

APRIL 12, 1976

A regular meeting of the Municipal Council was held in the Council Chamber Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, April 12, 1976, at 7:00 P.M.

**PRESENT:**

Mayor T.W. Constable, in the Chair  
Alderman C.D. Ast  
Alderman D.P. Drummond  
Alderman B.M. Gunn  
Alderman D.A. Lawson  
Alderman G.H.F. McLean  
Alderman F.G. Randall  
Alderman V.V. Stusiak

**ABSENT:**

Alderman A.H. Emmott

**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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

"THAT Alderman A.H. Emmott be granted a leave of absence from the Council Meeting of April 12, 1976."

CARRIED UNANIMOUSLY

V I S I T O R S

His Worship, Mayor T.W. Constable, welcomed members of the 5th Burnaby Centre Cubs and their Leaders to the Council Meeting and expressed the wish that the visitors would find the Council Meeting interesting and informative.

His Worship, Mayor T.W. Constable, also welcomed members of the course on Burnaby Municipal Government presently being conducted in conjunction with the Burnaby School Board. His Worship noted that he had the pleasure of making the introductory talk to the course at its inception last week and it was his hope that the course would prove beneficial to both the participants and Burnaby.

M I N U T E S

The Minutes of the Council Meeting held on April 5, 1976, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on April 5, 1976 be now adopted."

April 12, 1976

Alderman Lawson noted that on Page 26 of the Minutes of the Council Meeting on April 5, 1976, there was an error in the Resolution concerning the preservation of trees in "Municipal Subdivision - D.L. 86 - Stage IV B". The Motion should read as follows:

"MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN GUNN:

'THAT the subject matter be referred back to Staff for a possible method of retention of trees in the whole area and particularly in the vicinity of Lots 11, 13, 3, 4 and 5 and retention of Deer Lake Creek No. 2 in the vicinity of Lots 11, 13 and 14, and further, a report on any action that could be taken if a developer does not honour the restrictive covenant and retain the designated trees.'

CARRIED UNANIMOUSLY"

A vote was then taken on the original Motion "That the Minutes of the Council Meeting held on April 5, 1976, be now adopted", as amended, and same was CARRIED UNANIMOUSLY.

#### P R O C L A M A T I O N

His Worship, Mayor T.W. Constable, proclaimed the week of April 18 to April 24, 1976 "Secretaries Week" and asked that all business and industry join in giving due recognition to this group, paying special attention to:

"SECRETARIES DAY"

APRIL 21, 1976 IN BURNABY

#### D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. G. Mass, Vice-President, Smithrite Disposal Ltd.  
Re: Subject of Garbage.

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN GUNN:

"THAT the Delegation be heard."

CARRIED UNANIMOUSLY

Mr. G. Mass then addressed Council and submitted a brief on the subject of garbage collection. The following is the text of Mr. Mass' brief:

"Our company, Smithrite Disposal Ltd., is the largest privately owned containerized industrial and commercial waste disposal company in Canada. The shareholders of the company are all Canadians, British Columbians and Metropolitan Vancouverites; all persons who are concerned with the economy, not only of our company but also of Canada, British Columbia, and its local Municipalities.

April 12, 1976

It is with alarm that we watch you, the elected representatives of the Citizens of Burnaby, either misusing the powers bestowed upon you by the voters in this Municipality, or perhaps misled by the information supplied to you by your committee.

Yes! We do have a vested interest in the final decision of council, but so do the voters, based on the committees report to council, we wonder if there may not be others who also have vested interests?

In this case our interests and motives will serve the citizens and voters of Burnaby to show them how they will be forced to not only subsidise the garbage collections from strata properties but to provide them with a service far superior to their own service, plus depending on councils approach, Burnaby is even considering providing the strata properties with garbage cans. We believe that residents of Burnaby will not allow this travesty to continue and if council refuses to reverse its position we will ask the citizens to speak up for their rights.

In the October 27th, 1975, Management Report to council an analysis of 18 strata complexes was prepared and of these 18, 8 or 44% required that the drivers wheel the containers out to the truck - many of them from an underground garage. If Burnaby is prepared to provide this service to its strata property owners at no extra cost there should be no reason why the domestic units should not be provided the same luxuries.

Your Worship and Council Members, at this time I wish to show you that the rates that you have been given for containerized waste disposal are a fictional presentation designed to influence your decision.

Let's start with method #1.

We start with the capital cost of 1 truck - you will find it impossible to provide service with 1 truck, oddly enough your committee also recognises these facts and point it out in the March 15 report, but for some strange reason they do not include it as an initial cost of operations, instead, it is recommended that two trucks be acquired in 1977. Is Council aware that the largest cost factor, a spare truck, is acknowledged as required but effectively pushed into a future year in order to eliminate the need to account for it.

April 12, 1976

The 1 truck which is being proposed has been given a life of 8 years? We find this to be a ridiculous assumption. In support of my views I point first to the March 15/76 Managers Report #16 - item 4 - wherein he states - "The Municipal Engineer is asking for \$540,000.00 in this year's C.I.P. to replace 9 units in our present fleet, 7 units of which are 11 years old and 2 of which are 6 years old, but are in pretty bad shape."

Secondly, I refer you to the report submitted to council by Alderman Gunn entitled "Improving Productivity in Solid Waste Collection", a brief for elected officials, put out by the National Commission of Productivity - page 7, under the heading "Is Vehicle Downtime Excessive?" and I quote from the article "... Because of hard usage, sanitation vehicles have a useful life of approximately 5 years". In our own company we have found after 20 years of experience that because of the extreme moisture on the West Coast as well as the hard usage, we must replace our units after 4 - 5 years in order to achieve maximum efficiency and economy of operations.

It is recognised within the industry that the pick up operation for a front end loader is much harder on the vehicle than is a rear end loading operation. This now means that if you use a 5 year life, the replacement cost is \$6.50 per hour as opposed to the \$4.06 included in the committee's report.

Your committee has provided you with a vehicle operating cost of \$6.05 per hour, with a fleet composed of vehicles 6 - 11 years old it is very obvious that this information did not come from the records of the Municipality.

With reference to the rates paid to drivers. May I ask Council how long they feel their packer drivers will be content to receive \$1.15 per hour less than private industry - when they are doing the same job? There is no doubt that the driver of a front end loader having to work with overhead equipment which is not visible is certainly deserving of a higher wage rate than drivers working without the overhead equipment. However, this will be a future problem for the Municipality.

On your container costs I wish to point out that there has been no provision made for a delivery truck to - locate containers, exchange burnt containers, exchange damaged containers and return containers from cancelled accounts. I'm certain the committee will point out that the corporation owns sufficient equipment that there is no need to provide for these costs.

April 12, 1976

Disposal fees - Your total unit cost of refuse for domestic disposal amounted to \$33.45 per unit which includes \$4.00 per unit disposal fees - however for the per unit cost of containerization the committee has completely ignored disposal fees. In so far as the G.V.R.D. are raising the rates for disposal fees effective June 1, 1976, by 10%, we have adjusted the per unit rate of \$4.00 upward by 10% to \$4.40 per unit.

Now, lets look at these adjusted costs -

DAILY COST (Trucks)

Truck	12.55 x 8	=	\$100.40
Driver	7.025 x 1.26 x 8	=	70.81
Swampers	6.23 x 1.26 x 8	=	<u>62.80</u>
			\$234.01
Unchanged	....	....	72.25
			<hr/>
Total Daily Costs	..	....	306.26
Annual Cost	....	....	76,565.00
Add 15% Overhead	....	....	<u>11,487.50</u>
			88,052.00
Number of units - 2000			
Disposal fees at \$4.40 per ...			<u>8,800.00</u>
			\$96,852.00

Unit cost with free container service = \$48.426

Unit cost with container rental charge of \$12.00 per unit = \$36.426

Let's look at method #2 - this is a real beauty. I prefer to compare this to my butcher who sells "baron of beef" at 50¢ per lb, but only when he doesn't have any more. Under method #1 your committee has shown total costs of \$81,828.25 while in Method #2 the total costs allocated amount to \$55,540.00. I wonder where they expect the additional \$26,000.00 to come from. Is it possible that your committee in its own way is trying to tell you that you do not have sufficient volume to justify this operation?

Members of Council, do you realise that at a daily production of 60 containers per day you would immediately require a volume of 300 containers in order to keep your crews working, and if you had 300 containers, you would require 3000 living units.

Council must recognise that the cost build up was not based on 300 containers and that by the committees own report there are not 3000 units. If we wish to project into 1977, we surely must be prepared to project the increased costs as well, including the two additional trucks which the committee feels must be considered.

The October 24th Manager's Report #68 refers to an allowance for vehicle downtime and inclement weather, a figure of 4% was considered practical. Normally in our industry an allowance for vehicle downtime is calculated at 10%, although I did notice, again in Alderman Gunn's submission that I referred to earlier, and under the same heading "Is Vehicle Downtime Excessive". The New York City Sanitation Department by reorganizing it's repair sites, improving its inventory processing, adjusting the schedules of work on vehicles, and setting the performance standards akin to flat rate standards used in private industry, New York City has reduced sanitation vehicle downtime from 36% to 8%.

With only one truck I don't imagine you will be able to carry that large an inventory of parts. Our own company has experienced having one of our regular packer trucks off the road for as long as 3 weeks due to lack of parts, we presently have had a truck off the road for 2 weeks while waiting for strike bound transmission parts, available only in the U.S. What would the Municipality do under such circumstances?

However, whether you accept 4% or 10%, method 2 must reflect this lost time and the resulting increased cost of operations in addition to the revised daily operating costs from method #1.

Possibly this is a good time to advise you that your operations will not pick up 60 containers per day, had you checked with either Richmond or the City of Vancouver you would have been given this information.

We have been advised that Richmond on their best day has managed to reach 50 containers only once, while the Vancouver City Works Dept., scoffs at your 60 average.

On the basis of the revised figures the service cost for a strata unit will be \$48.42 per year while the cost of service to a domestic unit is only \$33.45. The Burnaby residents are being asked to foot the bill for this entry into industrial and commercial type service.

April 12, 1976

Members of Council I refer you to the Manager's Report #68 - item 13 - dated October 27, 1975, the analysis of disposal costs paid to private contractors by strata units, prepared by the committee, shows a weighted average cost to the strata's of \$32.53 per unit per year. Why does council wish to service these stratas at additional costs of \$15.89 per unit per year? Private industry can save Burnaby a minimum of \$31,780.00 a year.

Our company's recommendation is as follows: Based on the Management Report #68 dated October 27th.

There are 2321 strata and co-op type units of which 404 are presently serviced by the Municipality using household receptacles. I ask - why would Burnaby wish to change them over to containers, and in so doing increase their budget requirements. There are an additional 790 which are suitable for conversion to cans - here is an additional saving, and for the remaining 1127 units follow the example of Port

Coquitlam and allow these owners an annual credit to their tax bill equal to the annual cost of providing domestic service, and then allow those living units wishing to use the more expensive containerized service to arrange their own service.

This service is being, and has been, well performed for the past 20 years by private industry. Why not allow private industry to work with the Municipality in keeping the municipal costs and budget requirements down. Why spend three quarters of a million dollars over three years on capital equipment which will increase your operating costs by a minimum of \$90,000.00 over the present domestic method.

We know that all municipalities find it difficult to obtain sufficient funds, probably that is why this winter, when many residents complained of Burnaby's failure to remove snow from some roads, they were advised that Burnaby did not have sufficient funds for snow removal. Don't compound the problem.

I wonder if council is aware that at present the G.V.R.D. have issued tenders for a solution to the Solid Waste disposal problem. The G.V.R.D. master plan which is intended to form the basis of regional solid waste removal, calls for the use of transfer stations. The use of transfer stations would make the equipment presently proposed for Burnaby obsolete.

In closing I wish to point out that on December 15/75 your committee pointed out: "Touche, Ross and Company, Internal Auditors, who perform accounting services for

April 12, 1976

the Municipality, will be formally requested to verify the committees data on costs, and also, to offer any other comments that might be appropriate in this regard. Terms of reference are being prepared at this time."

I would ask council if this has been completed, if not I would ask that when they perform their review they also be provided with a copy of this report.

Your Worship and Members of Council, I have pointed out a very small number of errors, omissions and inaccuracies which appear in the refuse committees reports, but I am satisfied that a responsible council has been given sufficient information in the

foregoing report to satisfy it that you cannot allow your decision to stand based on the "garbage" report you have received."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the brief submitted by Smithrite Disposal Ltd. be referred to the Municipal Manager and the Joint Refuse Committee for study."

FOR: Aldermen Lawson, McLean and Stusiak  
OPPOSED: Mayor Constable, Aldermen Ast, Drummond, Gunn and Randall

MOTION LOST

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Item 7, Municipal Manager's Report No. 23, 1976, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation of that report:

1. That the following security issuing By-laws be brought down:

<u>By-law</u> <u>No.</u>	<u>Description</u>	<u>Interest</u> <u>Rate</u> %	<u>Term</u>	<u>Amount</u>
6845	Kensington Park Ice Arena	7.2	20 yrs.	\$430,710
6846	Municipal Administration Building	7.5	20 yrs.	912,633
6847	Local Improvements	7.55	15 yrs.	281,594
6848	Local Improvements	7.55	15 yrs.	830,686

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

353

CARRIED UNANIMOUSLY



April 12, 1976

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN GUNN:

"THAT:

'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1976'	- # 6844
'BURNABY SECURITY ISSUING BY-LAW NO. 4, 1976'	- # 6845
'BURNABY SECURITY ISSUING BY-LAW NO. 5, 1976'	- # 6846
'BURNABY SECURITY ISSUING BY-LAW NO. 6, 1976'	- # 6847
'BURNABY SECURITY ISSUING BY-LAW NO. 7, 1976'	- # 6848
'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1976'	- # 6849

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 McLEAN:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT:

'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1976'	- # 6844
'BURNABY SECURITY ISSUING BY-LAW NO. 4, 1976'	- # 6845
'BURNABY SECURITY ISSUING BY-LAW NO. 5, 1976'	- # 6846
'BURNABY SECURITY ISSUING BY-LAW NO. 6, 1976'	- # 6847
'BURNABY SECURITY ISSUING BY-LAW NO. 7, 1976'	- # 6848
'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1976'	- # 6849

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

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

consider and report on:

1. 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 48, 1975' - # 6735
2. 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1976' - # 6811
3. 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 9, 1976' - # 6817

CARRIED UNANIMOUSLY

The aforementioned By-laws provide for the following proposed rezonings:

1. Rezoning Reference #40/75

Pcl. "A", Block 8, By-law Plan 47863, D.L. 171, Plan 2686  
Lots 32, 33, 62, 63, Block 8, D.L. 171, Plan 2686  
(6895 - 12th Avenue, 6889 and 6894 - 13th Avenue and  
6890 - 14th Avenue.)

From RESIDENTIAL DISTRICT (R5) to GENERAL INDUSTRIAL DISTRICT (M2)

The Director of Planning, by memorandum dated April 6, 1976, advised that the prerequisites previously established by Council in connection with this rezoning proposal are nearing completion.

2. Rezoning Reference #64/75

Lot 8, Except Plan 22210, Block G, D.L. 127W3/4, Plan 1254  
5080 Hastings Street

From MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3) to MULTIPLE  
FAMILY RESIDENTIAL DISTRICT (RM2).

The Director of Planning, by memorandum dated April 8, 1976, advised that the pre-requisites previously established by Council in connection with this rezoning have been fully satisfied.

3. Rezoning Reference #31/75

- (a) Lot "E" Explanatory Plan 11295 Except Parcel "F": and  
Rd. Reference Plan 13740, Subdivisions 7, 8, 9, Block 2,  
D.L.'s 44 and 78, Plan 3049;
- (b) Lot "F", Reference Plan 13740, R.S.D. "E", Subdivisions 7  
and 9, Block 2, D.L.'s 44, 78, 131 & 136, Plan 3049;
- (c) Parcel 1, Reference Plan 9692, Lot 12 of Blocks 1 and 2,  
D.L.'s 78, 131 and 136, Plan 3049;

(6943/61787 Lougheed Highway)

From SMALL HOLDINGS DISTRICT (A2) to COMPREHENSIVE DEVELOPMENT  
DISTRICT (CD).

The Director of Planning, by memorandum dated April 8, 1976 advised that the prerequisites previously established by Council in connection with this rezoning proposal are nearing completion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

April 12, 1976

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 9, 1976'  
(Rezoning Reference #31/75)

- # 6817

which stipulates that shingle roofs will be a condition of the Comprehensive Development Zoning be amended by striking out the words 'shingle roofing' and substituting the following:

'durable materials will be used on roofs throughout the development and shall be submitted to the Director of Planning for color compatibility with the surrounding area.'."

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT the aforementioned Motion be tabled for one week to permit the submission of a further report on the quality of the 'durable materials' referred to and that the Fire Chief be requested to submit a report at the same time as between shingle roofing and the use of 'durable materials'."

CARRIED UNANIMOUSLY

A vote was then taken on the original Motion "That the Committee now rise and report the By-laws complete and same was CARRIED UNANIMOUSLY.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 48, 1975'

- # 6735

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 6, 1976'

- # 6811

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 9, 1976'

- # 6817

be now read a third time."

CARRIED UNANIMOUSLY

Alderman Stusiak, on a possible conflict of interest with the next item on the Agenda, retired from the Council Chamber at 7:58 P.M.

April 12, 1976

MOVED BY ALDERMAN McLEAN:  
SECONDED BY ALDERMAN RANDALL:

"THAT:

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1975' - #6800

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

CARRIED UNANIMOUSLY

The aforementioned By-law provides for the following proposed rezoning:

Rezoning Reference #17/75

- (a) Lot 1 Except Part on Plan 24399, Block 23, D.L. 1, Plan 4231;
- (b) Lot 1 Except Parcel "A" Explanatory Plan 9829, D.L. 2, Plan 3044;
- (c) Lot 3 Except Plan 48717, Block 23, D.L. 1, Plan 4231;
- (d) Lot "C" Parcel 1, Explanatory Plan 10672, Blocks 2 and 3, D.L. 2, Plan 9518;
- (e) Lots 1 and 2, S.D. "D", Block 2 and 3, D.L. 2, Plan 11564.

(9740, 9887, 9926 Rochester Road; 9868, 9888 and 9906 Lougheed Highway)

From SMALL HOLDINGS DISTRICT (A2) to COMPREHENSIVE DEVELOPMENT DISTRICT (CD).

MOVED BY ALDERMAN McLEAN:  
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY ROAD CLOSING BY-LAW NO. 4, 1976'

- # 6842

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

CARRIED UNANIMOUSLY

Alderman Stusiak returned to the Council Chamber at 7:59 P.M. and took his place at the Council Table.

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. 23, 1976 which pertain thereto be brought forward for consideration at this time together with the letter dated March 31, 1976 from the Totem Disposal Co. Ltd. - E.R. Easton, Re: Containerized Waste Disposal Service.

CARRIED UNANIMOUSLY

(a) District of Coquitlam

A letter under date of March 31, 1976, was received requesting that the Municipal Council endorse the following Resolution which had been adopted by the Council of the District of Coquitlam:

"That the Transit Committee of the G.V.R.D., the Bureau of Transit, Mr. George Kerster, M.L.A., and other suburban Municipalities in the Greater Vancouver Regional District be advised that the Municipal Council of the District of Coquitlam reject the traditional policies of the B.C. Hydro Transit Authority which considers the provision of bus shelters on transit routes the responsibility of Municipalities; and that consideration should be given by the Provincial Government through the B.C. Hydro Transit Authority for the provision of financial subsidies for the cost of strengthening and maintaining pavements on Municipal streets where necessitated by the introduction of bus routes on those streets."

Item 11, Municipal Manager's Report No. 23, 1976, pertaining to this subject was brought forward for consideration at this time. The following are the recommendations of that report:

1. That the Municipality of Burnaby endorse the Resolution as contained in the letter from the District of Coquitlam, with an amending statement to the effect that the reference to the provision of bus shelters on transit routes by the British Columbia Hydro Transit Authority also include provision for signing and all related maintenance associated with such shelters;
2. That the endorsation be conveyed to the District of Coquitlam, the Transit Committee of the Greater Vancouver Regional District, the Bureau of Transit, and all Burnaby M.L.A.'s.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN McLEAN:

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

OPPOSED: Mayor Constable, Aldermen Ast, Drummond, Gunn, Lawson, McLean, Randall and Stusiak

MOTION LOST

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT the Resolution of the District of Coquitlam be endorsed only insofar as it pertains to the provision of bus shelters on transit routes by the B.C. Hydro and Power Authority and that all required signing and all related maintenance associated with the bus shelters be included."

CARRIED

OPPOSED: Aldermen McLean and Stusiak

(b) Mr. Baron Davidson, 3760 Pender Street

A letter under date of March 30, 1976 was received in connection with the existing dates for outdoor burning of garden refuse. Mr. Davidson was of the opinion that the dates for outdoor burning should not have been changed from the last weekend in March and the first weekend in April to the last weekend in April and the first weekend in May.

Item 14, Municipal Manager's Report No. 23, 1976, pertaining to this subject was brought forward for consideration at this time. The following are the recommendations of that report:

1. That Burnaby Fire Prevention By-law 1968, By-law No. 5680, be amended as follows:

- (a) Deletion of the Section which allows outdoor burning on the last Saturday of April in each year, the following day, and the following Saturday and Sunday;
- (b) Inclusion of a Section which would allow outdoor burning on the last Saturday of March in each year, the following day, and the following Saturday and Sunday.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT Burnaby Fire Prevention By-law 1968, By-law 5680, be amended so as to provide for the outdoor burning of garden refuse on the last Saturday of March, the following day, and the following Saturday and Sunday, plus the last Saturday in April, the following day, and the following Saturday and Sunday."

CARRIED UNANIMOUSLY

A vote was then taken on the original Motion "That the recommendations of the Municipal Manager be adopted", as amended, and same was CARRIED UNANIMOUSLY.

- (c) Mr. George Pearson, 6750 Barbara Drive, Victoria, B.C.

A letter under date of March 28, 1976, was received enclosing a photograph taken in 1929 of the Burnaby Sidewalk Laying Crew which included the late ex-Reeve Charles W. McSorley. Mr. Pearson suggested that it might be appropriate if this photograph was framed and hung in the Burnaby Municipal Hall.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

"THAT Mr. George Pearson be advised that the Municipal Council accepts the photograph of the Burnaby Sidewalk Laying Crew with thanks."

CARRIED UNANIMOUSLY

- (d) De Cosmos Village Housing Co-operative

A letter under date of March 25, 1976 was received expressing strong objections to the conversion of Boundary Road to a major truck corridor. The De Cosmos Housing Co-operative advised that they had now joined with the Boundary Road Area Residents' Committee to gain consultation with representatives from both Municipalities. It was hoped that such consultation would prove that such an unusual concentration of truck traffic will virtually destroy the Co-operative's prize-winning development.

Item 2, Municipal Manager's Report No. 23, 1976, pertaining to this subject was brought forward for consideration at this time. The following are the recommendations of that report:

1. That all persons who write to Council on improvements and

proposed traffic changes on Boundary Road between now and the time that a further report is submitted be:

- (a) sent a copy of Item 20, Report No. 20, March 29, 1976;
  - (b) advised that Council will consider this matter again in connection with a future report from Staff; and
  - (c) advised that Mr. Basil D. Whitehead has appeared before Council as a spokesman for Boundary Road Residents;
2. That such an acknowledgment be sent to Ozzie and Lorie Hyland, the De Cosmos Village Housing Co-operative and Mary A. Dallyn; and
3. That copies of all future correspondence pertaining to Boundary Road be referred to the Planning Department for study, and if appropriate, inclusion in a subsequent report that will be submitted for the consideration of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

(e) Mary A. Dallyn, 7070 Boundary Road

A letter under date of April 3, 1976 was received strongly protesting the plans to create a truck route on Boundary Road. Mrs. Dallyn requested that the proposed Boundary Road Improvements be removed from a Capital Works By-law to be submitted this year.

**\*\*NOTE:** Mrs. Dallyn is to be provided with the information outlined in Item 2, Municipal Manager's Report No. 23, 1976.

(f) Mr. David Vickers, Deputy Attorney-General

A letter under date of April 1, 1976, was received advising that the Department of the Attorney-General will no longer accept responsibility for the collection of fines arising out of infractions of Municipal By-laws. In particular, the Department will no longer collect and remit fines owing to Municipalities where a ticket or notice has been issued and no information has been sworn and no summons issued. The Department will continue to fulfill their obligation for the collection of fines where a proper information has been sworn and summons issued, as directed by statute.

Council was advised that a Staff report on this subject would be available for consideration on April 20, 1976, and further consideration was deferred until that time.

(g) Mr. R.V. Fears, 8177 - 18th Avenue.

A letter under date of April 5, 1976, was received advising that Mr. Fears was leaving Burnaby after having been a resident of the Municipality for some 33 years. Mr. Fears expressed some of the impressions he had gained of Burnaby during his residence here.

(h) Canadian Federation of Mayors and Municipalities

A letter under date of April 5, 1976 was received advising that the By-laws of the Canadian Federation of Mayors and Municipalities require that all elected officers of Municipal Councils who wish to submit their

April 12, 1976

names for serving on the Canadian Federation of Mayors and Municipalities National Board of Directors must sign a consent form.

Other conditions are as follows:

- (a) the official submitting his name must be a member of a City, Town or other Municipal authority;
- (b) his Council must be prepared to meet the cost of attendance at C.F.M.M. Board of Directors meetings;
- (c) the official so elected is required to be in attendance at the Vancouver Conference.

His Worship, Mayor T.W. Constable, recommended that should a member of the Burnaby Council be elected to the National Board of Directors of the Canadian Federation of Mayors and Municipalities, that Council authorize the expenditure of the necessary funds to allow attendance at the Board of Directors Meetings.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

(1) British Columbia Sports Federation  
Outdoor Recreation Council of British Columbia

A letter under date of March 26, 1976, was received requesting Council's endorsement of the following three principles in order that citizens in the Lower Mainland can have the trail opportunities and quality of life they are seeking:

1. The need for co-ordinated urban trail systems in a regional context. It was the Federation's view that each Municipality would administer its own trail system;
2. The need for a Provincial fund to be available for Municipalities, Regional Districts and public groups to apply for assistance for trail planning, construction and maintenance;
3. The need for designated responsibilities for a Provincial Government agency (for example the Outdoor Recreation Branch), a Government Technical Co-ordinating Committee and a Trails Advisory Committee.

Council was advised that a Staff report on this subject would be available for consideration on April 20, 1976, and further consideration was deferred until that time.

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Item 17, Municipal Manager's Report No. 20, 1976 and Item 13, Municipal Manager's Report No. 21, 1976, relating to 'Burnaby Zoning By-law 1965, Amendment By-law No. 10, 1976' (#6824) (Rezoning Reference #26/75) be now lifted from the table."

CARRIED UNANIMOUSLY



April 12, 1976

The following is the recommendation contained in the aforementioned Items of the Municipal Manager's Reports:

"That Council reaffirm the deposit of a Parkland Acquisition Levy of \$1,080./unit to go towards the acquisition of neighbourhood parks as a prerequisite to the completion of Rezoning Reference #26/75."

The following Motion from the Council Meeting of March 29, 1976 was then before Council for consideration:

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

OPPOSED: Aldermen Lawson  
and Stusiak

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 10, 1976'

- #6824

be now introduced and Council 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 AST:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 10, 1976'

- #6824

be now read two times.

CARRIED UNANIMOUSLY

#### ENQUIRIES

Alderman McLean indicated that he would be introducing a Notice of Motion that the present method of determining taxable foot frontages for Local Improvements be re-examined.

Alderman Gunn indicated that he would be introducing a Notice of Motion which would change the commencement time of Council Meetings from 7:00 P.M. to 7:30 P.M.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

The Advisory Planning Commission submitted a report on the following topics:

1. Resignation of Mr. Neall Carey

The Advisory Planning Commission advised that the resignation of Mr. Neall Carey had been received with regret at the regular meeting of the Commission on April 8, 1976.

2. Rezoning Reference #5/76 - 1551 Phillips Avenue,  
Item 8, Municipal Manager's Report No. 18, 1976  
Council Meeting March 22, 1976

The Advisory Planning Commission would recommend that Council approve the revisions to Community Plan Area "E" as outlined and more specifically detailed on Sketch 4 attached to the Report of the Advisory Planning Commission on this subject, as a guideline for the development of specific sites.

3. Brentwood Town Centre - Western Sector  
Community Plan #9A

In response to Council's request of March 29, 1976, concerning additional information on Recommendation No. 4, of the Director of Planning on Community Plan #9A, the Advisory Planning Commission would elaborate on its previous report on this subject as follows:

- (a) That the question of the ever increasing traffic flow in a vital and centrally located area in the Municipality be considered;
- (b) That the matter emergency vehicles (fire, ambulance, police) gaining access to the proposed T-shaped cul-de-sac during peak traffic hours be studied more fully;
- (c) That the effects of added traffic and resulting traffic congestion at the major intersection of Willingdon Avenue and Lougheed Highway receive further study;
- (d) That further investigation be done to seek ways of alleviating the pressure of commercial vehicle traffic in the area (large trailer rigs, tanker trucks hauling flammable liquids);
- (e) That it must be kept in mind that Willingdon Avenue is the only major arterial north/south route in Burnaby other than Boundary Road.

The Advisory Planning Commission would suggest that this report dealing with the Brentwood Town Centre - Western Sector, Community Plan #9A, be treated as an interim report only. Further study is being carried out in order that the Commission can report more fully on this subject at the same time the Director of Planning submits his Comprehensive Report on Community Plan #9A to Council.

The Advisory Planning Commission would further request that Council authorize information of the following nature to be forwarded to the Commission for its

April 12, 1976

next meeting tentatively scheduled for May 13, 1976.

1. Traffic counts for interior and perimeter streets in Community Plan #9A;
2. Origin destination studies for this area preferably to be done by Municipal forces and, any traffic related information that could be obtained from the Provincial Department of Highways regarding Lougheed Highway.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"THAT the report of the Advisory Planning Commission be received."

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 23, 1976, on the matters listed following as Items 1 to 22, either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Acquisition of a Mobile Radio for the Fire Department

It was recommended that Council approve the following expenditure from the Capital Improvement Programme Budget prior to the official approval of the budget:

- (a) Motorola transistor powered Mocom to Model CT33BBA1900K, Four (4) frequency radio using a two (2) transmit frequencies T1 153.77, T2 154.40, and one (1) receive R1 154.40, and R2 strapped to R1 truck mount.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

2. Letter of Ozzie and Lorie Hyland that appeared on the Agenda for the April 5, 1976 Meeting of Council. AND Letters from the De Cosmos Village Housing Co-operative and Mary A. Dallyn that appear on the Agenda for the April 12, 1976 Meeting of Council - Boundary Road.

This Item was dealt with previously in the Meeting as Items 6(d) and 6(e) under Correspondence and Petitions.

3. Subdivision Servicing Agreement - Subdivision Reference #13/76

It was recommended that Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #13/76.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Job Evaluation Committee - Change in Structure

"At its meeting of December 15, 1975, Council adopted the following recommendation, among others, from the G.V.R.D. on exempt staff compensation when it adopted the recommendations of the Council Exempt Staff Committee Report of December 3, 1975:

- "4. "That Council approve establishment of a permanent staff committee of the Municipal Manager and three Department Heads chosen by the Manager and chaired by a member of the G.V.R.D. Labour Relations Department to be responsible for the evaluation and revaluation of all senior exempt positions other than the Municipal Manager's, Department Heads' and Sub-Department Heads' positions."

As we become more deeply committed to the salary compensation program and become more involved in its implementation, including performance appraisals as well as training and development work, the responsibility for day to day administration of the senior exempt compensation program has been transferred from the G.V.R.D. to the Municipal Manager's office in order to concentrate on this entire matter and to give it the significance it deserves. To accomplish this, and to allow us to pull the various facets into a coordinated and coherent program, changes were required in staff assignments in both the Manager's office and the Personnel Department.

Simply put, one position in the Manager's office has been restructured and retitled as Co-ordinator - Employee Compensation and Development and Mr. Dave Dick, formerly a G.V.R.D. employee, has been engaged to fill it. One staff member has been transferred from the Manager's office to the Personnel Department and one temporary position (three days per week) in that department has become redundant and has been terminated.

To complete this restructuring and to effect the change in the day to day administration, a minor amendment to the above resolution is required."

It was recommended that Recommendation 4, aforementioned, be amended by deleting the words "a member of the Greater Vancouver Regional District Labour Relations Department" and substituting therefor the words "Co-ordinator Employee Compensation and Development".

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

5. Salary Administration Policy and Procedures

"The institution of the new salary program, with greater departmental autonomy and flexibility, has required that we develop a new policy and procedure document to guide those administering the system. A draft was prepared and discussed in some detail with all senior exempt staff to ensure that it was understandable and workable. The policy statement developed follows the recommendation of the Council Exempt Staff Committee Report of December 3, 1975, adopted by Council on the subject at its meeting of December 15, 1975.

Since this is the first detailed statement of policy, it is felt to be desirable to have it approved by Council, although any modifications to it would in the future be handled as an administrative matter by the Manager without reference to Council.

The Library Board has approved of the new salary program, but the Board has not yet considered the attachment. Thus any approval by Council at this time should not be construed as approving of any of the references to the Library Board in part 4(e). We will submit the statement to the Library Board after the Council has considered it."

It was recommended:

1. That this statement be adopted by Council as our "Salary Administration Policy and Procedure"; and
2. That the Municipal Manager be authorized to modify the administrative aspects of it from time to time as the need arises; and
3. That the Library Board be asked to adopt the statement under the same conditions.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

6. Replacement of Typewriters in Engineering Department

It was recommended that Council approve the following expenditure from the Capital Improvement Programme Budget prior to the official approval of the Budget:

Two (2) Typewriters for the Engineering Department  
Code 10-01.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

7. Security Issuing By-laws for Winter Works Programs

This item was dealt with previously in the Meeting as Items 5(b), 5(c), 5(d) and 5(e) under By-laws - #6845, 6846, 6847 and 6848.

8. Information on Retirement of Mr. Raymond E. Harrison

It was recommended that a letter of appreciation be sent to Mr. Raymond E. Harrison for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

9. Information on Retirement of Mr. G. James Nuttall

It was recommended that a letter of appreciation be sent to Mr. G. James Nuttall for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

10. Financial Report

The Municipal Manager submitted the Financial Reports for the period January 1, 1976 to March 21, 1976 for the information of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

11. Letter dated March 31, 1976, from The District of Coquitlam - Bus Shelters and Subsidies for Cost of strengthening and maintaining Pavements on Municipal Streets used by Buses.

This item was dealt with previously in the Meeting as Item 6(a) under Correspondence and Petitions.

12. Lease for the use of the Burnaby Heights Reservoir Site for Recreational Purposes.

It was recommended:

- (a) That authorization be given to execute the Agreement on behalf of the Municipality subject to the same terms and conditions as the previously executed Agreement with the Greater Vancouver Regional District except that the term shall be for ten (10) years commencing February 1, 1976 and the Greater Vancouver Regional District to pay 30% of all applicable taxes on the property in question; and
- (b) That a copy of this report be forwarded to the Parks and Recreation Commission.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

13. Municipal Subdivision - D.L. 86/91 - Stage IV B Subdivision Reference #56/76

It was recommended:

- (a) That Council authorize the calling of tenders for the servicing of the Municipal Subdivision, Stage IV B, as indicated on Sketch 1 attached to the Director of Planning's Report;
- (b) That Council authorize the introduction of a highway exchange By-law as indicated on Sketch 2 attached to the Director of Planning's Report subject to the execution of any easements which may be necessary to protect Municipal services;
- (c) That Council authorize the Landscape Architect to re-examine the trees in the subject development once the requisite servicing has been completed with a view toward their retention, where soil conditions are suitable;
- (d) That Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act which provides for the preservation of the natural land form of the swale in Lot 14 shown on Sketch 1 attached to the Director of Planning's Report and for the preservation of the natural vegetation where practical.

April 12, 1976

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN McLEAN:

"THAT the storm and sanitary sewer lines be rerouted so as to remove the least possible number of trees subject to the report of the Municipal Engineer coming back to Council."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendation No.3, aforementioned, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendations 1, 2 and 4, aforementioned, be tabled with the stipulation that the Engineering Department look into the siting of storm and sanitary sewers and to the possibility of them being sited so that they remove the least possible number of trees."

CARRIED UNANIMOUSLY

14. Letter dated March 30, 1976 from Mr. Baron Davidson,  
3700 Pender Street - Outdoor Burning Weekends.

This matter was dealt with previously in the Meeting as Item 6(b) under Correspondence and Petitions.

15. Attendance at Conferences - Parks and Recreation  
Department Personnel

It was recommended that Council authorize:

- (a) The attendance of Ann Thomson, Assistant Supervisor - Centers and Playgrounds, at the National Recreation and Park Association Annual Conference in Spokane, Washington, from April 23 to 28, 1976 at a total cost of \$288.00;
- (b) The attendance of the Parks and Recreation Administrator at the Canadian Parks/Recreation Association's Annual Conference in Cornerbrook, Newfoundland, August 15 to 19, 1976 at an estimated cost of \$758.00.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

16. Applicability of Parkland Acquisition Levy to  
Rezoning Reference #26/75

This item was dealt with previously in the Meeting as Item 7, under Tabled Matters.

17. Status of Outstanding Planning Reports for Council

The Municipal Manager presented a report from the Director of Planning concerning the status of various reports that have been initiated at the request of Council.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

18. 1975 Treasurer's Financial Report and Auditor's Report

The Municipal Manager presented the Treasurer's Financial Report and Auditor's Report for the year ended December 31, 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"THAT the 1975 Treasurer's Financial Report and Auditor's Report for the year ending December 31, 1975, be tabled for one week to enable individual Council members to review the reports in greater detail."

CARRIED UNANIMOUSLY

19. Letter from Mr. Rod Cruickshank that appeared on the Agenda for the March 22, 1976 Meeting of Council - Rental of Canoes at Burnaby Lake

"The Parks and Recreation Commission received a further report from staff at its meeting of April 7, 1976. Staff advise that two factors to be considered are the safety of the boat user and preservation of the Bird Sanctuary, particularly in the eastern portion of the lake.

With regard to the first factor, the silty peat mixture which constitutes a very unstable condition on the perimeter of the rowing course creates a hazardous situation whenever a boat tips or a boating accident happens for some reason. Several very difficult rescue operations have been encountered to date involving competitive canoers and rowers as well as casual boaters on the rowing course.

Secondly, the preservation of the bird sanctuary on Burnaby Lake is a fundamental part of the future development of this area as a regional park and it would be virtually impossible to restrict the use of the rental boats to a specific area of the lake. This matter has been discussed with the Planning Department who support the principle of restricting access to the bird sanctuary and, therefore, also recommend against the operation of a public boating concession on the lake as this would encourage intrusion into the nesting areas at the eastern end of the lake.



A boating concession on Deer Lake would be a much more satisfactory type of service to the public. In the opinion of staff, Deer Lake has natural features which make it a much safer site for this type of activity and there are also guarding staff on duty during the summer months to exercise the necessary guarding and rescue operations that have been required in the operation of a concession of this type in the past. During periods of warm weather in the summer months, young people who are often the renters of the boats will swim from the craft and cause the guards at Deer Lake a great deal of concern regarding the personal safety of these individuals and a power boat is kept on alert at all times during the summer season.

The Burnaby Family "Y" did operate a rowing boat concession at Deer Lake but chose to discontinue the operation some time ago because of the fact that the existing boats required replacement and, in their opinion, it was not economically feasible to continue the operation.

During the past few years, a private individual has operated several paddle wheel boats and canoes on Deer Lake. The individual concerned was simply given permission to operate this service with no formal agreement drawn up between her and the Corporation of the District of Burnaby.

With growing interest in a concession of this type, it would be the staff's recommendation that this matter be publicized and bids obtained for the right to operate a boating concession on Deer Lake.

The Parks and Recreation Commission adopted the recommendation that a boating concession not be permitted on Burnaby Lake but that a boating concession be permitted on Deer Lake. The Parks and Recreation staff have been instructed to obtain competitive bids for the operation of a boating concession on Deer Lake and to report back to the Commission."

It was recommended that a copy of this report be sent to Mr. Rod Cruickshank.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

20. Purchase of One Ton Truck C/W Utility and Compactor Body

It was recommended that Council authorize the purchase of the 1976 Ford F350 C/W Haul All Model 12 from Rollins Machinery Ltd. for the sum of \$14,070.00 which includes all applicable taxes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

21. MacInnis Place - Strata Titling Proposal  
Cluster Housing - Rezoning Reference #47/74

On April 1, 1976 Council met as a Committee with the Deputy Minister of Housing, Housing Department staff, and a representative of Dunhill Development Corporation to discuss the implication of a proposal submitted by the Department of

Housing to Strata Title the subject housing proposal. The initial rezoning reports to Council indicated that this 216 unit housing proposal was to be a cooperative or rental development. The subject housing development is nearing completion with many of the units being ready for occupancy. Of the 216 total units, 11 units are occupied at the present time as rental units.

At the April 1, 1976 Committee meeting, the Department of Housing outlined reasons for the benefit of Council on the social and economic policy advantages of the sale of the subject units rather than retaining the project as a rental development. Council members asked a number of general and detailed questions regarding the Housing Department's proposal, to which the Housing Department staff present replied in some detail.

For information, a few of the points mentioned at the meeting concerned:

- a) The difficulty of achieving a broad income mix under a rental situation bearing in mind the limitation of 25% low income tenants as determined by Council at the time of the rezoning. The experience of the Housing Department is that vacancies are created mostly in the higher income households, tending to break down the integrated income mix desired.
- b) The Housing Department wants to promote home ownership for families at an income level at which it is difficult under present circumstances for families to buy.
- c) The AHOP program financing is available at this time which was not the case when this development was first considered at the rezoning stage. The program allows for home ownership with monthly payments relatively close to those applicable under a rental program. The pride of ownership was stressed.
- d) The intent of the Department of Housing is to encourage rental units in smaller more compact projects rather than large rental projects which in the past have tended to have a social stigma.
- e) The cooperative housing approach is still intended for sites in Burnaby 200.

It was resolved by the Council in Committee that the proposition put forward by the Deputy Minister had merit. The committee directed the Planning Department to discuss the situation further with the Department of Housing with particular reference to the relationship of the project to the Municipal Condominium Guidelines, and to prepare a report for Council's consideration on this matter.

It was recommended that Council authorize the Planning Department to continue to work with the developer towards the submission of suitable adjustment drawings for the provision of additional parking spaces and of applicable strata titling documents for staff approval in general conformance with the adopted condominium guidelines.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of the Municipal Manager be amended by adding after the word 'guidelines' the following:

'25% of the units shall be available under the assisted rents program to people on low incomes below the levels allowed by the Assisted Home Ownership Plan who may or may not be in receipt of social assistance.'

His Worship, Mayor Constable, noted that the Provincial Deputy Minister of Housing was in attendance this evening and asked Mr. G. Begg if he would like the opportunity to discuss this matter with Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Provincial Deputy Minister of Housing, Mr. G. Begg, be heard as a delegation."

CARRIED UNANIMOUSLY

Mr. Beg noted that the total number of families on social welfare is something less than 5% of the total population of Burnaby. One of the requests that the Department of Housing received was that they have as many families on social assistance in this project if it was sold as the general mix of the population with social assistance in Burnaby. There have been some statements that by selling this project we would not get down to the incomes of individuals that badly need accommodation. Mr. Begg was of the opinion that they could now accommodate people in the \$7,200. to \$7,600 range. Of the rental applications received to date there were only 21 applicants who fall below that \$7,600. figure. Mr. Begg was of the opinion that almost all of the people who have made application to rent this project can be taken care of. Mr. Begg stressed that these people could be taken care of insofar as monthly payments are concerned, the problem will be with the required down payments. Of the eleven families presently occupying the project on a rental basis, four have indicated a willingness to purchase, five have indicated that they would not purchase, one was uncertain, and one unit had already been vacated. Mr. Begg was of the opinion that the program that is available and the price structure of these units will provide a very good income mix. Some higher income people will be attracted into the project as some of the units will not qualify under the Assisted Home Ownership Plan because the purchase price cannot be reduced sufficiently for them to qualify. Mr. Begg did not feel that a system whereby 25% of the units would be rental units would be workable. He did not consider that such a scheme would be fair to the people that purchased their home.

Council recessed at 9:30 P.M.

Council reconvened at 9:50 P.M. with Alderman Emmott absent.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT the amending Motion as moved by Alderman Gunn and seconded by Alderman Drummond be further amended by deleting therefrom the figures '25%' and substituting therefore '30 units of that project be made available by the British Columbia Housing Management Commission for people on low rental assistance'."

FOR: Aldermen Stusiak and Lawson

OPPOSED: Mayor Constable, Aldermen Gunn, Ast, Drummond, McLean and Randall

MOTION LOST

April 12, 1976

A vote was then taken on the amending Motion as moved by Alderman Gunn and seconded by Alderman Drummond "25% of the units shall be available under the assisted rents programme to people on low incomes below the levels allowed by the Assisted Home Ownership Plan who may or may not be in receipt of social assistance".

The following is the result of that vote:

FOR: Mayor Constable, Aldermen Ast,  
Drummond, Gunn, Lawson, and Stusiak  
OPPOSED: Aldermen McLean and Randall.

MOTION CARRIED

A vote was then taken on the original Motion as moved by Alderman Stusiak and seconded by Alderman McLean "That the recommendations of the Municipal Manager be adopted, as amended, and same was CARRIED with Aldermen Ast, McLean and Randall opposed."

22. Letter from Mr. M. Periera that appeared on the Agenda for the April 5, 1976 Meeting of Council

Appearing on the Agenda of the Council Meeting on April 5, 1976, was a letter from M. Periera regarding his application for a business licence to operate a furniture and appliance store at 7709 - 6th Street. The Planning Department has reported as follows:

"In order to establish a retail shop dealing in used goods on the subject premises, the location would require C4 zoning. It is the view of the Planning Department that the prevailing C2 zoning category is appropriate for the area and it is clear that rezoning to the Service Commercial District C4 category would not bring about any desirable upgrading of the area but, to the contrary, would allow the introduction of uses which are less attractive and less compatible with those permitted under C2."

It was recommended by the Municipal Manager that Mr. Periera be sent a copy of this report and that he be advised that the retail second-hand use cannot be approved in the C2 District, but he should seek a location within the C4 Service Commercial Zone in the Municipality.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"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

April 12, 1976

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY