

JUNE 21, 1976

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, June 21, 1976 commencing 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

ABSENT:

Alderman V.V. Stusiak

STAFF:

Mr. M.J. Shelley, Municipal Manager
Mr. E.F. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. J. Hudson, Municipal Clerk
Mr. R.W. Watson, Deputy Municipal Clerk
Mr. J.G. Plesha, Administrative Assistant to Manager

M I N U T E S

The Minutes of the Council Meeting held on June 14, 1976, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on June 14, 1976, be now adopted."

ALDERMAN GUNN:

It was indicated that both Alderman Ast and Alderman Gunn were opposed to the resolution at the bottom of Page 2 of the minutes of June 14, 1976 as moved by Alderman Drummond and Seconded by Alderman Randall in regard to the tabling of the motion to authorize the conversion of 27 Townhouse Units in the 2000 Block Springer Avenue to Strata title condominium use. A vote was then taken on the motion as amended and same was

CARRIED UNANIMOUSLY

***** Alderman Gunn requested that the two letters on page 22 of the minutes be circulated to the members of Council and be also set out in the minutes.

***** See "In Camera" Minutes of July 5, 1976.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Withdrawn
- (b) Mrs. Joan Ready
Re: Shell Oil Modernization Programme

- (c) O. Moysiuk,
Re: Shell Oil Modernization Programme
- (d) John Paulister,
Re: Shell Oil Refinery
- (e) Gary J. Norgard,
Re: Shell Oil Issue
- (f) Peter A. Crichton, President, Distinctive
Home Fixtures Ltd.,
Re: Building Permit Refund

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Delegations be heard."

CARRIED UNANIMOUSLY

- (a) Withdrawn
- (b) Mrs. Joan Ready,
30 South Fell Avenue, Burnaby, B.C.

Mrs. Ready advised that she has been a resident at that location for approximately 4½ years and that their home was immediately adjacent to the Shell project and overlooked the cracking unit. Mrs. Ready advised they have come to realize the many breakaways of the cracking unit during that time, indicated by the siren and substantial smoke in the area. Mrs. Ready questioned whether the modernization programme would decrease the possibility of explosions, breakaways and noise, and whether any studies have been done on the question of possible pollution. It was suggested that in a previous modernization project the neighborhood had been subjected to high noise levels from riveting and other activities and they would welcome a noise monitoring device on their own premises. It was suggested the \$6,000,000. being considered for renovations be used for relocation of the plant.

In summary it was suggested that people of the immediate area should be given consideration as the products of the plant were used by everyone in the Lower Mainland. It was also indicated that trees in the immediate vicinity had already been cut down in preparation for changes in the area.

It was requested by Council that staff report on the question of trees being cut down in the area.

- (c) O. Moysiuk
Re: Shell Oil Modernization

Mr. Moysiuk congratulated Council in objecting to the Greater Vancouver Regional District on the question of the granting of pollution control permits to the Shell, Gulf and Imperial Oil Refineries. Mr. Moysiuk suggested that Preliminary Plan Approval should not be given to Shell Oil until further consideration of the following items:

- (1) Mr. Moysiuk presented a pamphlet of the T.B. Society indicating their version of air quality standards. It was suggested that the people living in the immediate area could not use their property or enjoy their community because of the air pollution.

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- (2) It was questioned whether, in fact, the emissions after modernization would be reduced. It was suggested that there would be a slight decrease of minimal proportions. It was indicated that nitrogen oxide and oxidants were not indicated, and also that the ozone level was two times what it was in the other testing stations and the sulphur five times.
- (3) It was suggested that the proposed modernization programme was, in fact, an expansion as the thru-put figures for Shell Oil in 1972 was 20,500 barrels a day, and now it is 23,500 barrels a day.
- (4) It was suggested that the (A) levels referred to were a good step forward.
- (5) It was suggested that the other items not included in the (A) level be established as the maximum levels under the Environment Canada proposed levels. It is noted that the items not now covered could go into the air until certain ambient levels in the neighborhood were reached.
- (6) It was suggested that sulphur dioxide above certain levels had an affect on people's health.

In summary it was indicated that there are a number of items needing further clarification and consideration before Preliminary Plan Approval is given.

1. Is the proposed Shell project an expansion or a modification?
It was suggested that it was an expansion with some modernization.
2. It was indicated that oil refineries were not compatible with the immediate residential areas and it was recommended that no expansion be allowed.
3. It was indicated that oil refineries need not be located near waterfront property. It was suggested that a study be implemented indicating the alternate uses for such property and the oil companies be given a twenty year time limit to phase out the projects.
4. The (A) levels of the B.C. Pollution Regulations are essential and these should be filled out with the Environment Canada maximum levels.
5. The maximum allowable emissions need to be reviewed by the Burnaby Council every one to two years, and where new technology is available to assure lower emission rates, that it be required to be put into operation.

(d) John Paulister,
Re: Shell Oil Refinery

No spokesman appeared on behalf of this request to appear as a delegation.

3.

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(e) Gary J. Norgard,
Re: Shell Oil Issue

Mr. Norgard advised that he has been a resident of Burnaby since the year 1939 and had lived at 535 Duncan for six years and was aware of many instances of the rotten stench coming from the Shell Oil Refinery. It was also indicated that the smell was noticeable at Kensington Avenue and Hastings Street in the early morning hours. It was suggested that the Refinery was not compatible or acceptable in an urban setting, and that Council should very clearly say to the refineries "No more expansion" and start working towards relocation in approximately a 10 - 15 year time in an appropriate industrial area. It was suggested that the refinery products were sold throughout the Lower Mainland, however, Burnaby got the side effects of the pollution.

Mr. Norgard then spoke to the Manager's Report No. 39, June 7, 1976. The question was asked, "Could Council shut down the refinery if the new emissions after modernization, as outlined on Page 4, were not met?" - Page 5, Item 142, suggested that people get tired of complaining and this was the reason for the low number of complaints. It was also suggested that on Attachment A, Page 147, Item 2.26 should read "must" rather than "should" so as to read: "Entrained liquids must be separated and the gases deodorized before release to the atmosphere." Similarly, Item 2.28(1) and (2) the words "should" be changed to "must" so as to read (1) "Hydrocarbon emissions from cooling towers must be reduced to a minimum." and (2) "Nuisance odours arising from waste gas emissions must be eliminated." Further, Item 4, the word "may" should be changed to "shall" so as to read - "Control of hydro-carbon emissions from loading facilities shall be required in the future."

Thank you Your Worship.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT Item 18, Manager's Report No. 42, 1976, be brought forward at this time.

CARRIED UNANIMOUSLY

The Municipal Manager reported as follows:

"On June 7, 1976, the Council received a report from the Director of Planning regarding a proposed modernization project at the Shellburn Refinery (Item 14, Report No. 39). This report was tabled pending a tour of the refinery by members of Council, and also, submission of comments from the Municipal Solicitor regarding the following option which appeared as the second item at the top of page 145:

- "2. Instruct staff to withhold approval of the Preliminary Plan Approval at this time, pending satisfactory resolution of the air emission question."

The Municipal Solicitor points out that Section 7.3 of the zoning by-law deals with preliminary plan approval.

4.

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Subsection (3) provides that 'when such an application for development conforms to the provisions of this by-law and does not contravene any particular land use or road plan, preliminary plan approval shall be given by the Director of Planning.' The Solicitor points out that the application by Shellburn does not appear to contravene any of the requirements of subsection (3). Therefore, in his opinion, the Director of Planning must issue the preliminary plan approval and Council has no right to direct him to do otherwise.

There is however in the Zoning By-Law a provision concerning all industrial districts that nothing shall be done which is or will become a nuisance by reason of emission of odours, fumes, etc., nor shall anything be done which creates or causes a health hazard."

It was recommended THAT:

1. Item 14, Report No. 39 dated June 7, 1976 be lifted from the table; and
2. The following recommendations contained in that report item be adopted:
 - a. THAT Council's directive to be notified immediately upon receipt of any application for refinery expansion continue to remain in effect; and
 - b. THAT Council continue to support adherence to the high standard emission control set forth as Level 'A' in the Pollution Control Objectives for the Chemical and Petroleum Industries of British Columbia as the basis for any permit to allow emission to the atmosphere by the Shellburn Refinery; and
 - c. THAT the matter of the modernization project be referred to the Municipal Manager to meet with Shell Oil officials to discuss the timing that the company has in mind to bring its plant into conformance with Level 'A' standards.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MCLEAN:

"THAT Recommendation No. 1 of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN LAWSON:

THAT Recommendation No. 2 of the Municipal Manager be adopted.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

THAT Recommendation No. 2, Part (c) be amended to read:

"That the matter of the modernization project be referred to the Municipal Manager to meet with the Shell Oil officials to instruct them that Council will not issue a Preliminary Plan Approval for the proposed modernization project until we have a commitment from them that the Shell Refinery will meet the level 'A' standards."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion, as amended, and same was
CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT the Director of Planning produce a plan for the waterfront from Boundary Road to the Barnett Beach area, including alternate uses for the Shell and Chevron Refinery sites."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN MCLEAN:

"THAT staff report on the several questions raised by the delegations and Council this evening including the question of omissions in the Level "A" standards being filled in by use of Environment Canada Standards."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

"THAT the information in reference to telephone numbers to be used by persons being offended by noise or pollution in the Burnaby area be forwarded to the 'Burnaby Information' staff for publication in the next issue."

CARRIED UNANIMOUSLY

(f) Peter A. Crichton, President,
Distinctive Home Fixtures Ltd.
Re: Building Permit Refund

No delegation appeared in reference to this subject matter.

Mayor T.W. Constable left the meeting at 8:27 p.m. Alderman McLean took the Chair as Acting Mayor for the balance of the meeting.

BY - LAWS

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

"THAT Council do now resolve itself into a Committee of the Whole to consider and report on:

- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1975' - #6702
- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1976' - #6806
- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1976' - #6838
- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1976' - #6841

CARRIED UNANIMOUSLY

The foregoing By-Laws provide for the following proposed rezonings:

(a) Rezoning Reference #30/75

- (i) Lots 2 & 3, Block 38, D.L. 95, Plan 1152
- (ii) Lot 4, Block 37 & 38, D.L. 95, Plan 1152
- (iii) Lot 5, S.D. 34 & 38, Block 1 & 3, D.L. 95, Plan 1152

(iv) Lot 6, Block 37, D.L. 95, Plan 1152
7145, 7149, 7155, 7163, 7169 Edmonds Street

From: Residential District (R5)
To: Multiple Family Residential District (RM3)

(b) Rezoning Reference #77A/73

Lot 264, D.L. 78, Plan 35880
6845 Lougheed Highway

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

(c) Rezoning Reference #8/76

Lots 4, 5, 6, 9 W $\frac{1}{2}$, 9 E $\frac{1}{2}$, B and Parcel B, Block 11,
D.L. 69, Plan 45273

3958, 3976, 3986 Myrtle Street
3953, 3963, 3975, 3993 Regent Street

From: Residential District (R5)
To: Light Industrial District (M5)

(d) Rezoning Reference #13/76

Portion of Lot 3, Except S 33', D.L. 142, Plan 14043, and
Portion of Lot D, Expl. Reference Plan 14602, Lot 2, D.L. 143,
Plan 5360

2366 Underhill Avenue
8309 Broadway

From: Small Holdings District (A2) and
Heavy Industrial District (M3)
To: Comprehensive Development District (CD)

The Director of Planning by memorandums dated June 16th, 9th, 14th and 10th respectively, reported that the prerequisites previously established by Council in connection with the foregoing rezoning proposals have been satisfied as enumerated.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

- "THAT:
- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1975' - #6702
 - 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1976' - #6806
 - 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 19, 1976' - #6838
 - 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 22, 1976' - #6841

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

- "THAT:
- 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1974' - #6505
 - 'BURNABY ROAD CLOSING BY-LAW NO. 7, 1976' - #6879

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

CARRIED UNANIMOUSLY

C O R R E S P O N D E N C E A N D P E T I T I O N S

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 42, 1976, which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Burnaby Nature House Committee, Chairman,
June 8, 1976
Re: Invite Member Burnaby Municipal Council
to become member of Burnaby Nature House
Committee

The Municipal Manager advised that this correspondence item had been withdrawn.

- (b) Anglia-Norco Bicycle Club
Re: Three Bicycle Races - Lake City
Industrial Park - Sunday, July 11, 1976

A letter under date of June 2, 1976 was received requesting permission to hold a three bicycle races at the Lake City Industrial Park on Sunday, July 11, 1976 from 10:30 a.m. to 4:00 p.m.

The Municipal Manager provided the following report of the Municipal Engineer:

"Reference the request from the Anglia-Norco Bicycle Club to conduct a series of races on the streets in and around the Lake City Industrial Park on Sunday, 11 July, 1976.

This is an annual event and has created no major problems in the past while using the Municipal streets.

The R.C.M.P. will be making periodic checks during the events to ensure proper marshalling and traffic control is being carried out."

It was recommended by the Municipal Manager:

- "1. THAT permission be given to the applicant to conduct bicycle races at the Lake City Industrial Park on July 11, 1976 subject to the following two conditions:
 - (a) That the sponsor mark the route for the purpose of advising motorists that a race is in progress; and
 - (b) That the sponsor ensure that an adult marshall be stationed at every affected intersection.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- (c) Vern Taylor, Burnaby Zone Chairman,
Automotive Retailers Association,
Re: Decision requesting the Provincial
Government to look at the feasibility of
divorcement of Oil Co. Suppliers

A letter under date of June 2, 1976 was received complimenting Council on the encouraging step taken from the service station operators point of view requesting the Provincial Government to look at the feasibility of divorcement of our suppliers "namely the oil companies" from the retail end of the market.

- (d) Mrs. W. Timmermeister
Re: Nelson Extension

A letter under date of June 16, 1976 was received indicating they did not desire or need any additional road in the area of the Nelson-Wayburne extension. It was suggested that to cut into this peaceful spot would surely be a grievous offence.

It was requested that copies of Item 16, Manager's Report No. 27, April 26, 1976; Item 11, Manager's Report No. 16, March 15, 1976; Item 4, Manager's Report No. 21, April 5, 1976 be forwarded to Mrs. Timmermeister (Item 4(d) and Mr. & Mrs. P. Boyle (Item 4(f) for information purposes.

- (e) D. & L. Duggan, S. Bennett
Re: Local Improvement #76-050 - Request to
rescind project

A letter under date of June 15, 1976 was received objecting to an appealing to the Local Improvement #76050 proceeding. It was indicated that they felt they had been misinformed as to a number of objections in opposition to the project to have the project defeated. It was indicated they did not want the sidewalk and its cost and were adamant that it should not be constructed.

The Municipal Manager provided the following report of the Deputy Municipal Clerk:

"Appearing on the Council Agenda for June 21, 1976 is a letter from E.D. and L.E. Duggan, 4086 Yale Street, Burnaby, B.C. and Mrs. Shirley Bennett, 4085 Trinity Street, requesting that the subject Local Improvement Project be removed from the 1976 Local Improvement Program.

Project #76-050 was initiated as part of the 1976 Local Improvement Program on March 26, 1976 with the closing date for receipt of opposing petitions being April 26, 1976.

There are only two abutting owners affected by the proposed works who are liable to be specially charged for this Local Improvement; namely,

E.D. & L.E. Duggan,
4086 Yale Street,
Burnaby, B.C.

R.N. & S.V. Bennett,
4085 Trinity Street,
Burnaby, B.C.

An opposing petition was received by the Municipal Clerk within the time limits stipulated above. This petition was signed by both Mr. and Mrs. Duggan but was signed by Mrs. Shirley Bennett only. Mr. Bennett is employed at D.E.W. Site in Northern Manitoba and had apparently indicated to his wife in a letter that he was opposed to Local Improvement Project #76-050. This was not, however, reflected in the petition received by the Municipal Clerk against the proposed works.

The Deputy Municipal Clerk, on June 15, 1976, received a long distance telephone call from Mr. Bennett confirming that he was indeed not in favour of the proposed works being carried out.

Section 592(5) of the Municipal Act reads as follows:

"Where two or more persons are owners of a parcel, they shall be reckoned as one owner only, and not entitled to petition unless a majority of them concur, and accordingly the signatures of any such persons, unless the petition is signed by the majority of them, shall be disregarded in determining the sufficiency of a petition."

The requirements of Section 592(5) of the Municipal Act are clearly defined in the Initiation Notice provided to owners of properties affected by any Local Improvement project.

In the case of Project #76-050, the signatures of Mr. and Mrs. Duggan were accepted as valid but the signature of Mrs. Shirley Bennett could not be accepted as valid because it does not represent a majority of the owners of that particular property. Due to the very large number of enquiries received during the initiation period of the 1976 Local Improvement Program, Mr. B.D. Leche of the Municipal Clerk's Department cannot recall with any accuracy the details of his interview with Mrs. Duggan. It seems unlikely, however, that he would provide information that is directly contrary to the provisions of Section 592(5) of the Municipal Act.

The Municipal Clerk's Certificate of Sufficiency received by Council on May 3, 1976 showed that insufficient petitions had been received to defeat Project #76-050 and Council, at that time, authorized the works to proceed.

It was recommended:

- "1. THAT in view of the obvious intent of 100% of the affected property owners to defeat Local Improvement Project #76-050, Council direct that Project #76-050 be withdrawn from the 1976 Local Improvement Program; and
2. THAT E.D. & L.E. Duggan and R.N. & S.V. Bennett be so advised."

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

In addition a further letter was received from Mrs. Lillian Duggan dated June 18, 1976 requesting the Municipal Council to have the project rescinded.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

"THAT the correspondence received from Mrs. Lillian Duggan be received for information purposes."

CARRIED UNANIMOUSLY

(f) Peter and Gloria Boyle
Re: Nelson-Wayburne Division

The subject matter was considered previously under Item 4(d).

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

Shellburn Refinery/Proposed Modernization Project

This subject matter was considered previously after Item 2(e)-Delegations.

A letter under date of June 10, 1976 was received from A.W. Marynowski, Refinery Manager, Shellburn Refinery as follows:

"The purpose of this letter is to bring your attention to an error contained in Item 14, Municipal Manager's Report No. 39 to the Council Meeting of June 7, 1976. On Page 142, the Planner's Report indicates that presently the refinery FCCU Regenerator discharges 1600 gr/SCF of particulate solids and that we intend to install 3, 2-stage cyclone separators thereby reducing the emission of particulate solids to 0.16 gr/SCF. In fact the CCU Regenerator has, since its construction in 1953, operated with 2 stage cyclone separators. The present emission rate from this source, because of the efficient operation of the 3, 2-stage cyclones, is 0.16 gr/SCF. Data supplied to the GVRD via our permit application hypothesizes that without the cyclones the FCCU Regeneration particulate emission rate could be as high as 1600 gr/SCF.

In addition we should point out that the data supplied in the Planner's report in answer to question 5 (pages 141 and 142) represent current yearly average emission rates and are not future projections as suggested in the report.

We hope the above remarks will better assist you in your deliberations regarding this subject and would offer our assistance should you require any further information."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the correspondence received from the Refinery Manager, Shellburn Refinery, Burnaby, B.C. be received for information purposes."

CARRIED UNANIMOUSLY

ENQUIRIES

N11

REPORTS

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 42, 1976 on the matters listed following as Items 1 to 18 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Engineer's Special Estimates

The Municipal Manager provide the following report of the Municipal Engineer:

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

<u>W.O. #</u>	<hr/>	
12-004	Construct chipwalks - sundry locations. CHARGE: Special Roads Code 15-06	\$ 10,000.
	ADDITIONAL INFORMATION: Funds are provided in 1976 Capital Budget.	
12-005	Backfill in order to eliminate ditches - Sundry locations. CHARGE: Special Roads Code 15-06	\$ 5,000.
	ADDITIONAL INFORMATION: Funds are provided for this work in 1976 Capital Budget. It is Corporation policy to fill in ditches where necessary after con- struction of storm sewers.	
22-177	Construct stairs and landing - Lane south of Keith to Keith cul-de-sac, west of McGregor. CHARGE: Special Roads Code 15-06	\$ 9,570.
	ADDITIONAL INFORMATION: This stairway required to provide pedestrians access to Foggers Creek Park from lane south of Keith. Funds are provided in 1976 C.I.P. Budget.	
22-178	Install storm drainage: 7th Street - Graham to 16th Ave., and McPherson, North property line of Lot 43, D.L. 97, Plan 27404 to southerly Beresford. CHARGE: 30-03 1975 Storm Sewer By-law 6706	\$ 38,800.
	ADDITIONAL INFORMATION: This work required in conjunction with 1976 L.I.P. Funds are provided in 1976 Budget.	

\$63,370.

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It was recommended that the Municipal Engineer's Special Estimates of work in the total amount of \$63,370. be approved.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

2. Letter Dated June 2, 1976 from the Anglia-Norco Bicycle Club / Request for Permission to Conduct Bicycle Races

This subject matter was considered previously under Item 4(b)- Correspondence and Petitions

3. Municipal Hall Renovations (Item 17, Report No. 25, April 20, 1976)

The Municipal Manager provided the following report from the Chief Building Inspector:

"Council, at its meeting of April 20, directed there be provided a chronology of the Municipal Hall renovations and site development, with projected cost estimates, their revisions and reasons therefor. The following is that chronology:

- I. Council, on July 22, 1974, acted on a report of the Municipal Hall Capital Committee dated July 12, 1974, including a report of the Municipal Hall Staff Committee. Council directed the Chief Building Inspector to implement matters contained in said reports.

In terms of projected cost estimates, the above reports set out a tentative project budget of \$1,825,490 and a statement of funding to cover that estimate.

- II. Council, on October 21, 1974, acted on a report of the Municipal Hall Capital Committee dated October 16 to commence renovations as soon as Architectural and Engineering drawings and specifications could be produced, and to use the Construction-Management technique in carrying out the work. The cost estimates for renovations and site development continued at the figures previously authorized by Council in July.

III. Council, on April 21, 1975, acted on a report of the Municipal Hall Capital Committee dated April 17, 1975, including a Staff Building Committee report, by adopting nine recommendations made in the report.

When this report was made, renovation work on the Municipal Hall had been in progress for 3 1/2 months, working drawings and specifications of the Architect and Consulting Engineers had been substantially produced, and a site development plan of the grounds had been produced by the Architect in consultation with the Planning Department. All of this further design and actual construction experience allowed a closer identification of costs of renovation work and of proposed site development. Budget revisions were proposed and adopted, taking the previous project budget from \$1,825,490 to \$2,159,238 by the inclusion of added landscape work and renovations which had not been within the scope of work of the first budget.

Funding to cover the increase of cost was contained in the report and authorized by borrowing from the Capital Works Financing Reserve Fund in the amount of \$333,748.

The site development referred to above, and proposed at the time of this report (April 21, 1975), set forth a tentative three-year programme for implementation of the site work through the years 1975, 1976 and 1977. The Municipal Hall Capital Committee in considering this proposal recommended the three-year work period be compressed and all work carried out in 1975 and part of 1976. A revised implementation schedule and final budget was requested.

Also recognized by the Municipal Hall Capital Committee was a tentative budget of \$455,700 for the additional site development represented by the plan.

IV. Council, on May 12, 1975, received and acted upon the Municipal Manager's Report No. 35/75, Item 27, which set forth the method of implementing the landscape and site development work, with a revised work schedule and revised estimates against the various components of the development plan handled by the three Consultants:

Architect - Bruno Freschi
 Consulting Engineer - Robert F. Binnie
 Landscape Architect - Don Vaughan & Associates Ltd.

In terms of total project budget, the adoption of the site development plan and its implementation programme took the project budget from \$2,159,238 to \$2,819,896.

Funding to cover the increase cost was provided as follows:

Previous Budget		\$2,159,238
Completion of L/S	455,700	2,614,938
Transfer West Bldg. Road Construction (Deer Lake Place)	10,000	2,624,938
Pedestrian Bridge (Developer's Share)	111,398	
(Design Fee)	13,000	2,749,336
Transfer 1975 Annual Budget Alterations	19,560	2,768,896
Water Utility (Hydrant Main, Deer Lake Place)	36,000	2,804,896
Traffic Signal (Intersection Canada Way, Deer Lake Place)	15,000	<u>\$2,819,896</u>

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V. Council, on April 20, 1976, received and acted upon the Municipal Manager's Report No. 25/76, Item 17, containing the recommendation to increase the budget by \$298,766 from \$2,819,896 to \$3,118,662. The reason for a budget increase, as set out in the report, was an overexpenditure brought about by unforeseen contingency costs and extra work performed and required to finish the project in a satisfactory manner.

Funding to cover the increase cost was made by a further borrowing from the Capital Works Financing Reserve. Work on the whole project is now in its final days, and balance of funds on hand, as of June 10, stands at approximately \$163,000."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Chief Building Inspector be received for information purposes."

CARRIED UNANIMOUSLY

4. Subdivision Servicing Agreement
Subdivision Reference #S.D. 115/75

The Municipal Manager provided the following report of the Director of Planning:

"The Planning Department reports that the subdivider has completed requirements leading to final approval of the above referenced subdivision. The following information is provided for inclusion in the servicing agreement.

Servicing Agreement
Section No.

Subdivider

Name: J.J.R. Developments Ltd.

Address: 1500 - 510 West Hastings Street
Vancouver, B.C.

Legal Description of all properties within the subdivision

Subdivision Plan of a Portion of Blk. 1 and Blk. 2 (Plan 1256) Lot 123, Except Plan 33676 (Plan 25924) and Parcel By-Law Plan. All of District Lot 138, Group 1, New Westminster District

Servicing Agreement
Section No.

3. Description of Services to be installed by the Subdivider

According to schedule attached (Note: this schedule is prepared by the Engineering Department based on the approved Engineering Design Drawings).

4. Completion Date

The 1 day of October, 1976

6. Contractor

Name: Arthon Construction Ltd.

Address: 3375 Norland Avenue,
Burnaby, B. C.

Contract Price

Full Amount: \$103,000.00

8. Insurance

Copies of all insurance policies as required in the body of the servicing agreement are to be deposited with the Solicitor. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractual Liability, and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider).

9. Inspection Fee

4% of full contract price: \$4,400.00

10. Irrevocable Letter of Credit or Cash Bond posted with Municipality

\$103,000.00

It was recommended that Council authorize the preparation and execution of the servicing agreement for Subdivision Reference #115/75.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

5. Tenders for Equipment

The Municipal Manager provided a report from the Parks and Recreation Commission regarding tenders for equipment that is required by the Parks and Recreation Department.

June 21, 1976

It was recommended:

- "1. THAT the lowest bid from Fogg Motors Ltd. for 3 1/2 ton pick-up Ford Couriers in the amount of \$12,667.53 be accepted; and
2. THAT the lowest bid from Rod McCallum Mercury Sales Ltd. for one 3/4 ton pick-up Ford F250 in the amount of \$5,272.96 be accepted; and
3. THAT the second lowest bid from Rod McCallum Mercury Sales Ltd. for one single axle F350 crew cab and chassis truck in the amount of \$6,724.95 be accepted for the reason given in the report; and
4. THAT the third lowest bid from Rod McCallum Mercury Sales Ltd. for one 1 ton Ford F350 truck with gravel box in the amount of \$9,416.00 be accepted for the reasons given in the report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

6. Letter Dated June 15, 1976 from E.D. and L.E.
Duggan et al / Local Improvement Project #76-050

This subject matter was considered previously under Item 4(e) Correspondence and Petitions.

7. Request for Approval to Issue P.P.A. #3690
4599 Tillicum Street / D.L. 166 and 166A, Lot 4
Plan 3690

The Municipal Manager provided the following report of the Director of Planning:

"At its meeting of June 14, 1976, Council gave consideration to Item 13, Manager's Report Number 40 which recommended that Council authorize approval of P.P.A. application #3690 submitted by Commonwealth Construction Limited. Council, at that time referred the report item to the Parks and Recreation Commission for input with respect to the public access agreement negotiated for the foreshore portion of the subject property.

Commonwealth Construction Limited has indicated that its timetable is such that an extended delay in obtaining Preliminary Plan Approval could cause hardship to its operations. As a result, this department would like to provide Council with the current status of the access agreement in order that it might reconsider this matter in light of this additional information.

The public access easement (see attached sketch) was registered on August 22, 1975 with Commonwealth Construction agreeing to remove materials presently stored on the easement area once it has received notification from the Municipality that it needs access to initiate improvements. This position was confirmed in discussions with the firm on June 17, 1976 when it was indicated that the Municipality can expect full co-operation from Commonwealth in this respect.

The proposed foreshore park development between Byrne Road and Tillicum Street referred to in Item 15, Manager's Report Number 35, Council Meeting of May 25, 1976 involves the subject access easement area and as such this area will be required in the near future. The Minister of Recreation and Conservation has scheduled a meeting for early August at which time a statement with respect to Provincial funding assistance will be forthcoming. Due to the impending nature of this park development project, the Parks Department is currently preparing a timetable with Commonwealth Construction for the removal of the stored materials as soon as is practically possible.

From the outset of the negotiations pertaining to the acquisition of the public access easement, Commonwealth Construction Limited has assumed a most co-operative and responsible position in its dealings with the Municipality. On the basis of current discussions with the firm it is anticipated that a similar position will be assumed in the provision of physical public access to the easement area.

As outlined in our previous report item of June 11, 1976, the proposed expansion to the existing operation is in conformity with the proposed zoning and objectives as contained within the adopted Big Bend Development Plan and will be beneficial toward the desired upgrading of the industrial site in question. In view of Commonwealth Construction's expressed concern with respect to a potential delay in obtaining approval together with the fact that the access agreement has been registered and will be free of storage materials as early as possible, it is recommended that reconsideration be given to the approval of the proposed expansion and site works as outlined in our report of June 11, 1976.

The Parks and Recreation Administrator concurs with this recommendation."

It is recommended:

"THAT the Planning Department be given authorization to grant Preliminary Plan Approval to the proposed development at 4599 Tillicum Street as outlined in Item 13, Manager's Report Number 40, Council Meeting of June 14, 1976."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY.

8. Proposed Storage Facilities in the Ioco Area

The Municipal Manager reported as follows:

"Attached is a further report from the Director of Planning regarding the proposed construction of facilities that could possibly effect development of the Eastern Burrard Inlet Marine Park System.

Council will recall that the following motion was passed in connection with the last report on this matter that was considered on January 26, 1976:

'That a request be forwarded to Mr. F.R. Bunnell, Director of Operations, Greater Vancouver Regional District, to obtain a report prepared for B.C. Hydro and Power Authority relating to the possible environmental impact of the establishment of a Thermal Electrical Generation Plant in the Burrard Inlet Area and further that if the said report is not available from the G.V.R.D., then a request be forwarded to the B.C. Hydro and Power Authority for a copy of same.'

Mr. Bunnell in a letter dated February 12 advised that "the only report we have is one by Dr. Tully dated 1958 and this is apparently not the one you were enquiring about". The Clerk, on February 23, proceeded to request a copy of the desired report from B.C. Hydro. Hydro did not acknowledge this letter, and the Clerk accordingly wrote another letter to the Authority on June 18. Council will be advised when an acknowledgment is received."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT letters be sent by the Mayor to our three Burnaby Members of the Legislative Assembly expressing our concerns with Item 8 after rechecking with B.C. Hydro as to the availability of the previously requested environmental report on the Burrard Inlet area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN LAWSON:

"THAT a letter of objection be forwarded to the Greater Vancouver Regional District in regard to the proposed construction of storage facilities for liquid products on twelve acres adjacent to the Burrard Thermal Plant west of Ioco, and particularly as it relates to the Burnaby site installation of a submarine pipeline to or from Burnaby."

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the subject matter be tabled pending a report of the Director of Planning."

CARRIED UNANIMOUSLY

- 9. Rezoning Reference #5/76 / 1551 Phillips Avenue
D.L. 135 Except Plans 3234 and 4484

The Municipal Manager provided the following report of the Director of Planning:

"Council, on April 26, 1976, gave First and Second Reading to a rezoning by-law amending the zoning of the subject property from Residential District (R4) to Comprehensive Development District (CD).

The rezoning by-law as prepared for the subject property included Sites 5 and 11 of the adopted Community Plan Area "E" as revised in March 1976. Site 5 was designated in the Community Plan as being suitable for Low Density Comprehensive

Development Housing at 10/12 units per acre. Site 11 was designated as being suitable for RM4 Guideline Comprehensive Development Housing at 80 units per acre. The applicant has submitted a virtually complete suitable plan of development for both sites. However, as the applicant does not intend to commence construction on Site 11 for at least one to two years, he wishes to delete it from the subject rezoning by-law and to immediately initiate a new rezoning by-law involving Site 11, which would remain at Three Readings until the developer is ready to begin construction, at which time the park levy would be paid and the by-law given Final Adoption. No change in the plans of development for either site as presented to Public Hearing on April 21, 1976 would result from this division of the project into two separate rezoning by-laws. In this manner the timing of the payment of the Parkland Acquisition Levy applicable to the rezoning of Site 11 would relate more closely to the timing of development of Site 11.

In order to further Council's control over the quality of development to occur on Site 11, it is appropriate that the plan of development prepared for Site 11 and submitted to Public Hearing on April 21, 1976 be adopted by Council as the Community Plan for Site 11."

It is recommended:

- "1. THAT Council approve the deletion of Site 11 of Community Plan Area "E" from the subject rezoning by-law on the understanding that a new rezoning by-law will be immediately initiated by the applicant for Site 11.
2. THAT Council adopt the plan of development prepared for Site 11 by the applicant as the Community Plan for Site 11."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

10. Sale of Municipal Land / Lots 57 to 62 and 118 to 120 Inclusive, D.L. 15, Grp. 1, Plan 49449 ✓

The Municipal Manager provided the following report of the Director of Planning:

"The Council, on April 21, 1975 adopted certain recommendations which provided the authority to enter into a land exchange and cost share in the development costs of the subdivision.

The Corporation has received title to the subject lots which have been fully serviced. It is in order, therefore, to obtain Council's authority to sell these lots by public tender."

It was recommended by the Municipal Manager:

"THAT the Land Agent be authorized to sell Lots 57 to 62 and 118 to 120 inclusive, D.L. 15, Group 1, Plan 49449 by public tender."

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

11. Construction - Management and Possible
Continuing Use

The Municipal Manager provided a report from the Chief Building Inspector regarding the construction management technique.

It was recommended:

- "1. THAT action not be taken now to set up the Construction - Management company, but that such a method be considered when Construction - Management operations may resume for the construction of Municipal buildings.
2. THAT the Construction Manager, Mr. E. Hibbs, whose contract with the Corporation expires July 1, 1976, but who has been serving both the Library Board program and the Art Gallery Extension program, be retained on an hourly/daily basis as the need may be, at the present rate, until design stages of both programs are fulfilled."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

12. Interim Funding - Fraser River Foreshore Park
Project (Item 15, Report No. 35, May 25/76)

The Municipal Manager provided the following report of the Parks and Recreation Administrator:

"Reference is made to Item 15, Manager's Report No. 35 and the recommendations contained therein which were adopted by Council on May 25, 1976.

The Parks and Recreation Commission, at its meeting of June 2, 1976, passed the following motion:

'That the Commission request permission of Council to borrow the \$40,913. from a Municipal reserve account for a one-year period and, if the By-law fails, this amount be included in the Capital Improvement Program of next year.'

It was recommended:

"THAT Council grant permission to the Commission to borrow the \$40,913 required as Burnaby's share of the Fraser River Foreshore Park Project, from a Municipal reserve account for a one-year period and, if the proposed Referendum By-law fails, this amount be included in the Parks and Recreation's C.I.P. of next year."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

13. Tenders for Supply and Delivery of Gasoline,
Diesel Fuel and Bulk Automotive Oils

The Municipal Manager provided a report from the Purchasing Agent regarding tenders for the supply of gasoline, diesel fuel and oils. It was indicated tenders for the subject products were received up to 3:00 p.m. local time Wednesday, June 16, 1976. It was also indicated yearly consumption totals for the individual products are as follows:

Gasoline		
Regular	-	200,000 Imperial Gallons
Marked	-	10,000 Imperial Gallons
Diesel Fuel		
Regular	-	60,000 Imperial Gallons
Marked	-	15,000 Imperial Gallons
Engine Oil	-	5,000 Imperial Gallons
Hydraulic Oil	-	1,200 Imperial Gallons

The Purchasing Agent recommended:

- "1. THAT a contract be awarded to the lowest bidder for the supply and delivery of gasoline and diesel fuel at the following unit prices including all applicable taxes and subject to revision as provided in the price escalation clause.

Pacific Petroleum Ltd.

Gasoline - Regular	.6469 per gallon
Marked	.5269 per gallon
Diesel - Regular	.5879 per gallon
Marked	.4479 per gallon

- 2. THAT a contract be awarded to Texaco Canada Ltd. for the supply and delivery of bulk engine oil at the following unit price, including applicable taxes and subject to the price escalation clause.

Texaco Canada Ltd.

Engine Oil - 2.26 per gallon

- 3. THAT a contract be awarded to Chevron Canada Ltd. for the supply and delivery of bulk hydraulic oil at the following unit price, including applicable taxes and subject to the price escalation clause.

Chevron Canada Ltd.

Hydraulic Oil - 1.428 per gallon

It was recommended by the Municipal Manager that the Purchasing Agent's recommendations be adopted.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

14. Information on Retirement of Mr. Adam Broomfield

The Municipal Manager provided the following report of the Personnel Director:

"Mr. Broomfield will be retiring from employment with the Corporation on July 12, 1976 after 23 years of service.

He commenced employment with Burnaby on June 19, 1953 as a Building Inspector, became a Water Service Inspector in Engineering in March 1954, an Oil Burner Inspector in Building in June 1954, Septic Tank Inspector in the Health Department in June 1955, Pollution & Pest Control Inspector in July 1971 and Supervisor - Pollution Control in January 1972, the position he has held since that time.

Arrangements have been made for the presentation of the gift from the Corporation on Wednesday, June 30, 1976 at a retirement party for Mr. Broomfield at the Burnaby Lake Pavilion."

It was recommended:

"THAT a letter of appreciation from Council be presented to Mr. Broomfield for his many years of loyal and dedicated service to the Municipality."

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

15. Request for Approval to Issue P.P.A. #3712
D.L. 173, Blk. 9, Lots 16 and 17, Plan 1034
5923 and 5953 Trapp Road

The Municipal Manager provided the following report of the Director of Planning:

"Application has been received by the Planning Department for the development of a new office and salvage yard at the above address. Council will note that this location is within the Big Bend Study Area.

The existing zoning is M3a (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3a zoning and use. This type of operation is permitted in M3a districts provided that the other requirements of the By-law are met.

The proposed facility consists of an office, staff facilities and parts storage totalling 2,000 sq. ft. This is Phase I of a two phase project. The activities of Phase I will be confined to the removal of certain parts from vehicles (selective removal of large components), i.e. fenders, doors, whole engines, etc. The vehicles will not be completely stripped nor will engines be dismembered. Equipment for engine stripping will be provided in a similar sized building in Phase II, the subject of a future PPA.

The applicant has indicated that he intends to comply fully with the Health Department requirements for minimizing the discharge of petroleum products originating from Phase I into the storm drainage system (ditch). He has stated that since Phase II contains the engine stripping facilities, he will include the waterproof yard surfacing and necessary interceptors in conjunction with that development.

The proposed new facility is attractively designed, and elevated according to the Dyking and Drainage Report. Tree belts have been incorporated in the landscaping to screen the site from the residential south slope. The new building will help to improve the appearance of the area, and the landscaping will help to reforest and screen this industrial area. The improvements, therefore, will be beneficial toward the desired upgrading of the site. The applicant has been supplied with suggested site elevations based on the Swan Wooster Report."

It was recommended that the Planning Department be given authorization to grant Preliminary Plan Approval for the proposed development at 5923 and 5953 Trapp Road.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- 16. Letter Dated June 17, 1976 from Distinctive Home Fixtures Ltd., 7623 - 27 Edmonds Street, Burnaby
Request for a Refund on Permits

The Municipal Manager provided the following report of the Chief Building Inspector:

"Council will be hearing a delegation from Distinctive Home Fixtures Ltd. requesting refund of building permits issued for construction of premises on the above property.

Attached hereto is a copy of our letter of June 14, 1976, to Mr. P.A. Crichton, President, Distinctive Home Fixtures Ltd., informing Mr. Crichton of the terms of Burnaby Building By-Law No. 6333 to the effect that no refund is possible on building permit fees paid where a start on construction has been made."

It was recommended by the Municipal Manager that the terms of Burnaby Building By-Law No. 6333, Section 4(4) be upheld.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN AST:

"THAT the subject matter be tabled pending a further report of the Chief Building Inspector indicating the number of incidents relating to refusals to give rebates of this nature, and the costs associated with them."

CARRIED:

OPPOSED: Acting-Mayor McLean,
Aldermen Drummond and
Randall

17. Letter from the North Slope Ratepayers' Assn.
That Appeared on the Agenda for the July 14, 1976
Meeting of Council (Item 4d)

The Municipal Manager provided a report of the Director of Planning wherein reference to the specific items mentioned in the letter of the North Slope Ratepayers was commented on as follows:

1. The area referred to is within the proposed ultimate refinery boundaries although partially in private ownership. Accordingly, this part of the plan is conceptual and has been required at this time as a statement of intent for the minimum finished standard.
2. Agree. Improved grading and tree planting will be required as a condition of detailed PPA for this particular area, which is to be the subject of further design by Chevron in conjunction with final parking area layout.
3. The proposal to require a retaining wall has been dealt with in Section 4.0 above. It is not felt to be warranted with respect to the natural state of the park or use patterns.
4. The space between fence and tanks in the old existing tank farm is insufficient to allow significant tree planting on the refinery site at this location. Moreover, there are safety considerations requiring the preservation of maximum access to the high side of the storage tanks in this instance. Accordingly, the Company has offered to introduce planting within the park to remedy an undesirable historic situation. An effort is made to keep the tree arrangement compact in order to preserve the general level open space for active play, and still to produce a "natural" feeling in tree groupings, such that they will enhance both the appearance and the experience of the park, rather than appearing as a more contrived formal "hedge" that would make the edge of the park more dominating.

The preservation of desirable existing views over and between tanks is very important, and the limiting of tree heights at particular locations is a valid point. This will be looked into carefully and appropriate notes or adjustments made prior to approval.

5. The possibility of shifting the treed area northward is being investigated. With respect to the suggestion that child molesting might become a problem, we would point out that this is not a dense bush treatment, but rather open grove tree planting.
6. The boulevard tree planting that is proposed has been carefully considered as an adjunct to the neighbourhood, and to frame desirable views while screening undesirable ones.
7. This subject is beyond the scope of the landscape plan, but the removal of houses and landscaping of the area should be considered as an objective of the Municipality in connection with the completion of development of McGill Park. The request for tennis court construction should be directed by the Association to the Parks and Recreation Commission for consideration.
8. As above, this should be an objective in completing McGill Park's facilities, but must be considered to be beyond the scope of the refinery landscaping proposal.

9. This point is well taken. The area has been treated in the concept plan, but additional selected ever-green planting would be warranted.
10. This area is part of the trail system alignment beyond the bounds of Chevron's property, and at a location where additional external screening is not required. Hence we do not believe adding on a requirement to landscape the trail system at this location could be justified.
11. The landscaping referred to is a completed boulevard treatment. We understand that the desire for improved sidewalks in the area is of general concern to the residents and should be advanced through the usual means.
13. The master development plan which forms the basis for the approval-in-principle given to the expansion program recognizes the existence of the existing storage tanks within the complex and does not require their removal. The cost of relocation of such facilities would of course be enormous, and was not made a requirement. The approval does, however, address itself to overcoming the negative aspects of this past development, by requiring the pursuance of the painting program, the creation of a green belt buffer as a long range goal, and the creation of a landscaped screen at this time as a first step. The great majority of the landscape project does in fact occur within Chevron property to overcome these problems; however, due to the circumstances that exist, the problem north of the 4200 Block McGill Street can best be handled by the means suggested, which at the same time provides additional landscape planting in the park at no cost to the public."

It was recommended:

"THAT a copy of this report be sent to the North Slope Ratepayers' Association for information purposes only.

MOVED BY ALDERMAN RANDALL
SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of the Municipal Manager be amended to add that 'A copy of this report be forwarded to the Parks and Recreation Commission.'"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

"THAT the recommendation of the Municipal Manager be amended to add that 'Information be supplied to the North Slope Ratepayers' Association indicating the procedures for requesting tennis courts and sidewalks.'"

CARRIED UNANIMOUSLY

The vote was then taken on the original motion, as amended, and same was CARRIED UNANIMOUSLY.

28. Shellburn Refinery
Proposed Modernization Project

This subject matter was considered previously under Item 2(e) - Delegations.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LAWSON:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

N E W B U S I N E S S

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 10, Manager's Report No. 40, 1976 titled 'Proposed Ban On Smoking In Stores' as dealt with at the June 14, 1976 Meeting of Council on pages 15 and 16 of the minutes be now reconsidered."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the subject matter be tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY