

MARCH 15, 1976

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, March 15, 1976 at 7:00 P.M.

PRESENT:

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

STAFF:

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

M I N U T E S

The Minutes of the Council Meeting held on March 8, 1976, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on March 8, 1976, be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. B.D. Whitehead, Boundary Road Residents,
Re: Boundary Road - Brief dated March 15, 1976;
- (b) Bonny's Taxi(1971) Ltd., Mr. R.D. Lacheur,
Re: Issuance of Eleven Municipal Taxi Licences;
- (c) Mr. S.M.G. Malatsi,
Re: Issuing the Eleven new Cab Licences.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

Mr. B.D. Whitehead then addressed Council on the subject of the proposed Boundary Road widening. The following is the text of Mr. Whitehead's brief:

"We thank you for this opportunity of presenting this brief to you. On behalf of all residents adjacent to Boundary Road, we would like to speak to the following matters:

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1. On February 10, 1976 Vancouver City Council passed Motion which included the following:
 - (a) That Marine Drive-Boundary Road by-pass of the South Slopes be designed and constructed at a cost of \$275,000.: funds to be available from the 1976 Supplementary Capital Budget;
 - (b) That the City Engineer be authorized to seek agreement with the Municipality of Burnaby on the physical aspect of the Marine Drive-Boundary Road by-pass proposal;
 - (c) That the Boundary Road-Vanness railroad overpass be reconstructed at a cost of approximately \$150,000.: negotiations to be entered into with respect to cost sharing with Federal, Provincial and Municipal Governments; the City's share to be available from the 1976 Supplementary Capital Budget.
2. Burnaby City engineer, Mr. Scott, has indicated to a local resident that a noise barrier is already being considered by the Burnaby engineers for the portion south of Imperial Street.
3. Burnaby engineers are already proposing alteration of residential property north of Kingsway.

We would appreciate the inclusion of local citizens in any present or future plans by Burnaby Council, as we are concerned with the following matters:

- (a) There has never been any consultation with local residents in either Vancouver or Burnaby about the present or proposed truck traffic;
- (b) This is a residential area. Except for one gas station and the B.C. Telephone buildings, there is, or will be, homes from Marine Drive to 29th Avenue;
- (c) The effects of sound and air pollution from such a major truck by-pass;
- (d) The destruction of trees that would be caused by the proposed widening, particularly the magnificent stand of evergreens in the Swangard Stadium area of Central Park;
- (e) Expansion of the road further into Central Park will create the following adverse effects:
 1. Virtual elimination of the grass play area on the west side as a suitable site for soccer, rugby, and the many other activities for which this area is presently being used by children and adults;
 2. The Stadium, the Swimming Pool, and the Picnic area will suffer from the negative aspects of such a truck by-pass;
 3. The inadequate parking facilities may be further decreased, thereby creating an even greater problem of parking in front of homes in the adjacent residential area.
- (f) We are also concerned about the loss of land which would result from the road expansion (frontage property);
- (g) The devaluation of present property;
- (h) The increased taxes that would be necessary to cover the huge,

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uncalculated costs of pushing this six lane by-pass through two and one half miles of residential area;

- (1) Finally, a six lane by-pass would be unsafe when it runs beside a Senior Citizens' Home, three schools and a major urban park.

A large number of people from both Burnaby and Vancouver have indicated their opposition to Vancouver Council's proposals in petitions which will be forwarded to you. We would appreciate clarification of the above matters. To this end, we request that Burnaby Council study carefully any proposals put forth by Vancouver Council on this matter. We further request that, as soon as possible, and before any decisions are made on these proposals, that Burnaby Council members meet with local residents at public meetings in the area."

His Worship, Mayor Constable, pointed out that Council had not yet received a Staff report on the subject of the Boundary Road widening. His Worship suggested that Mr. Whitehead and his Association get in touch with the Planning Department in order to obtain all possible information on this subject that is available. His Worship also stressed the fact that Council is always willing to meet with concerned citizens' groups to discuss matters of concern to them.

Mr. G.W. Lapthorne, Manager, Bonny's Taxi (1971) Ltd., then addressed Council on the subject of the issuance of eleven taxi licences in the Municipality. The following is the text of Mr. Lapthorne's brief:

"On behalf of Bonny's Taxi (1971)Ltd. and the Driver/Owners associated with the Company, I would like to present additional information that may assist you in your decision concerning the dispensation of new taxi licences. I would like to present the information under the following topics:

1. TRENDS WITHIN THE TAXI INDUSTRY.
2. RAMIFICATIONS OF A NEW DISPATCH SERVICE IN THE MUNICIPALITY OF BURNABY.
3. WHAT AND WHO IS BONNY'S TAXI (1971) LTD.?
4. COMPETITION IN THE BURNABY TAXI INDUSTRY.
5. PROBLEMS OF A NEW COMPANY.
6. COMMITTEE'S NEGLECT OF PRESENT LICENCE HOLDERS.

TRENDS WITHIN THE TAXI INDUSTRY

It has become apparent that a single dispatch system, as opposed to a multiple dispatch system, is essential to a successful taxi operation, in light of the skyrocketing costs affecting the Taxi Industry. This trend toward centralization has materialized in a number of urban areas - New York, Los Angeles, Edmonton, Prince George and many others. In fact, in a recent study conducted by the Watts Marketing Research Ltd., it was discovered that the existence of a Multiple Dispatch System (5) in the City of Vancouver is the main reason that the Vancouver Taxi Industry is operating well below its potential. This conclusion is supported by the fact that with a single dispatch system all "Incoming Calls" originate in one Dispatch Office and the closest taxi to any particular "call" - regardless of Company affiliation - would be dispatched to service the "call". It is obvious that a single dispatch system reduces the operating cost of each vehicle and eliminates the duplication of calls and other problems that are inherent with a Multiple Dispatch System, while at the same time improves the service in any given community by reducing the waiting time of a taxi user.

Fortunately, in the Municipality of Burnaby, a single dispatch system already exists. As of September 1975, the two Burnaby Taxi Companies - Bonny's Taxi

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and Capitol Hill Taxi - and their participating Driver/Owners, are being dispatched through a single dispatch system. The Burnaby Taxi Industry, has itself, eliminated the problems plaguing the Vancouver Taxi Industry and has thus taken a dramatic step in the improvement of Taxi Service within the Municipality of Burnaby. Therefore, a re-introduction of a Multiple Dispatch System would be a retrograde step for the Municipality of Burnaby.

RANIFICATIONS OF A NEW DISPATCH SERVICE IN THE MUNICIPALITY OF BURNABY

By virtue of the fact that Capitol Hill Taxi, Bonny's Taxi and the associated Driver/Owners have been servicing, and will continue to service the Municipality of Burnaby for many years and that these taxi licences are dispatched through a single dispatch system, the only customers available to a new company without any existing patronage, are those presently serviced by the above taxi licencees. Any business solicited by a new company would have to be taken from the business already being serviced. In the Taxi Industry, this activity is known as "stealing" and would lead to drivers arguing over particular fares and could possible lead to a "Taxi War". This is even more likely to occur in Burnaby as the existing Taxi Licencees have paid for Direct Lines and Taxi Stands in all the "major" and most of the "Minor" business outlets in the Community. Therefore, the introduction of a new Dispatch Company would create problems that would hurt and do a disservice to the taxi user in the Municipality of Burnaby.

WHAT AND WHO IS BONNY'S TAXI (1971) LTD.?

Bonny's Taxi (1971) Ltd. came into existence when Bonny's Taxi Burnaby was placed in receivership due to a \$92,000.00 debt. It is interesting to note that this debt of the latter was incurred on the base of only Twenty-five (25) Taxi Licences. At that time, the Driver/Owners of Bonny's Taxi Burnaby and Courtesy Cabs were given first option to purchase by meeting this debt. THEY DECLINED THE OFFER. Therefore, James herbert and Bob Lacheur (the present Directors) accepted the responsibility of providing a continuing Taxi Service in the Community of Burnaby be establishing Bonny's Taxi (1971) Ltd. Realizing the need for a single dispatch system, Bonny's Taxi welcomed any existing Burnaby Company with established business to come under Bonny's Taxi dispatch system without any requirement of an entrance fee. In 1972, Courtesy Cab was the first to join the dispatch service of Bonny's Taxi, bringing the number of licences dispatched to forty-four (44). Finally, in September of 1975, Bonny's Taxi (1971) Ltd. brought Capitol Hill Taxi under the dispatch system of Bonny's Taxi by purchase - bringing the total licences dispatched, at present, by Bonny's Taxi to sixty-five (65) - all but one of the existing licences.

It should be noted that Bonny's Taxi (1971) Ltd. owns only three (3) licences - one which was obtained in 1971, one purchased from Jim Huxley and the other issued by the Municipality in 1973. All the remaining licences are owned by private individuals.

By virtue of the fact that Bonny's Taxi only owns three and controls thirteen licences - 10% of the Burnaby Taxi Licences - it is obvious that its control of the Taxi Industry in Burnaby is minimal. The remaining 90% of the licences are free to do as they wish, but have chosen, for reasons already stated, to be dispatched by Bonny's Taxi (1971) Ltd. From 1971 to the present, Bonny's Taxi and their associated Driver/Owners have made the Taxi Industry in Burnaby a credit to the Community by upgrading the service and their equipment.

COMPETITION IN THE BURNABY TAXI INDUSTRY

Because virtually all the Burnaby Taxi Licences are dispatched through a single dispatch system, it has been suggested that there is no competition in the Burnaby Taxi Industry. This, however, is an inaccurate assessment of the situation. While Bonny's Taxi (1971) Ltd. may be the only dispatch service in Burnaby, it is not the only one in the Lower Mainland. The outside companies - Black Top Taxi, Yellow Taxi, MacClures Taxi, Royal City Taxi and Queen City

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provide the Burnaby Taxi Industry with the necessary impulse to sustain our competitive spirit. In fact, it was due to our competitive spirit that Bonny's Taxi (1971) Ltd. applied for three licences to be issued now and the remainder to be issued later in 1976 when the need is more pronounced.

Furthermore, the very nature of the Taxi Industry - and Bonny's Taxi's dispatch service in particular (a great number of dispatch zones within Burnaby) - generates its own competition. Each taxi vehicle is in direct competition with the other taxi vehicle. Therefore, the introduction of a new Dispatch Service would not supply any additional competition than is already present in the Municipality of Burnaby.

PROBLEMS OF A NEW COMPANY

The paramount problems of economics and logistics facing a new taxi company not presently servicing the Community have been admirably set forth in the Chief Licence Inspector's report. However, there is another problem that deserves consideration. It must be remembered that a Municipal Taxi Licence is only functional within the boundaries of the Municipality issuing the licences. Therefore, before a Municipal Taxi Licensee is able to carry his customers beyond the boundaries of the issuing Municipality, he is required to secure a Motor Carrier Licence. To be successful, the new applicant must prove a need and be open to disputes in a public hearing. Consequently, the final decision of the Motor Carrier Commission on the issuance or denial of a new company's application as opposed to additions to an existing application, may necessitate a long delay in making the new licences operable.

It should be noted that we do not feel there is a need for six (6) licences to be issued immediately.

COMMITTEE'S NEGLECT OF PRESENT LICENCE HOLDERS.

The fact the Taxi Committee recommends to issue the eleven (11) new licences en bloc to one individual not presently servicing the Municipality, is a neglect of the past contributions, performances and endeavours of the present licencees in servicing the Community of Burnaby. It has been pointed out by the Chief Licensing Inspector that "they (Bonny's Taxi) provide a reliable service throughout the Community. No complaints on lack of service have been received." Without cause then, the Taxi Committee has broken with the tradition of issuing new licences in an equitable manner to present holders of Municipal Licences. In one fell swoop, it is giving one individual, not presently operating or having any record of operating a taxi company, the total eleven licences - making this individual the largest owner of cab licences in Burnaby. Furthermore, this individual is being given the opportunity to indiscriminately sell these licences and make a mockery of the Municipality's attempts to control the trading of taxi licences.

It should be noted that if Bonny's Taxi (1971) Ltd. is successful in securing any of the new licences, these licences would become part of the total assets of Bonny's Taxi (1971) Ltd. and would not be sold as separate entities.

It is hoped that the above additional information will be considered by Mayor and Council now and in the future.

Thank you for allowing us to appear before Your Worship and Council."

Mr. Samuel M.G. Malatsi then addressed Council on the subject of the issuance of eleven taxi licences in the Municipality. The following is the text of Mr. Malatsi's submission:

"I have seen the Vancouver Sun's report of the 9th of March, 1976, regarding the Council's initial deliberations about issuing the eleven (11) new cab licences.

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I am dismayed that my name did not appear anywhere as an applicant.

According to the press reporter who was present in the meeting, the only time he saw my name was on the report of the "Cab Licence Committee", and the only time that he realized that there was a cab licence unaccounted for was what he saw in the Chief Inspector's report that the Corporation of the District of Burnaby has issued 66 taxi licences and that 65 of them were held by Bonny's Taxi, and nothing at all was said about the 66th licence.

At no time was it indicated that the 66th licence operated by me as a complete company in Burnaby with fully paid business tax and licence for a cab - dispatching office at 5 - 7311 Kingsway, Burnaby, B.C.

This seems conclusively a deliberation by omission and exclusion, a fact which is seemingly and conclusively a form of "CREEPING APARTHEID".

This impression has a great shock in me.

As an existing one car cab company in Burnaby, I have a head start, everything else considered, entitled to and a deserving applicant for the 11 new licences. For my one car cab business is not a viable business. Sometimes I cruise around the streets for three days without a single fare, because there are no taxi flagging in Burnaby. People of Burnaby phone a cab if they need one.

I have paid licence fees and rent for a taxi dispatching office which in the circumstances I cannot use!

I have applied for and expect to be licenced by the appropriate authority to operate a base-station radio operation and 12 two-way mobile radios in Burnaby, which, if I am denied taxi licences, I will not be able to use.

By way of reasonableness and deductive reasoning, it is my sincere belief that I am entitled to be granted 11 new cab licences to establish a viable business, and also in accordance with the principles of human rights, which should apply, and I would furthermore provide jobs for 30 other people.

By the deliberation of omission and exclusion to deny me granting of 4 licences the licence committee has denied me the right to establish a job to earn a livelihood. Therefore its actions are in my opinion unjust, oppressive and unreasonable.

I always thought I am entitled to equal rights before the law as an immigrant in this country. However, what is happening to me right now is seemingly "CREEPING APARTHEID".

My present one car cab licence has no value without a dispatch service at this time so I could neither make a living out of it, nor sell and get out. I am thus placed in a sordid situation.

In conclusion, I repeat that as a one cab business already operating in Burnaby, I have a head start in the present situation, and that on the merits my application, if considered in a reasonable and impartial manner, should clearly be seen as the most qualified and deserving.

Accordingly, I say that the Cab Licencing Committee has been extremely unreasonable, if not biased, in not recommending that I be granted the 11 taxicab licences available.

Trusting my application will receive your favourable consideration."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT Item 23, Municipal Manager's Report No. 16, 1976, pertaining to this subject

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be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

"On March 8, 1976, Council in connection with a report from the Cab Licence Study Committee tabled the following two recommendations pending a further report from the Solicitor:

THAT the eleven (11) available taxi-cab licences be awarded to Mr. Hugh Lindsay, #228 - 7341 19th Avenue, Burnaby, with the provision that the eleven (11) licences be accepted by Mr. Lindsay in 1976, on the basis of the following schedule:

- (a) six (6) taxi-cab licences to be issued immediately;
- (b) three (3) taxi-cab licences to be issued on or before August 31, 1976;
- (c) two (2) taxi-cab licences to be issued on or before October 29, 1976.

THAT the "Burnaby Cab and Commercial Vehicles By-law 1951" being By-law No. 3102 as amended, be further amended to provide therein - "In 1976 the number of taxi-cabs with respect to which persons may be licenced shall not exceed seventy-seven."

The report dealt with the applications submitted by Mr. Hugh Lindsay, Mr. Samuel M.G. Malatsi and Bonny's Taxi (1971) Ltd. Copies of the original application are attached.

Appearing on the Agenda as delegations for the March 15, 1976 meeting of Council are two of the three applicants.

The Solicitor in the very near future will provide Council with the additional information that has been requested.

This is for the information of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY LAND ACQUISITION AND ROAD DEDICATION
BY-LAW 1948
(SELMA AVENUE) REPEAL BY-LAW, 1976'

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY LAND ACQUISITION AND ROAD DEDICATION
BY-LAW 1948
(SELMA AVENUE) REPEAL BY-LAW, 1976'

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be now read three times."

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 McLEAN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 16, 1976 which pertain thereto, as well as correspondence from the Canadian Federation of Mayors and Municipalities in reference to the 39th Annual Conference and the Voting Delegate Accreditation Form, be brought forward for consideration at this time.

(a) The Honourable R.H. McClelland, Minister of Health

A letter under date of March 1, 1976, was received regarding the need to integrate the home care services offered by the Victorian Order of Nurses with those of the official health agencies. The Victorian Order of Nurses has been funded completely by the Department of Health (Public Health Programs) since July 1, 1974. On that same date, the Victorian Order of Nurses in Victoria was phased into the Capital Regional District Community Health Services and on November 1, 1975 the Surrey-Whiterock Branch of the Victorian Order of Nurses was phased into the Boundary Health Unit.

Item 17, Municipal Manager's Report No. 16, 1976, was brought forward for consideration at this time. The following is the recommendation contained in that report:

"THAT the integration of the Victorian Order of Nurses with the Burnaby Health Department as outlined and proposed in this report be approved."

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

(b) Sculpture Symposium Society of British Columbia

A letter under date of February 23, 1976, was received advising that the Society is now in the process of specifying guide lines to artists who will be participating in Urbanart. The Society needs to send the applicants a restricted list of specific urban places to which they can relate their art work.

The Burnaby Central Park Area is one of the areas that the Greater Vancouver Regional District would like to see in the competition. However, the Society will not designate it as a competition area unless the Municipality of Burnaby is willing to co-sponsor the event and send in a nominal participation fee.

Item 10, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following are the recommendations of that report:

1. That the Metrotown area be defined as the general "competition area" for Burnaby with the understanding that a more specific site will be defined at a later date as planning for the area is advanced; and
2. That the Parks and Recreation Commission be requested to have its Beautification Committee consider the request for a contribution towards the funding of the Urbanart Festival.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

(c) Mrs. Dorothy Porter, Leader, Taking Off Pounds Sensibly #BC1412

A letter under date of March 1, 1976, was received requesting authority to hold a Walk-a-Thon in Burnaby on Sunday, March 21, 1976, on the route as detailed in the letter received. Item 2, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following is the recommendation of that report:

"THAT Mrs. Dorothy Porter be advised that her request for permission to conduct a Walk-a-Thon over the route as diagrammed in her correspondence has been approved subject to the condition that all participants obey all traffic regulations and pedestrian control devices."

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(d) The Royal Canadian Legion No. 148

A letter under date of March 1, 1976, was received requesting permission to

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hold a parade in North Burnaby in conjunction with the Royal Canadian Legion's 10th Annual Track and Field Meet on May 29, 1976, on the route as detailed in the correspondence received.

Item 7, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following is the recommendation of that report:

"That the request from the Royal Canadian Legion No. 148 for permission to conduct a parade on May 29, 1976 be approved, subject to the condition that the parade is conducted in accordance with Section 23 of the Streets and Traffic By-law, and on the condition that approval is obtained from the Provincial Department of Highways."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(e) The Forest Glen Association

A letter under date of March 8, 1976, was received requesting that the Parks and Recreation Commission assist the Forest Glen Association in having Forest Glen Park deeded to ensure adequate park facilities for the children in the area for future times.

Item 11, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following is the recommendation of that report:

"That a copy of this report be sent to the Forest Glen Association and the Parks and Recreation Commission."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this matter be tabled pending receipt of a more detailed map of the area which would show the precise location of the proposed Nelson-Wayburne Extension and its effect on park facilities in the area."

CARRIED UNANIMOUSLY

(f) Municipal Clerk, District of Coquitlam

A letter under date of March 2, 1976, was received advising that the District of Coquitlam Council had adopted the following resolution at its meeting of February 23, 1976:

"That inasmuch as the Municipal Act, Section 535, establishes that all highways forming the boundary between Municipalities are under the joint jurisdiction of both adjoining Municipal Councils who are liable accordingly;
- It is resolved that the turn restriction signs installed unilaterally at the direction of Burnaby Municipal Council (NO RIGHT TURN 7 - 9 a.m.

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from North Road on to Cameron Street and NO LEFT TURN 4 - 6 p.m. from Cameron Street on to North Road), are unacceptable to this Council, more particularly in view of the newly installed traffic signal at this location; - and that Burnaby Municipal Council be requested to order removal immediately."

Item 8, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following is the recommendation of that report:

"That the turning restrictions at Cameron Street and North Road be eliminated."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GURN:

"THAT further consideration of this subject be tabled until such time as the Broadway Extension has been opened and in use by the public for a trial period to determine the effect of the Broadway Extension on traffic patterns in the area."

CARRIED UNANIMOUSLY

(g) Canadian Federation of Mayors and Municipalities

A letter under date of March 1, 1976, was received inviting submissions of proposed resolutions for consideration at the 1976 Conference of the Canadian Federation of Mayors and Municipalities which will be held in Vancouver, B.C. from June 15 to June 18, 1976.

(h) Canadian Federation of Mayors and Municipalities

A letter under date of March 4, 1976, was received enclosing an invoice for The Corporation of the Municipality of Burnaby membership fees in the Canadian Federation of Mayors and Municipalities covering the 1976/77 fiscal year beginning April 1, 1976, in the amount of \$4,592.00.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN McLEAN:

"THAT the membership fees for the Canadian Federation of Mayors and Municipalities for the fiscal year 1976/77 beginning on April 1, 1976, in the amount of \$4,592.00 be paid."

CARRIED UNANIMOUSLY

(i) David H. Burnett, 7145 Cliff Road, West Vancouver, B.C.

A letter under date of March 4, 1976, was received requesting that Council give consideration to declaring a property at 6561 Canada Way, Burnaby, B.C. as a Heritage property under the provisions of Section 714(a) of the "Municipal Act". Mr. Burnett believed the dwelling to be the oldest inhabited house in Burnaby having been constructed in the 1880's as far as can be ascertained. The house is situated on 3.5 acres which is the unsubdivided remainder of an original 50 acre block of land containing the original estate. The property is now being subdivided. It is planned to create a large lot in the new subdivision to contain the old house and retain title to the house. Should the Council of the Municipality give its favourable consideration to declaring the property as a Heritage property in view of the foregoing information, the property would be sold subject to the declaration and the fears that a new buyer might tear down the old house immediately would then be baseless.

Item 19, Municipal Manager's Report No. 16, 1976, pertaining to this subject was brought forward for consideration at this time. The following are the recommendations of that report:

1. That Council pass a By-law pursuant to Section 714(a) of the "Municipal Act" to designate the Burnett house and the property on which it is situated as a Heritage building and site; and
2. That a copy of this report be sent to the Century Park Museum Association.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT His Worship, Mayor Constable, appoint a Committee of Council to investigate the Burnett house and property and to report back to Council on the advisability of designating the property as a Heritage building and site."

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, then named Alderman Emmott, Alderman Stusiak and Alderman Randall as the Committee to investigate and report on the Burnett property. Alderman Emmott was designated as Chairman of the Committee.

(j) Stuart D. Stearn, Clerk-Administrator, The Corporation of the Village of Parksville

A letter under date of February 19, 1976, was received advising that the Council of The Corporation of the Village of Parksville had adopted a resolution recommending that English be adopted as the official language of the Province of British Columbia and that the said resolution had been forwarded to the Honourable Premier of the Province of British Columbia. The Council of the Corporation of the Village of Parksville had directed that a copy of the resolution be forwarded to The Corporation of the District of Burnaby for consideration and possible endorsement.

(k) Arthur H. Plitt, Secretary, Sapperton Fish and Game Club

A letter under date of March 8, 1976, was received expressing the appreciation of the Sapperton Fish and Game Club for the stand taken by the majority of the members of the Burnaby Council with regard to the waters of Still Creek.

(l) Century Park Museum Association

A letter under date of March 10, 1976, was received outlining the proposals of the Century Park Museum Association regarding disposition of the Sprott-Lubbock Farm site and buildings. Council was advised that a Staff report on this subject would be available for the Council Meeting on March 22, 1976, and further consideration of the subject was deferred until that time.

(m) Community Builders Ltd.

A letter under date of March 11, 1976, was received advising Council of the agreement between Community Builders Ltd. and the Century Park Museum Association with reference to the Sprott-Lubbock Farm site. Community Builders Ltd. have now agreed to:

1. Donate to the Century Park Museum Association and move to the Centennial Village Site, the tramway station building discovered on the property;

2. Dismantle and move to the Centennial Village, the Blacksmith Shop; and
3. Permit the Society to remove any or all of the existing buildings on the site and to arrange that a reasonable period of time be made available for this purpose.

(n) Canadian Federation of Mayors and Municipalities

A letter was received from the Canadian Federation of Mayors and Municipalities requesting that The Corporation of the District of Burnaby name four voting delegates to the 39th Annual Conference of the Federation to be held in Vancouver, B.C. from June 15 to June 18, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT His Worship, the Mayor, be authorized on the basis of continuous municipal service, to designate the four voting delegates to the 39th Annual Conference of the Canadian Federation of Mayors and Municipalities.

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman McLean enquired as to which week-ends would be designated for outdoor burning this coming spring.

The Municipal Manager advised that the last week-end in April and the first week-end in May are set aside for outdoor burning.

Alderman Randall enquired as to the possibility of declaring a moratorium on further conversion of gasoline service stations to self-serve gasoline service stations pending receipt of recommendations from the Self-Serve Service Station Committee.

Mayor Constable suggested that Alderman Randall discuss this matter with the Director of Planning and possibly initiate a Notice of Motion on this subject.

REPORTS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 16, 1976, on the matters listed following as Items (1) to (24), either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Lower Mainland St. Leonard's Society's request for a House for Group Home Purposes

On March 1, 1976, Council was advised that the Municipality does not have a large house that can be leased to the St. Leonard's Society for use as a group home for children. The matter was referred back to staff for further comment and background information.

While the Municipality is sympathetic to the request from the Society for accommodation, all Municipally owned houses are filled at this time, and it is not anticipated that any vacancies will occur this year, particularly of

the size that would be needed for a group home.

The Burnaby Children's Village Society is prepared to allow difficult children to remain in the house on Victory Street until the end of March (and possibly beyond this date if an extension is approved). The only other alternative is to assimilate them with children in existing group homes who do not have serious social problems but who, for one reason or another, simply need residence on a temporary basis. Should this be necessary, it will be for an interim period and only until such time that permanent accommodation can be found for the difficult children.

It is suggested that the Society be encouraged to continue its search for suitable property in the private sector. The Municipality would then be prepared to refer to the Provincial Government its recommendation that the accommodation thus acquired be funded to the fullest extent possible.

It was recommended by the Municipal Manager:

1. That the Lower Mainland St. Leonard's Society be advised that:
 - (a) The Municipality does not have a suitable house that could be leased for use as a group home at this time; and
 - (b) That the Society's request for accommodation be filed for consideration should any houses become available in the near future; and
 - (c) That the Society should continue to search for a suitable house in the private sector with the understanding that the Municipality is prepared to lend its full support to any related request from the Society for funding from the Provincial Government.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

2. Letter dated March 1, 1976 from Mrs. Dorothy Porter,
6950 Union Street, Burnaby, B.C.
Request for Permission to hold a Walk-a-Thon

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

3. Maintenance of Boulevards Adjacent to Cemeteries

At the Council meeting of August 18, 1975, an enquiry was made regarding the maintenance of boulevards adjacent to cemeteries.

At the request of the Engineer, the Legal Department ascertained that there was no reference in the Municipal Act to cemeteries being required to, or being exempt from, maintenance of adjacent boulevards.

A survey was made by the Engineering Department of all cemeteries within the Municipality and it was determined that both Ocean View and Forest Lawn cemeteries required considerable upgrading of adjacent boulevards. Consequently, a letter was sent to both Ocean View and Forest Lawn on December 1, 1975, asking for their co-operation in maintaining the boulevards.

A reply has now been received from Mr. D. John Jones, General Manager of both

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Ocean View Burial Park and Forest Lawn Memorial Park, stating that it was his intention to do whatever is possible to improve the boulevard landscaping within the limits set upon the Company by budget considerations. This will probably mean that anything he can do will be restricted, at least in the first year, to clearing but not planting.

This is for the information of Council.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

4. Burnaby Refuse Service

On February 23, 1976, Council tabled a report from the Burnaby Joint Refuse Committee pending submission of further information on the collection of containerized refuse from strata title developments. The information requested by Council is contained in the attached report from the Municipal Engineer.

When the Council considered the report, concern was expressed by several Aldermen that the calling of tenders was being recommended by the Refuse Committee, but that the Committee had no intention of considering the contracting of this service. Seemingly the report gave that impression. For the record, the Committee had simply agreed to call for tenders and had not made a decision as a Committee about the award of a contract. It is true that the union representatives had reached such a conclusion though, for to do otherwise would have been contrary to the union's basic philosophy. The Corporation's representatives were prepared to face the question of whether or not an award of tender should be made after the tenders were received and evaluated. At that point it is quite possible that there would have been two separate recommendations - one from the union and one from the Corporation's representatives. We had hoped to avoid that polarizing until we could see what we were faced with in the tendering process. However, there is no doubt in the mind of the Manager or Corporation staff that if the majority of Council has made up its mind that the Municipality is going to provide this new service regardless of the results of a tender call, then we should not call tenders as this would indeed be a waste of time and money and would not be proper.

Finally, the Municipal Manager has concluded that not only is the container pick-up from strata title properties an additional service requiring equipment that is different from and not interchangeable with our present garbage fleet, but also there will be the question of availability of capital that must be considered. The Municipal Engineer is asking for \$540,000. 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. To get into the containerized operation for strata title properties, the Engineer's report shows that he will need an additional \$153,500. for 1976 and a further \$155,000. for early in 1977. We therefore could be looking at the need for \$693,500. in 1976, and we added \$500,000. to our equipment account at the 1975 year-end. We do not know what our total capital demands for 1977 will be. All of this is not to say that we should not be entering into the field of containerized service, but we should fully realize the capital needs involved if we do.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT Item 13, Municipal Manager's Report No. 12, 1976, concerning the subject of Burnaby Refuse Service, tabled February 23, 1976, be now lifted from the table."

CARRIED UNANIMOUSLY

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The following Motions were then before Council for consideration:

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

"THAT the following recommendations of the Burnaby Joint Refuse Committee be adopted:

1. That the Committee actively work toward improvement of the refuse collection system as presently provided by Corporation forces including operational changes and modernization of equipment with the understanding that report on these matters will be submitted from time to time as recommendations are formulated; and
2. That specifications and format of tender call for collection of containerized refuse from strata title developments be prepared for approval of the Committee and final approval of Council; and
3. That all tenders received for such collection be considered by the Committee prior to referral to Council with the understanding that no contract would be contemplated or awarded without first providing to the Union an opportunity to appear before Council for the purpose of presenting its case on the matter; and
4. That payments of an annual rate per unit to strata Councils that utilize containers be extended from March 1, 1976 to April 30, 1976, inclusive, with terms of payment to be the same as those that are now in effect (monthly payments up to those costs as listed on Page 155 of Item 13, Manager's Report No. 68, Council Meeting, October 27, 1975,) but in any case not to exceed an annual rate of \$32.53 per unit."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"THAT Recommendations No. 2 and 3 be deleted and the Municipal Engineer report on the cost of providing containerized refuse service to the Strata Corporations."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"THAT Recommendations No. 2 and 3 of the Burnaby Refuse Committee be deleted and that the Municipal Manager in consultation with the Burnaby Joint Refuse Committee be directed to take the necessary steps to provide a Municipally operated containerized garbage collection service to the Strata Title Corporations and that the implementation program be brought back to the Municipal Council for final approval."

FOR: Mayor Constable, Aldermen Ast, Drummond, Gunn and Randall.

OPPOSED: Aldermen Emmott, Lawson, McLean and Stusiak.

MOTION CARRIED

**** Aldermen Emmott, Stusiak and McLean wished it to be specifically recorded that they were adamantly opposed to the Municipality getting into the containerized pick-up of refuse.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Recommendation No. 4 of the Burnaby Joint Refuse Committee be amended to read as follows:

'That payments of an annual rate per unit to Strata Title Councils that

**** SEE MINUTES OF MARCH 22, 1976

utilize containers be extended from March 1, 1976 to the date of implementation of containerized pick-up by the Municipality and that the Municipal Manager review the terms of payment to the Strata Title Corporations and report back thereon to Council'."

MOTION CARRIED

OPPOSED: Alderman Stusiak

A vote was then taken on the original Motion as moved by Alderman McLean and Seconded by Alderman Lawson "THAT the recommendations of the Burnaby Joint Refuse Committee be adopted", as amended by the aforementioned two amendments.

The results of the vote were as follows:

FOR: Mayor Constable, Aldermen Ast, Drummond, Gunn and Randall.

OPPOSED: Aldermen Emmott, Lawson, McLean and Stusiak.

MOTION CARRIED

The Council Meeting recessed at 9:45 P.M.

The Council Meeting reconvened at 9:53 P.M. with Alderman Lawson being absent.

5. Engineer's Special Estimates

It was recommended that the Special Estimates of the Municipal Engineer in the total amount of \$224,200.00 as more particularly detailed in the report received, be approved as submitted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

6. Burrard Inlet Municipal Boundary

At the Council Meeting of December 29, 1975 staff were directed to investigate a reclamation operation immediately east of the Second Narrows Bridge and to determine its relationship to the Municipal boundary at that point.

The reclamation operation in question is being undertaken by the Greater Vancouver Water District on a temporary permit basis to enable the placement of an underwater pipeline across the Inlet. The landfill area extends some 75 feet beyond the harbour headline on the North Vancouver foreshore and is necessary for drag-line operations associated with the placement of the pipeline. The temporary reclamation permit granted for this work stipulates that the reclaimed area outside the harbour headline must be removed by year-end.

The area involved with the subject landfill operation lies entirely within the District of North Vancouver.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

7. Letter dated March 1, 1976 from the Royal Canadian Legion No. 148,
111 S. Glynde Avenue, Burnaby, B.C.
Request for Permission to Conduct a Parade

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

8. Letter dated March 2, 1976 from The District of Coquitlam - Traffic
Operations - Cameron Street/North Road Intersection

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

9. Requirement for Additional Police Vehicles

The Municipal Manager reported that the Municipality was given until March 10, 1976 to advise Royal Canadian Mounted Police Headquarters of its requirements for additional police vehicles. Referral of information beyond this date would have jeopardized the Municipality's chances of obtaining the number of vehicles required during the current year. The Municipal Manager, therefore, instructed the Officer-in-Charge to advise Headquarters in advance of the deadline that the Municipality's requirement for 1976 is 10 vehicles and that we wish to have these delivered as soon as possible with the understanding that the cost to the Municipality would be in accordance with the formula that has been proposed by the Federal Government and would appear in the 1977/78 budget year.

It was recommended that Council ratify the action taken by the Municipal Manager in advising Royal Canadian Mounted Police Headquarters that the Municipality has no objection to having the local Royal Canadian Mounted Police Detachment supplied with 10 additional vehicles immediately (7 advanced from 1977/78 and 3 already approved for 1976/77).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

10. Letter dated February 23, 1976 from Sculpture Symposium Society of British
Columbia, 130 - 1152 Mainland Street, Vancouver, B.C.
Proposed Urbanart Concept Symposium

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

11. Undated letter from The Forest Glen Association, 4859 Sardis Street,
Burnaby, B.C. - Forest Glen Park

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

12. Tax Sale Properties

The following is a report from the Municipal Treasurer on the value of tax sale (tax title) properties owned by the Municipality:

The following is a statement of the Corporation's tax sale lands:

	No. of Properties	Upset price (Book value) \$	Assessed Value	
			Land \$	Improvements \$
Total	2,913	256,061.72	20,298,905	589,970
Reserved for Municipal purposes	665	22,821.15	2,911,015	247,610
Balance	2,248	233,240.57	17,387,890	342,360

The property with a book value of \$233,240.57 has an estimated market value of \$44,000,000. if it were serviced and made ready for sale.

Out of a total of 2,913 parcels, 665 are reserved for Municipal purposes and 2,248 will eventually be available for sale, lease or put to Municipal purposes as circumstances may dictate. In most instances, the properties require servicing and of course, subdivision and development in a suitable manner. The proceeds of the sale of such lands are used principally to acquire land to round out planned residential, commercial or industrial subdivisions and to acquire lands for Municipal purposes pending use. As and when tax title lands or lands acquired from the proceeds of the sale of tax title lands are used for Municipal purposes, the Commission, Board or Department concerned is charged the market value of the property in the year the land is put to use.

From time to time the Director of Planning recommends the creation and sale of Municipal subdivisions. There are eight subdivisions expected to produce 167 parcels of land for sale currently in the planning stage.

It will be noted that the 2,248 parcels with an upset price or book value of \$233,240.57 have a potential value of \$44,000,000.

The term "upset price" as used in the report refers to the taxes owing on the property at the time that they were acquired in the tax sale. The acquisition in many cases occurred many years ago and resulted from the failure of the previous owners to pay taxes owing to the Municipality.

This is for the information of Council

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

13. Proposed Sale of Municipal Property - Lot "C", Clock 2, D.L. 162,
Plan 18927 - 8655 Royal Oak Avenue.

It was recommended that the subject property be sold to F & A Construction Ltd. for \$40,000.00.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

14. Burnaby Public Library Board - Annual Report - 1975

The Municipal Manager submitted the Annual Report of the Burnaby Public Library Board for the year 1975.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the Annual Report of the Burnaby Public Library Board for the year 1975 be received."

CARRIED UNANIMOUSLY

15. Cost Report - 1976 Local Improvement - Addendum

The following is the cost report pursuant to Section 601 of the Municipal Act

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relative to the project added to the 1976 program by Council on March 8, 1976:

28' pavement, curb on north side and curbwalk on
south side of Fir Street from Darwin Avenue to Halley Avenue

	<u>Length In Feet</u>	<u>Taxable Foot Frontage</u>	<u>Actual Foot Frontage</u>	<u>Estimated Cost</u>	<u>Owners' Estimated Cost</u>	<u>Frontage Tax Rate</u>
N.S.	265)	120.00	264.00)	\$14,045	\$2,005.20	2.26
S.S.	_____)	<u>126.69</u>	<u>248.00</u>)	_____	<u>2,369.09</u>	2.53
	<u>265</u>	<u>246.69</u>	<u>512.00</u>	<u>\$14,045</u>	<u>\$4,374.29</u>	

It was recommended by the Municipal Manager that:

1. This Cost Report be received; and
2. The Municipal Clerk be instructed to initiate the works.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Alderman Lawson returned to the Council Chamber at 9:55 P.M.

16. Money By-laws for submission to the Electors - November 20, 1976

The Capital Improvement Program Committee is recommending a new approach to financing as well as a specific list of works for a composite money By-law this November.

In essence, the Committee has simply taken the Six Year Capital Improvement Program, up-dated it, refined it and picked off the top priority items in each of the three areas - Parks, Roads and Libraries. It has also looked at the priorities between these three services; i.e., not only has it looked at priorities "vertically" but has also looked at them "horizontally". It has been most diligent and conscientious in its deliberations and it has been difficult to reach the decision it has.

The Municipal Manager, having sat in on all Committee meetings, concurs in the Committee's recommendations.

It was recommended by the Municipal Manager that:

1. Council refer the program to the Parks and Recreation Commission and the Library Board for their consideration; and
2. The Parks and Recreation Commission and the Library Board be advised that the Capital Improvement Program Committee is available for consultation; and
3. Early input be sought from the Parks and Recreation Commission and the Library Board so that the estimates on a program as eventually approved by the Parks and Recreation Commission, the Library Board and Council, may be firmed up and steps taken to ensure that the several sources of revenue are indeed available to the Municipality; and

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4. Consideration be given to putting one loan authorization By-law covering the entire program as finally approved for a vote of the Electorate on November 20, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

17. Integration of Victorian Order of Nurses with the Burnaby Health Department

It was recommended that the integration of Victorian Order of Nurses with the Burnaby Health Department as more particularly detailed in the report received be approved.

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

18. Society for Prevention of Cruelty to Animals - Contract for Services in 1976

It was recommended by the Municipal Manager that:

1. The contract with the Society for Prevention of Cruelty to Animals be renewed for the period of January 1, 1976 to December 31, 1976 at a cost of \$106,712.00 plus 25% commission on the total sale of licences sold by them; and
2. Monthly payments be made to the Society at the rate of one-twelfth (1/12th) of the annual amount of the basic contract, plus commissions due for the sale of licences, plus one-quarter (1/4) of the cost of the evening patrols for the months May through August; and
3. All other terms and conditions of the 1975 contract be included in the 1976 contract.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN EMMOTT:

"THAT further consideration of this subject be tabled for one week to enable the Municipal Manager to come up with a clarification of the 20% increase in the cost of the 1976 contract over the 1975 contract."

CARRIED UNANIMOUSLY

19. Letter dated March 4, 1976 from Mr. David H. Burnett, 7145 Cliff Road, West Vancouver - Heritage Designation of House and Lands at 6561 Canada Way

This item was dealt with previously in the Meeting as Item 4(1) under Correspondence and Petitions.

20. Further Clarification of Comprehensive Development District Zoning Development Process

On January 26, 1976, an information report was submitted to Council on the

Comprehensive Development District Zoning Development Process which was tabled at that time. However, as a result of a few questions raised by the previous report, it was considered appropriate to provide the following clarifying comments on current zoning procedures.

1. Scheduling of Rezoning Proposals

The minimum time required to process a rezoning proposal depends upon the level of complexity of a given rezoning. However, it is possible to determine a reasonable timing schedule, barring unforeseen circumstances, for a given proposal at the start of the process. This is, in fact, carried out on an informal basis with many developers at the present time and has proved useful to both the applicant and his consultants and the municipal staff. The type of material in drawings, writing, statistics, legal surveys and documents, and deposit of funds that are required at each stage in the process can be determined after discussion with the developer. The Planning Department will make known on a wider basis to developers its willingness to cooperate in determining, in writing if desired, an appropriate timing schedule for the applicant's rezoning proposal.

2. Areas of Non-Agreement

On occasion agreement may not be possible on a minor or major matter between the applicant and the municipal staff. In those few instances where resolution is not possible, the Planning Department endeavors to ensure that any differences do not delay the applicant's rezoning by reporting to Council, giving reasons for the staff recommendation on the matter. The applicant will be advised of the contemplated submission of such a report to Council. The applicant has always had the option of appearing before Council as a delegation if he so wishes in order to speak on the matter.

Where an applicant disagrees on a point which is a part of established municipal practice, procedure, or policy, the applicant is at liberty to raise the matter at the Public Hearing for the rezoning proposal.

3. Development Proposals - Design and Building Materials

The role of municipal development control with regard to the design of development proposals and the choice of building materials is to ensure the achievement of a quality of development consistent with those approved in the past by Council, overall adherence to the intent and character of adopted Community Plan and Apartment Study Areas, and the maintenance of the environmental integrity and generally accepted perception of the municipality as a whole as expressed in various adopted policy reports.

For example, such matters as views, building orientation, buffer zones, and building configuration can be important criteria towards the development of a desirable community environment. There may also be community areas where the use of similar building materials and colours among a number of development proposals in close proximity to each other are necessary to achieve a previously approved community character and design continuity.

In summary, it is noted that the rezoning proposal reports submitted to Council by the Planning Department provide a specific though municipally oriented evaluation of development proposals with a straightforward factual base so that Council may properly evaluate a given rezoning proposal. The use of the Public Hearing as the appropriate forum for the discussion of the rezoning proposal by the public and the applicant is also emphasized.

It was recommended that the previous Planning Department Report of January 26, 1976

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be now lifted from the table and that the report of January 26, 1976, and this subject report be received for the information of Council.

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 EMMOTT:

"THAT these two reports on the Comprehensive Development District Zoning Development Process be used by the Director of Planning as a basis for a check list for use by applicants for Comprehensive Development Zoning so that they are aware of the proforma which the Municipality goes through when dealing with applications for Comprehensive Development Zonings."

CARRIED UNANIMOUSLY

21. Municipal Complex Pedestrian Bridge

It was recommended by the Municipal Manager that:

1. Council authorize postponement of pedestrian bridge construction in order to co-ordinate the structure with Highfield's Office project, and if necessary, a scheduling review will be made no later than January, 1977; and
2. Council approve a bridge standard of 12' width with handrails, planters, benches and lights; and
3. The development levy applied to all future developments within the benefitting area be adjusted upwards to 29.82¢ per square foot of gross building area to reflect 1977 estimated costs.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

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

CARRIED

OPPOSED: Alderman Stusiak

22. Provincial Seasonal Employment - Municipal Program

It was recommended by the Municipal Manager that:

1. The Municipal Treasurer be instructed to prepare and submit the necessary applications for student employment under this program; and
2. The number of students involved be left to the Municipal Treasurer's discretion; and
3. The Mayor and Clerk be authorized to sign the Agreement.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

23. Taxi Cab Licences

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

24. Engineer's Special Estimates

It was recommended that the special estimates of the Municipal Engineer in the total amount of \$30,000.00 as more particularly detailed in the report received be approved.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, advised Council that Mr. Graham Leslie, Greater Vancouver Regional District Labour Relations Department, had requested the opportunity to meet with Council, on other than at a regular Council Meeting, to discuss accreditation.

It was agreed that the arrangements for such a meeting would be left to His Worship, The Mayor, to complete.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY