared showing the road plan for the ultimate access drive that is desired to serve the Douglas Road properties. This is now in preparation and is expected to be submitted to Council in the near future.

At no time has misleading information been given to either Miss Bowie or other enquirers at the Planning Department regarding the property. Council is well aware of its past considerations on the zoning and use of these properties and traffic/access ramifications; to the best of our knowledge the same information on background, status, and the Planning Department's position was given to all who enquired.

Throughout, Mr. Pavan's projects have been examined for Zoning Bylaw compliance and basic design suitability and all possible assistance has been given, within the bounds of Bylaws over which the staff has no discretionary power, to reach an acceptable solution and achieve approval.

The foregoing is submitted for information, in connection with Mr. Pavan's letter."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That a copy of this report be forwarded to Mr. Fred Pavan."

CARRIED UNANIMOUSLY



April 7/75

- 9 -

Mr. William P. Hodgkin, 9835 David Drive, Secretary, Sullivan Heights Ratepayers' Association, wrote to express that Association's disappointment with the proposed rezoning of the Erickson property. It was the understanding of the Association that all items of Plan "G" were to be held "until the road pattern" problem had been solved in full. The Sullivan Heights Ratepayers' Association reaffirmed its opposition to Community Plan Area "G" and the further development of the Erickson property.

His Worship, Mayor Constable, advised that this item was placed on the Agenda for this meeting in error as the matter had already been considered at a Public Hearing.

Mr. Alan J. Parker, 5267 Carson Street, submitted a letter objecting to the proposed sale of Municipal land on Marine Drive to the Ismailia Community for the development of a Mosque Complex.

It was agreed that a copy of the background information sheet prepared by the Director of Planning on this subject would be forwarded to Mr. Alan J. Parker.

Mr. Ben Viersen, Director, Burnaby Scientific Pollution and Environmental Control Society, and Chairman of Noise Committee, submitted a letter enclosing copies of the Burnaby S.P.E.C. Noise Handbook and expressing the wish that the Handbooks would assist Council in its efforts to achieve a quieter Burnaby.

Mayor Constable requested that the Burnaby Scientific Pollution and Environmental Control Society be complimented on the excellent Noise Handbook which had been presented.

Mr. Erick G. Green, President, Carleton Cycle & Outdoor Recreations, submitted a letter requesting permission to sponsor a bicycle race on Sunday, April 13, 1975, on Municipal Streets in the Lake City area of Burnaby.

Item 10, Municipal Manager's Report No. 25, 1975, was brought forward for consideration at this time. The following is the substance of that report:

"The Royal Canadian Mounted Police and the Engineering Department have no objections to the race being held as requested subject to the following conditions:

1. That the sponsor mark the route for the purpose of advising motorists that a race is in progress;
2. That the sponsor ensure that an adult marshall be stationed at every affected intersection.

A member of the Royal Canadian Mounted Police Traffic Division will periodically check the designated route on race day and provide assistance if required."

It was recommended that the request to hold the bicycle race be approved subject to the foregoing two conditions.

April 7/75

- 10 -

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

#### ENQUIRIES

Alderman Lawson noted that all Council members were now in possession of literature from the Greater Vancouver Regional District on the subject of the "Livable Region". Alderman Lawson was of the opinion that a tremendous amount of thought would have to be given to this subject and suggested that the Director of Planning should bring forward a report on this subject and the impact of the growth proposed for consideration by Council.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That the Director of Planning be directed to bring forward a report on the subject of the 'Livable Region' as proposed by the Greater Vancouver Regional District and the impact of the growth proposed."

CARRIED UNANIMOUSLY

Alderman Lawson inquired as to the recent fire that had occurred at the loading dock at the Chevron Canada Limited Refinery in North Burnaby.

Mayor Constable stated that a report from the Fire Chief on this subject would be available to Council on April 14, 1975. The Municipal Manager advised that the conclusion of findings may not be available next week.

Alderman Lawson gave notice that she would be introducing a motion in the near future on the subject of reviewing the Council policy on "Leasing of Municipally Owned Land".

Alderman Mercier inquired as to the possibility of individual Council members operating garbage collection trucks in the Municipality in view of the on-going harassment of this Service by Local 23 of the Canadian Union of Public Employees.

The Municipal Manager replied that there would appear to be many obstacles in the way of such a plan. Members of Council are not Municipal employees and would not be covered by existing insurance policies, provisions of the Workers' Compensation Act, et cetera. The Municipal Manager was requested to furnish Alderman Mercier with full particulars in connection with this proposal.

Alderman McLean requested information on the present status of the Stormont Interchange.

April 7/75

- 11 -

Mayor Constable advised that he had held a meeting with the Minister of Highways last week at which time the Stormont Interchange, Marine Way, the Broadway Extension, and other matters had been discussed. The Minister had advised that he could give an answer on Marine Way in the very near future and on the other two projects he would prefer to put his answer in writing and that this should be received within two weeks.

Alderman Lewarne inquired as to the present status of the publication "The Bygone Days of Burnaby".

The Municipal Manager advised that it was his understanding that the Century Park Museum Association wished to meet with him prior to a report being written on this subject for consideration by Council. The Municipal Manager is now awaiting advice from the Century Park Museum Association regarding this meeting.

Alderman Lewarne, in connection with the proposed sale of Municipal land at 4990 Marine Drive to the Ismailia Community, pointed out that the advertised upset sale price of this property was \$300,000.00. Because the Ismailia Community had failed to meet this upset price Alderman Lewarne was of the opinion that this should have been the end of the matter and that further negotiations for the acquisition of the property should not have been authorized by Council. Alderman Lewarne also noted that the land had been advertised for sale in the newspapers under the heading of "Industrial Land". Alderman Lewarne considered that as the Land was zoned Administration and Assembly District (P2) it should have been advertised on the Legal pages or under some other suitable heading.

It was agreed that the Municipal Manager would investigate the two points raised by Alderman Lewarne and would advise Alderman Lewarne accordingly in order that the Alderman could consider the matter further and formulate his future course of action in this regard.

Alderman Lewarne inquired as to the cut-off date on which correspondence addressed to the Mayor and Aldermen could be received by the Municipal Clerk in order for it to be included on the agenda for the following Council Meeting.

The meeting was advised that correspondence received up to noon on Wednesday of each week would be included on the agenda for the following meeting of Council.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That all correspondence received in the office of the Municipal Clerk up to noon on Thursday of each week be included on the Council Agenda for the Council Meeting on the following Monday."

CARRIED

CONTRARY: ALDERMAN STUSIAK

April 7/75

- 12 -

Alderman Ast requested that the report being prepared by the Fire Chief on the recent fire at the Chevron Refinery include information as to the firefighting equipment at the refinery that was available and utilized at the time of the incident and also precise information as to how and when the alarm was received by the Burnaby Fire Department.

Alderman Stusiak enquired as to "Tool Town" being open for business on Sunday.

The Municipal Manager advised as to the policy of the Attorney-General of the Province of British Columbia in reference to a possible violation of the "Lord's Day Act" following which it was requested that Alderman Stusiak be favoured with a copy of the correspondence from the Attorney-General's Department, the "Burnaby Shops Closing By-Law 1958" and the "Lord's Day Act".

#### R E P O R T S

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Housing Committee submitted a report on the subject of Municipal Land Development for Residential Housing.

It was recommended that:

1. Council authorize Staff to proceed with an application to the Central Mortgage and Housing Corporation for assistance as provided for under Section 42 of the "National Housing Act" for land acquisition within the boundaries of the Camrose Park Study Area as shown on Figure "A", February, 1975 of the report of the Director of Planning;
2. (a) The Municipality continue to acquire lands in the Cariboo Road Area as they become available under the existing policy for acquisition;
- (b) The proposed Community Plan for the Cariboo Road Area be submitted for consideration by the Housing Committee;
- (c) That application be made to the Central Mortgage and Housing Corporation for assistance as provided for under Section 42 of the "National Housing Act" to acquire those private lands necessary to implement the plan and to provide the requisite services when a Community Plan has been formulated and adopted.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That the aforementioned recommendations of the Housing Committee be adopted."

April 7/75

- 13 -

The Housing Committee further recommended that housing units with a lower size standard be considered on an experimental basis in accordance with the following guidelines:

- (a) That rental residential accommodation units may utilize the Comprehensive Development District zoning category;
- (b) A maximum of 10% of the total number of units in a given project may be of a lower size standard;
- (c) Each of the lower size standard units may be reduced in square footage by a maximum of 15%.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That the aforementioned recommendations of the Housing Committee be adopted."

CARRIED UNANIMOUSLY

The Municipal Manager submitted Report No. 25, 1975, on the matters listed following as Items (1) to (15) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Tenders for Contract #7507 -  
Supply and Installation of Asphaltic Concrete

It was recommended:

- (a) That the lowest tender submitted by Jack Cewe Limited in the amount of \$148,983.00 be accepted; and
- (b) That final payment be based on unit prices tendered and actual quantities used, with the unit prices so tendered to be adjusted where required for escalation of costs according to the provisions of the contract.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- (2) Proposed Removal of Trees on Walkway South of Gordon Place -  
D.L. 86, Phase IIIB

It was recommended that the Municipal Solicitor be authorized to prepare a by-law authorizing the Municipal Engineer to remove the hazardous tree straddling the walkway south of Gordon Place and 6167 Gordon Place.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

April 7/75

- 14 -

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"That further consideration of this item be tabled for a full report on other alternatives to removing the trees in question."

CARRIED

CONTRARY: ALDERMEN LEWARNE AND  
MERCIER.

(3) Proposed Sale of Municipal Property -

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

It was recommended that the three subject lots be sold to Highfield Development Corporation (B.C.) Limited for \$255,479.40. (\$3.00 per square foot)

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"That further consideration of this matter be tabled for one week to enable the Municipal Manager to submit a further report on the rationale of the recommended selling price of \$3.00 per foot and that the Land Agent be in attendance when this matter is again discussed by Council."

CARRIED UNANIMOUSLY

(4) Application for Strata Title Approval on an Existing Duplex -  
Lot 251, D.L. 132, Plan 33570 -  
6629/31 Halifax Street

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(5) Auction Rooms - Burnaby Shops Closing By-Law

It was recommended that:

- (a) The "Burnaby Shops Closing By-Law 1958" be amended to exempt from closing at six o'clock in the afternoon on Mondays, Tuesday, Wednesdays and Saturdays, and nine o'clock in the afternoon on Thursdays and Fridays, those businesses where the only business carried on is that of offering merchandise for sale by auction;
- (b) The term "sale by auction" be defined and included in the amendment to the By-Law.

April 7/75

- 15 -

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

CONTRARY: ALDERMAN LEWARNE

- (6) Request for approval to Issue Preliminary Plan Approval  
#3124 - Lot 22, D.L. 155B, Plan 26369 -  
5820 Byrne Road - Big Bend Area

It was recommended that the Planning Department be authorized to grant Preliminary Plan Approval for the proposed structure and improvements at 5820 Byrne Road.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That no further rezoning applications be allowed in the Big Bend Area until the Corporation has a road development plan for moving traffic from the Big Bend Area."

FOR: ALDERMEN LEWARNE AND MERCIER

CONTRARY: MAYOR CONSTABLE,

ALDERMEN AST, EMMOTT,

LAWSON, McLEAN AND STUSIAK.

MOTION LOST.

(7) Engineer's Special Estimates

It was recommended that the Special Estimates of the Municipal Engineer in the total amount of \$266,400.00 as detailed in the report received be approved.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(8) Parking Requirements of Brentwood House -  
1850 Rosser Avenue

On December 2, 1974, Council raised a question regarding parking requirements at Brentwood House since the use of the facility had changed upon the Provincial Government purchase of the complex. Subsequently, Council requested that the Planning Department submit a report of the present situation.

April 7/75

- 16 -

### Background

On November 15, 1971, Council adopted the By-Law Amendment whereby the subject site was rezoned from Residential District Five (R5) to Comprehensive District (CD) for the development of a 19-storey building providing hostel type accommodation for Senior Citizens, and a 4-storey combined retail and medical/dental facility.

The proposal was to be implemented in two stages: the Senior Citizens home and a portion of an underground parking structure as a first stage, and the retail and office building and the balance of the required parking as a second stage.

The first stage has now been completed and was recently purchased by the Provincial Government who have converted much of the facility into dormitory accommodation for students attending the British Columbia Institute of Technology.

The existing facility is comprised of a 19-storey tower of which the first two floors are occupied by common dining room and lounge facilities, game rooms, therapy room and recreational facilities and the remaining 17 floors by the sleeping units.

At the present time, floors 3, 4 and 5 are occupied by senior citizens, while the remaining 13 floors are occupied by students attending B.C.I.T. Students are restricted from using the dining facility and therapy room while all other common facilities are used by all occupants.

Development of the complex was undertaken using the "Hotel" definition of the zoning by-law in order to avoid a situation where the facility could become used for family accommodation leading to a substandard form of family housing. Moreover, this definition most adequately reflected the intended nature of the use since the proposed accommodation was of a hostel type.

Off-street parking as outlined in the Burnaby Zoning By-Law for "Hotels" as well as "boarding, lodging or rooming houses, fraternity or sorority houses or other similar uses" requires one space for each 2 sleeping units. The existing and required parking facilities are as follows:

<u>Existing</u>	<u>Required</u>
Level "A" ----- 31	Total # units 264
Level "B" ----- 30	@ 1 space per 2 units
Surface ----- 72	= 132 spaces
<hr/>	
TOTAL	133 provided

### Conclusion

The existing parking facilities are adequate for the current use of the building and do not need updating. Off-street parking requirements for the subject facility remain the same for both the hostel type senior citizen accommodation, as was originally developed, as well as the existing "student housing" function.



April 7/75

- 17 -

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

(9) Central Park Pitch and Putt -

Contract with Trygve Wenn, Golf Professional

The Administrator, Parks and Recreation Commission, advised that the Parks and Recreation Commission on March 5, 1975, authorized a contract with Mr. Trygve Wenn, Golf Professional, for the operation of the Central Park Pitch and Putt Golf Course in accordance with the details in the report submitted and that this action was ratified by the Central Park Committee at its meeting of March 18, 1975.

It was recommended that:

- (a) Council concur with the action taken by the Parks and Recreation Commission;
- (b) The Municipal Solicitor be directed to prepare a contract with Mr. Trygve Wenn for the operation of the Central Park Pitch and Putt Golf Course as outlined in the report;
- (c) Authorization be given to execute the contract on behalf of the Municipality.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

- (10) Letter dated March 24, 1975, from Mr. Eric G. Green,  
Carleton Cycle and Outdoor Recreations,  
3237 Kingsway, Vancouver, B.C. -  
Request for Permission to hold a Bicycle Race

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

(11) Burlington Northern Railway

Further to our last report on the captioned subject dated February 10, 1975, we would advise that we have received the estimate mentioned in item "b".

- (b) "There is some new sophisticated equipment now available that will raise the gates (Cariboo Road) if a train does not cross the street within a set time of having dropped the gate. This equipment however is very expensive."

The estimated cost of this equipment is \$60,751.00.

April 7/75

- 18 -

Should Council feel that such control is necessary, we should apply to the Canadian Transport Commission for cost sharing and hopefully our share would be 12½% or \$7,593.88.

As to whether we should consider even a cost sharing expense on this equipment, we are of the opinion that the benefits would be minimal.

1. The proposed Cariboo Road overpass will greatly reduce the present volumes now using this crossing.
2. The justification for placing such sophisticated and expensive equipment for the benefit of the anticipated future low volumes is questionable.

It was recommended that automatic gate raising equipment not be installed at train crossings in Burnaby.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Alderman Lewarne advised the meeting that this afternoon a railway crossing had been blocked for some thirty minutes and recommended that another complaint should be registered, to which recommendation the Council was in agreement.

- (12) Letter dated March 25, 1975, from Mr. H. H. Koppitz,  
3745 Arbor Street, Burnaby -  
Garbage Pick-Up

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

- (13) Letter dated March 25, 1975, from George and Eileen Fletcher,  
3911 Edinburgh Street, Burnaby -  
Motor Cycle Trails - Montrose Park

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

- (14) Contract #7502  
D.L. 86, Stage IV, Part A

It was recommended that the lowest tender submitted by Arthon Construction Limited for the sum of \$209,942.50 be accepted with final payment to be based on actual quantities and the unit prices tendered.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

April 7/75

- 19 -

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

"That further consideration of this matter be tabled until later this evening to allow the Director of Planning to advise as to the number of lots which will be realized from this subdivision."

CARRIED UNANIMOUSLY

(15) Letter dated April 1, 1975 from Mr. Fred Pavan,  
#811 - 9502 Erickson Drive, Burnaby -  
Comments on Experiences with Staff

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY