

MARCH 22, 1976

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, March 22, 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  
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. R.W. Watson, Deputy Municipal Clerk  
Mr. J. Plesha, Administrative Assistant to Manager

M I N U T E S

The Minutes of the Council Meeting held on March 15, 1976, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on March 15, 1976 be now adopted."

Alderman Stusiak advised that in reference to the following comment on Page 16 "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." it should also indicate the following:

"without there being tenders called so as to have additional information to make that decision."

The vote was then taken on the Minutes as amended and same was CARRIED UNANIMOUSLY.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Lochdale Parent-Teacher Association,  
President, March 12, 1976  
Re: Railroad crossing - Sperling Avenue  
and Lougheed Highway - Mr. Bill Purchase,  
Spokesman.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Purchase commented as follows:

"Your Worship and fellow Aldermen, on behalf of the Lochdale Parent-Teacher Association we wish to bring this subject to light again for the benefit not only of ourselves, a membership of 109 people, but for the benefit of the people living in the North Burnaby area on the other side of the tracks. We are not asking or suggesting any specific spot where an overpass should be built, but we do believe that an overpass should be built in the very near future. Going back a number of years ago when I was a member and Vice-President of the Capitol Hill Rate Payers' Association, this was on the Agenda at one particular time, approximately 18 or 19 years ago, and we discussed an overpass in that vicinity. Since then, it is my understanding that this has been discussed a number of times by different Reeves, Aldermen and Mayors over the years until finally it came forward in November on the Referendum. I must admit that as a personal item, I was one of the persons voting against the Referendum at the time, but knowing that it is a very important situation, I think that upon looking at the overall Agenda before Council tonight this is one of the most important situations we have in Burnaby to date. We have not presented any facts or figures or statistics relating to the project but I believe everyone is quite aware of the situation and how important it is to everyone who lives on the North side. When I say 'on the North side of the tracks', I understand a major part of our Fire Department is on the South side of the tracks and if we had a major large fire at any of the Refineries or schools, whatever the case may be, noting at times fire trucks turning around and having to go down via Willingdon and back to the North Burnaby area; Ambulances and other vehicles of importance such as Police, I don't know if there are any records kept as to when these things happen but I know that the longest time I have waited personally is approximately 25 minutes when two trains were passing and therefore it created quite a traffic hazard just in the off-hours in the evening. I have noted at times where the traffic coming from South Burnaby was lined up back to the Sperling overpass on the Freeway and as far North as Sperling School on top of Sperling hill. Many people have discussed this matter knowing that there was a form of Committee before that spearheaded the idea, that is, the Sperling Overpass Committee. They felt their job was completed once the matter went to public Referendum. We, as a Parent-Teacher Association, and the neighbourhood in a large sense, feel that this should be kept in the light of the general public. We would like to know what the proposals of the near future are and when there would be something starting on this project in order that people will feel easier about the subject; i.e., serious fires or whatever the case may be. I do not know what Council have been doing recently but I see that the Engineering Department or someone, have been taking testings of the site and there seems to be a filling going in on the West side of Sperling Avenue. We would like to know what, when and how much the cost of this overpass would be. We would also like to know, in the case of an emergency and the fire trucks that cross into North Burnaby, is there any communication whereby they can discover whether or not a train is due at that time."

BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY BUDGET AUTHORIZATION BY-LAW 1975,  
AMENDMENT BY-LAW 1976'

- #6831

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT:

'BURNABY BUDGET AUTHORIZATION BY-LAW 1975,  
AMENDMENT BY-LAW 1976'

- #6831

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

"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. 11, 1975'

- #6640

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

"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 RANDALL:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 11, 1975'

- #6640

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT  
BY-LAW NO. 56, 1975'

- #6780

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

CARRIED

OPPOSED: Aldermen Drummond and McLean

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LAWSON:

"THAT:

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

- #6829

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

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 18, 1976 which pertain thereto, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Mrs. A.W. Pepper, March 10, 1976  
Re: Noise created by barking dogs

A letter under date of March 10, 1976 was received inquiring whether the Municipality of Burnaby has a Noise Pollution By-law which extends to noise created by barking dogs. It was suggested that a licence for a dog does not give the owner the right to let the dog bark indiscriminately and annoy his neighbours. The Municipal Manager provided a joint report of the Chief Public Health Inspector and the Chief Licence Inspector on this matter.

It was recommended by the Municipal Manager that:

1. This dog barking problem remain with the Health and Licence Departments and if Mrs. Pepper is further inconvenienced by the barking of dogs that she contact the Health Department or the Pound Keeper at the Burnaby Animal Shelter; and

2. A copy of this report be forwarded to Mrs. A.W. Pepper

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- (b) Mr. Rod Cruickshank, March 4, 1976  
Re: Canoe Concession - Burnaby Lake

A letter under date of March 4, 1976 was received indicating interest in operating a concession on the shore of Burnaby Lake to rent canoes during the summer, May 1 to September 30. It was indicated that 10 canoes would be available for rent, seven days a week from 10:00 A.M. to sunset at 9:00 P.M. at a charge of \$2.00 per hour. Use of the pier in front of the Burnaby Lake Pavillion was requested for this operation. The Municipal Manager provided the following report of the Parks and Recreation Administrator:

"The Parks and Recreation Commission, at its meeting of March 17, 1976 received a copy of the above letter which appears on the Council Agenda for March 22, 1976.

The Parks and Recreation Staff recommended against such a concession at Burnaby Lake in view of the hazardous conditions - the area of the lake adjacent to the dredged channel is silty to a great depth. However, the Commission referred the matter back to staff for further study, and a report will be submitted to the Commission at its next meeting on April 7, 1976."

It was recommended by the Municipal Manager that:

1. Mr. Rod Cruickshank be advised that his request will be reconsidered by the Parks and Recreation Commission on April 7, 1976, and that a further report is expected to be forwarded to Council on April 12.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

- (c) Burnaby Minor Softball Association,  
Marg Clarke, March 15, 1976  
Re: Annual Tag Days - Friday and  
Saturday, April 9 and 10, 1976

A letter under date of March 15, 1976 was received requesting permission to hold an annual tag day on Friday, April 9 and Saturday, April 10, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the request received from the Burnaby Minor Softball Association to hold their annual tag day on Friday, April 9 and Saturday, April 10, 1976, in Burnaby, be approved."

CARRIED UNANIMOUSLY

- (d) Mr. C.P. Morin, March 14, 1976  
Re: Publication of "Burnaby Now" Booklet

A letter under date of March 14 was received stating that the illustrations on Pages 8, 9 and 28 of the recent publication of the "Burnaby Now" Booklet, appeared to contravene those Sections of the Criminal Code of Canada relating to the reproduction of current Canadian currency. The Municipal Manager advised that the Municipal Solicitor and the Provincial Crown Prosecutor are both of the opinion that the illustrations involved are a violation of the Criminal Code.

It was recommended by the Municipal Manager that:

1. Distribution of the booklet "Burnaby Now" be held in abeyance until information is received from the Attorney General on whether the Municipality can complete its distribution of remaining copies on hand; and
2. A copy of this report be sent to C.P. Morin.

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN AST:

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

CARRIED  
OPPOSED: Alderman McLean

- (e) Rotary Club of Burnaby - Kingsway,  
Club No. 6635, President, March 16, 1976  
Re: Operation Identification - Tax  
Deductible Financial Contributions

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

"With reference to the letter from Burnaby Kingsway Rotary Club appearing on the 22 March 1976 agenda, the last paragraph of which refers to the Municipality's already existing formal system of acceptance of gifts, the attached copy of Item 3, Manager's Report No. 9, of 4 February 1974 outlines said formal system for acceptance of tax deductible gifts.

Donations received for the Operation Identification exercise may be accepted by the Municipality, a tax deductible receipt issued, and the funds may be disbursed from time to time upon proper direction for the purpose for which the funds were donated."

It was recommended by the Municipal Manager that:

1. The Municipal Treasurer be directed to establish an appropriate fund for Operation Identification, to accept donations therefor, to issue receipts for tax exemption purposes and to disburse related funds upon direction from the Chief Civilian Co-ordinator; and
2. A copy of this report be sent to Mr. Erwin M. Swangard.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Erwin Swangard, President of the Rotary Club of Burnaby/Kingsway then appeared before Council and reviewed the Operation Identification programme to date and indicated the effect the programme had had in several other communities on the North American continent.

The recommendation of the Municipal Manager was then voted on and CARRIED UNANIMOUSLY.

- (f) Greater Vancouver Regional District,  
Re: Livable Region Programme Advisory Committee, March 16, 1976.

A memorandum under date of March 16, 1976 was received from the Greater Vancouver Regional District Livable Region Programme Advisory Committee indicating that the G.V.R.D. Board established a Sub-committee of the Planning Committee to provide information to and receive information from the citizens of member Municipalities on issues pertinent to the G.V.R.D. It was indicated that the Livable Region Programme Advisory Committee had been active for the past year, monitoring public response to the G.V.R.D.'s livable region proposals.

- (g) Canadian National, Law, Commission Counsel, March 18, 1976,  
Re: Notice, Railway Transport Committee, Canadian Transport  
Commission, February 26, 1976 - Passenger-Train Service.

A directive under date of March 18, 1976 was received enclosing a copy of Notice relating to Order No. R-22346 indicating that the Canadian National Railways had applied to the Commission for authority to discontinue its passenger-train service comprising Trains No. 1, 2, 3 and 4, Montreal/Toronto/Vancouver, as well as supplementary Trains No. 675, 676, M286, M287, 168 and 169. It was indicated the Committee recommended that Canadian National Railways shall NOT discontinue operation of the above noted passenger-train service.

#### ENQUIRIES

##### Alderman Ast

On a question of Alderman Ast relating to possible information available on the recent Provincial indication that the newly constructed MacInnis Place would be sold rather than the original intended rental of units, it was agreed that Mayor Constable contact the Minister of Housing, The Honourable Hugh Curtis, as soon as possible in order to acquaint the Minister of the background of this particular project.

##### Alderman Randall

On a question of Alderman Randall, the Director of Planning advised that the forthcoming report on the Nelson/Wayburn extension would show the several alternate alignments for the location of the roadway in question.

##### Alderman Drummond

On a question of Alderman Drummond, the Municipal Engineer advised that the Municipal Staff would be meeting shortly with the Vancouver City Staff in regard to the proposed Vancouver improvements to the Boundary Road area. Alderman Drummond suggested that

there was a report indicating Boundary Road would become the truck route alternate to the presently used Vancouver routes.

Alderman Ast

On a question of Alderman Ast, it was agreed that the Staff would report on the several recent upsets to the Standard Oil Refinery. Alderman Ast indicated the problems with "flare" and odours.

Alderman Lawson

On a question of Alderman Lawson as to where the Youth Advisory Committee recommendations stood, Mayor Constable advised that he and the Municipal Manager had not as yet been able to arrange a meeting with the Attorney-General on the question of the Remand Centre.

Alderman McLean

On a question of Alderman McLean, it was agreed that the Municipal Manager would report as to why the Greater Vancouver Regional District Air Pollution Control were not responding to people from the Burnaby area who have been phoning complaints to them.

NOTICE OF MOTION

Re: Annual Opening of the Legislature

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

"WHEREAS the District of Burnaby has the second largest population of all municipalities in the Province of British Columbia - second only to the City of Vancouver; and

WHEREAS it has been the custom of the Provincial Government to invite the Mayor of the District of Burnaby to the annual opening of the Legislature since prior to 1958; and

WHEREAS the Mayor of the District of Burnaby did not receive an invitation to the 1976 opening of the Legislature even following an enquiry in connection therewith;

THEREFORE BE IT RESOLVED that The Council of The Corporation of the District of Burnaby on behalf of the 139,600 citizens of Burnaby does hereby protest the breaking of the custom of tendering an invitation to the Mayor of the District of Burnaby - which has the second largest population of all municipalities in the Province of British Columbia - and the Executive Council and the Burnaby Members of the Legislative Assembly be so advised."

Alderman Lawson indicated that in the final sentence there should be the following words added:- "and the Premier" so as to read:

"and the Premier, the Executive Council and the Burnaby Members of the Legislative Assembly be so advised".

A vote was then taken on the Motion and CARRIED UNANIMOUSLY.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY



The Municipal Manager presented Report No. 18, 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. Self Serve Service Stations

The Municipal Manager reported as follows:

"On February 23, 1976, Council requested information on the question of safety when the public uses gas pumps at self-serve service stations.

The Deputy Fire Chief advises that self-serve operations are of no special concern to his department from a safety point of view.

The first self-serve station in Burnaby was opened at Arcola and Kingsway in 1956. During the intervening period of almost twenty years, there have been no fire incidents directly attributable to the use of pumps by the public.

Council on December 16, 1974 and January 13, 1975 deliberated at some considerable length on the matter of safety at self-serve facilities. Attached are two reports that were submitted at that time. By-law No. 6584, Burnaby Fire Prevention By-law 1968 was subsequently amended so that the Fire Department could adequately enforce operations involving self-service facilities at gasoline stations.

On March 17, 1975, Council considered a notice of motion on a proposal to limit further conversion of service stations to self-serve. Council also heard two delegations and then passed the following motion:

"That Council be advised of all applications to convert conventional service stations to self-serve establishments."

The following motion was then passed at the April 1st meeting of Council:

"That the motion adopted by Council on March 17, 1975 regarding the reporting by staff to Council of any applications for conversion of gas stations to self-serve stations be rescinded."

A second notice of motion proposing to have self-serve stations limited to twenty (20) percentum of all service stations existing as of January 1, 1975 was defeated when presented to Council for consideration on October 6, 1975. The matter was not raised again until the latest notice of motion was considered by the current Council on March 1, 1976.

The Deputy Fire Chief advises that his department has experienced a high measure of co-operation with respect to the enforcement of the By-law by the oil companies and the consuming public as well.

There are at this time 104 licenced service stations in Burnaby, of which 27 are self-serve. "

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

2. Letter dated March 14, 1976 from C.P. Morin  
4818 Greentree Place, Burnaby  
"Burnaby Now" Booklet

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

3. Engineer's Special Estimate

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

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

Work Order No.

12-003	<p>Willingdon approach to Loughheed.          Lengthen the left-turn storage bay for the northbound to west-bound traffic.  <u>CHARGE:</u> Contingency Account  <u>ADDITIONAL INFORMATION:</u> The northbound left turn movement on Willingdon has recently become over capacity for the existing length of left turn storage causing congestion to all northbound movement on Willingdon. An extension of this left turn bay to approximately 300 feet will help alleviate this problem. Funds will be available in 1976 C.I.P. "</p>	\$6,900.
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It was recommended that the Engineer's Estimate be approved as submitted.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Neighbourhood Improvement Programme (N.I.P.)

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

"Attached is a copy of an information package which has been prepared by Central Mortgage and Housing Corporation and the Planning Department. A total of 3500 copies will be distributed to all residences and shops within the designated NIP area.

The purpose of the brochure is two-fold, firstly, to notify all residents that the Residential Rehabilitation Assistance Program (RRAP) is now in operation and secondly to invite people to participate in the planning for the Neighbourhood Improvement Program during the next six months. A public information meeting will be held March 24 at Edmonds School at 7:30 to explain the programs in detail to residents. "

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

5. Final Recast Budget for 1975

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

"Subsection (3) of Section 198 of the Municipal Act stipulates that no expenditure is lawful which is not provided for in the annual budget or in the annual budget as amended.

As it is virtually impossible to produce a budget for a municipality the size of Burnaby without overspending one or more individual accounts in the budget, it becomes necessary to amend the budget by-law to take care of the amounts involved as and when an accounting for the year is on hand.

Attached is a summary of revenues and expenditures which, when approved by Council, will form the attachment to the amending budget by-law. It shows where variances in the budget have occurred. These variances may be further summarized as follows:

#### Revenue variances

##### Increases

Taxes	\$ 5,329
Grants in lieu of taxes	18,974
Sales of services	11,076
Other revenue	88,681
Unconditional transfers from other governments	196

##### Decreases

Conditional transfers from senior governments	64,446
Conditional transfers from regional and local governments	426
Other transfers, collections for other governments	<u>546,228</u>

Net decrease in revenue

\$ 486,844

#### Expenditure variances

##### Increases

Transportation services	14,734
Environmental health services	26,001

##### Decreases

General government services	45,985
Protective services	32,609
Public health and welfare services	196,781
Environmental development services	20,114
Recreation and cultural services	35,551
Fiscal services	<u>320,948</u>

Net decrease in expenditures

611,253

124,409

162,503

Surplus at recast

\$ 286,912

Actual surplus for the year

Many of the variances offset or contra. For example, decreased revenue from the senior governments is offset by decreased expenditures in welfare services.

With the exception of \$18,960.75 received from I.C.B.C., representing a grant in lieu of business tax on four locations in Burnaby, which was not budgeted, all other variances relate directly to imprecise budgeting."

It was recommended that a By-law be brought down to amend Burnaby Budget Authorization By-law 1975, By-law No. 6667.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

6. Application for Amendment - Rezoning Reference #32A/74  
Lot 198, D.L. 35, Pl. 47944  
B.C. Telephone Regional Office Complex

The Municipal Manager provided a report of the Director of Planning regarding the subject development.

It was recommended by the Municipal Manager that:

1. A Rezoning By-law be prepared; and
2. The rezoning be advanced to a Public Hearing on April 21, 1976; and
3. The following be established as a prerequisite to the completion of the rezoning:

"a. The satisfaction of all requisite conditions necessary to gain Subdivision Approval of the subject site."

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

7. Forest Glen Park  
Proposed Nelson/Wayburne Extension

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

"At its meeting of March 17th, the Parks and Recreation Commission received a delegation from concerned citizens in the Forest Glen Park area, together with a letter from the Forest Glen Association opposing the plans for the Nelson/Wayburne Extension through the Forest Glen Park.

The Commission is aware that only a small portion of Forest Glen Park is dedicated as park land; however, in view of the fact that this area has been used as a park for many years, the Commission feels that it should be made aware of any action taken by Council affecting the park."

It was recommended by the Municipal Manager that:

1. All future reports, correspondence or information of any kind concerning the Nelson/Wayburne Extension as it affects the Forest Glen Park be referred to the Commission for its information.

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

8. Tender for One Four Door Sedan

The Municipal Manager provided the following report of the Purchasing Agent:

"Tenders have been received for the supply of one four door sedan for use by Mayor Constable. The 1973 Buick Century Luxus Sedan will be assigned to the Municipal Manager in compliance with Council's authorization of June 30, 1972. The 1970 Dodge presently assigned to the Manager will be sold by public auction.

This purchase has been initiated prior to Council's approval of the Capital Budget to insure delivery and some use during the current model year. The sum of \$6,000.00 has been provided in the 1976 CIP account number 35-01-001.

Eight bids were received and opened in the presence of Messrs. Constable, Hagen and representatives of the firms bidding.

A tabulation of the tenders received is attached.

The lowest bid was submitted by Mountview Motors Ltd. for the supply of an AMC Matador Model 85-7. This vehicle does not satisfy the specifications.

Gary Pontiac Buick & G.M.C. Ltd. provided the second lowest price to supply a Pontiac Grand Lemans. This offer satisfies the mechanical specifications, however, body characteristics present a "Sports Car" appearance which in my opinion is not practical or desirable for our purpose.

The third lowest tender was submitted by Brentwood Dodge Ltd. for the supply of a Dodge Coronet Brougham. This vehicle also satisfies the mechanical specifications, however rear seating accommodation was very restricted and the interior finish could be improved.

In my opinion the lowest tender meeting the mechanical specifications, offering the desired quality and styling has been submitted by Rod McCallum Mercury Sales Ltd., for the supply of one 1976 Montego MX Four Door Sedan."

It was recommended by the Municipal Manager that:

1. The lowest tender meeting the specifications from Rod McCallum Mercury Sales Ltd. to supply and deliver one 1976 Montego MX Four Door Sedan for the sum of \$6,161.93, to include all applicable taxes, licence and registration fees, be accepted; and
2. The amount be charged to C.I.P. 35-01-093; and
3. The 1976 Montego MX Four Door Sedan be assigned to Mayor Constable; and
4. The Mayor's present Buick Century Luxus Sedan be assigned to the Municipal Manager.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

9. Letter dated March 4, 1976 from Mr. Rod Cruickshank  
1602 Eastern Drive, Port Coquitlam  
Proposed Rental of Canoes at Burnaby Lake

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

10. Community Schools in Burnaby

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

" On September 18, 1974 the Parks and Recreation Commission approved that a two-man task team be commissioned to review the existing situation and potential for this type of program across the Municipality and to present recommendations to meet any needs established by their study.

It was further approved that a staff member of the Parks and Recreation Department be appointed to this team and that the Burnaby School Board be requested to co-operate by appointing the second member of the team. In October, 1974 the School Board agreed to enter into the study with the Commission with the understanding that any Community Schools which may be developed will be operated under the jurisdiction of the School Board.

A staff member was assigned to assist with the study and the Community Education Department was charged with the responsibility for developing recommendations regarding Community School policy and organization for consideration by the Board and for carrying out the development of Community Schools as directed by the Board.

The School Board further agreed to share in the funding of Community Schools with every effort being made to obtain support from the Department of Education.

The report of the task team was received by the Parks and Recreation Commission on September 3, 1975 at which time an Ad Hoc committee was struck to study the report and make its recommendations to the Commission. A copy of the task team report is attached for your information. The Commission's Ad Hoc committee on the task team report submitted the following recommendations to the Commission on October 1, 1975.

1. A Community School and its program be administered by the School Board.
2. The Commission include an item of \$14,250. in the 1976 Provisional Budget to contribute to the continued operation of the Lochdale Community School.
3. The Commission include an item of \$7,250. in the 1976 Provisional Budget to provide for initial aid to any additional Community School.
4. The Commission endorse the policy that new and future Community structures, including schools, additions and modifications to schools, recreational facilities, additions and modifications to recreational facilities, be accomplished only after consultation and joint planning, where appropriate, among agencies who will make use of these facilities and with a view toward facilitating general community use of these facilities.
5. The program guidelines in effect between the Community Education Department and the Parks and Recreation Department be continued and that other agencies who may wish to offer programs in Municipal and School District facilities, be required to develop the guidelines in order that duplication of services does not occur.

6. That School District No. 41 and the Parks and Recreation Commission pursue a joint agreement concerning facility use, with a view to implementing reciprocal use of Schools and Recreation Facilities without charge.

The Commission adopted all the recommendations of the Committee and the School Board was advised accordingly.

- At its meeting of March 17th, the Parks and Recreation Commission received a letter from the School Board forwarding a copy of a report of the special committee of the Board, which had reviewed the task team report and advising that the Board had adopted the four recommendations contained in the aforesaid report. A copy of this report is attached for your information.

Part of the process of administering outlined in the task team report called for the formation of the Community School Advisory and Co-ordinating committee, to which the Parks and Recreation Commission and the Municipal Council would each appoint a member. This committee is now being formed under the interim chairmanship of the Superintendent of the Burnaby School District. The Parks and Recreation Commission has approved the appointment of a representative to this committee and wishes to request that the Municipal Council appoint a member also."

It was recommended by the Municipal Manager that Council appoint a representative to the Community School Advisory and Co-ordinating Committee.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Municipal Manager be adopted and His Worship the Mayor make the appointment."

CARRIED UNANIMOUSLY

11. S.P.C.A. Contract for Services in 1976  
(Item 18, Report No. 16, March 15, 1976)

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

"At the meeting of 15 March 1976, Council tabled a report on renewal of the S.P.C.A.'s contract and requested information on the following:

1. A breakdown of the Society's costs relative to the 20.428% increase in the 1976 contract; and
2. A contract proposal based on an increase not exceeding 13% of the 1975 contract.

The S.P.C.A. advises that the increased costs are:

Wages and benefits	\$ 13,775
Vehicle operating costs	2,152
Feed supplies	755
Chemical and sanitary supplies	620
Additional costs	
Office and clerical services, insurance, heat & light, depreciation, communication equipment, auditors, etc.	696
Increased commissions on sale of licences relative to higher fees	<u>782</u>
	<u>\$ 18,780</u> or 20.428% greater than 1975

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A contract increase not exceeding 13% would require a reduction of approximately \$7,000. To achieve this reduction, the Society is prepared to place one staff member on half time. The results of such action would be:

1. Patrols would be reduced by 12.5% or,
2. The shelter would not be open to the public until 1 P.M. each day. Telephone enquiries would be recorded on tape and answered later in the day.

This reduction in service is not recommended. In my opinion, the control of dogs running at large should be most visible to the public and the service should be readily available.

Most cities are faced with the problem of controlling dogs. In Burnaby, we have progressively implemented programs to emphasize the responsibility of dog ownership; regulatory control through a leash law; violation tickets and extended hours of patrol; and contributed to a sterilization clinic that should assist in stabilizing the dog population growth. Such a comprehensive program, in which is included the continuing enforcement of licencing and control regulations, is necessary if we are to achieve a high level of dog control.

For Council's information, the sale of 1976 dog licences to 27 February 1976 is 1,512 tags below the corresponding period of 1975, a reduction of 28.4%. I believe that in addition to those dog owners who have not renewed their dog licences, there are many who have never purchased a dog licence. The available information indicates that this problem is prevalent in many cities. With this in mind, a sum of money was placed in the 1976 Provisional Budget to conduct a door-to-door canvass throughout the Municipality for the sale of dog and bicycle licences. Hopefully, this proposal will receive assistance from the Provincial student employment program. A report on this program will be prepared for Council in the near future."

It was recommended by the Municipal Manager that:

1. The contract with the S.P.C.A. 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 them 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 of May through August; and
3. All other terms and conditions of the 1975 contract be included in the 1976 contract.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED

OPPOSED: Alderman Gunn

12. Letter dated March 16, 1976 from the Rotary Club of Burnaby-Kingsway, P.O. Box No. 80001, Burnaby -  
Operation Identification Program

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



7. What is a desirable air quality, acceptable air quality and harmful air quality level?
8. What is the present noise level of the refinery at its boundaries and what will it be after the expansion proposal?

CARRIED UNANIMOUSLY

14. Neighbourhood Public House Application #4/75  
5605 Kingsway (Imperial Place)

The Municipal Manager provided a report of the Director of Planning which concluded as follows:

"In summary, the subject application has successfully met the necessary prequalifications for the establishment of a General Licensed Neighbourhood Public House. The site is well suited to the intended use, and does not create an incompatible situation with respect to adjacent uses. Most importantly, the immediate residents of the area (within a six block radius) are strongly in favour of the proposal, as demonstrated in the public survey results.

It is therefore necessary, as outlined in the Provincial Liquor Act, for Council to consider this application and submit their resolution in writing to the General Manager of the Liquor Administration Branch in Victoria. The General Manager will then consider the subject application in the light of the Municipality's decision."

It was recommended by the Municipal Manager that:

1. Council resolve to give favourable consideration to the subject application; and
2. Council's resolution be forwarded in writing to the General Manager of the Liquor Administration Branch.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

15. Letter dated March 10, 1976 from Mrs. A.W. Pepper,  
4528 Irmin Street, Burnaby - Barking Dog Complaint

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

16. Rezoning Reference #28/75 - Proposed Hotel Development,  
Kingsway/Silver

The Municipal Manager provided a report of the Director of Planning which included the following summary:

" 5.1 The Planning Department as authorized by Council has worked with the applicant towards the development of a suitable plan of development of this key site within the Metrotown area. The series of project discussions between the Planning Department and the applicant have proved difficult. Although, the applicant in a sense has met the letter of many delineated project requirements, the resulting project is, in our opinion, disappointing.

### 13. Shellburn Refinery -- Proposed Modernization Project

The Municipal Manager provided a report of the Director of Planning on the proposed modernization project at the Shellburn Refinery including as follows:

"In summary, the proposed plant modifications are understood to constitute a modernization project only, and to not increase plant output capacity. Further, company officials have stated in recent discussion that Shell Canada Limited does not have any plan to expand the refinery in the near future.

As the refinery is appropriately zoned, it is our intention upon receipt of an application for Preliminary Plan Approval, to process it in the normal way, with approval subject to conformance with both the normal by-law requirements and the additional environmental controls set by the respective control agencies. In the case of emissions to the atmosphere, it is proposed that the discharges from the proposed new installations be made specifically subject to the requirements of the atmospheric discharge permit that is to be obtained, and that the Council endorse a proposition that the highest prevailing standards, Level 'A', be applied by the GVRD when the application comes under consideration."

It was recommended by the Municipal Manager that:

1. Council's directive to be notified immediately upon receipt of any application for expansion continue to remain in effect; and
2. The Environmental Division of the Municipal Health Department be advised that the Council endorses adherence to Level 'A' standards with respect to atmospheric emission controls in the case of the Shellburn Refinery, and furthermore, that the Environmental Division be requested to bring forward a report for Council's consideration upon receipt of an application for a discharge permit.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

"THAT the subject matter be referred back to Staff for comment on the following enquiries:

1. What are Level 'A' Standards?;
2. What is the present capacity in the different product lines?;
3. What is the future capacity in the different product lines after modernization?;
4. What are the present emissions and in what quantities are they?;
5. What will the emissions be and in what quantities after modernization?;
6. What is the present air quality in North Burnaby; that is, what are the records of the Kensington Air Quality Control Station; what is the record of Shell upsets at this Station; how does this compare to other Greater Vancouver Regional District Stations?;

As noted in the rezoning report of July 21, 1975:

A high quality development is expected. The subject project, as completed would become a model for future Metrotown development. The type and quality of hotel facilities should be comparable to hotels in downtown Vancouver that house major chains.

On the whole, it is hoped that projects which would become a model for future metrotown development would take an innovative massing approach within the context of broad municipal parameters and create an integrated Metrotown podium development of mixed retail/social/cultural/office uses, invigorating and active pedestrian precincts and systems, and environmentally pleasing public and private developed open spaces.

5.2 Although the Planning Department has, as noted, some overall reservations as to the use of this project as an appropriate model within the context of the Metrotown, the following further detailed criteria are noted which if met by the applicant would enhance the acceptability of this proposal:

- a) The provision of appropriate details of the public pedestrian areas, of the public plazas, and of the podium level landscaped areas (i.e. paving, benches, lighting, trees, fountains, berms, trellis work, etc.). This project is a special instance where the provision of details not usually provided at this stage in the rezoning are required in order to communicate the qualitative intentions of the applicant with respect to this important aspect of the project.
- b) The design of an inviting and major exterior stair connection between the on-grade pedestrian level and the podium pedestrian level.
- c) The resolution of Fire Department access to the hotel tower while still maintaining appropriate retail facilities at grade especially along the Kingsway frontage.
- d) Any further appropriate adjustments which may assist this proposal in becoming a model for future Metrotown development.

5.3 The following would be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development as a First Phase of a suitable Community Plan for the overall site.
- b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- e) The dedication of any rights-of-way deemed requisite.

- f) Applicant's schedule for the construction staging of the subject proposal.
- g) The placement underground of any existing above ground wiring along the Kingsway and Silver Avenue frontages.
- h) Provisions for the acceptance of public pedestrian bridges tying into the podium of this project.
- i) The deposit of the determined levy to go towards the cost of acquisition of public open space and construction of pedestrian overpasses in the Metrotown area.

5.4 In fairness to the applicant, the project discussions have been lengthy and time consuming. The applicant has requested that his proposal be submitted to Council for its consideration and to a Public Hearing at the earliest convenience. The purpose of this report is to submit to Council the relevant rezoning information with respect to this proposal and to request the direction of Council as to whether it would be appropriate to submit this proposal to a Public Hearing."

It was recommended by the Municipal Manager that Council table the applicant's proposal and direct the Planning Department to work with the applicant towards the development of a plan of development fully in compliance with the high quality, mixed use and activity expectations inherent in the development of the Metrotown area.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be referred to a Committee of the Whole for discussion with the Director of Planning on the several questions raised."

CARRIED UNANIMOUSLY

Mayor Constable is to facilitate arrangements for the meeting.

17. Letter from the Century Park Museum Association that appeared on the Agenda for the March 15, 1976 Meeting of Council  
(Item 4(1) - Sprott/Lubbock Farm, Canada Way and Haszard Street  
Rezoning Reference #61/75

The Municipal Manager reported as follows:

" Appearing on last week's agenda was a letter from Mrs. Hazel Simnett, President of the Century Park Museum Association, regarding the Sprott-Lubbock Farm Site. Following is a report from the Director of Planning on this matter.

The Municipal Clerk's letter dated February 5, 1976 to which Mrs. Simnett refers in her correspondence was sent to her, Mr. Archie Miller, Mrs. E. Derrick, Mrs. A. Lesley, Community Builders Ltd. and Mr. Ansley Lubbock and Miss Beatrice Lubbock. It reads as follows:

"This is to advise that the attached report relating to the above noted subject was considered by Council at the regular February 2, 1976 meeting. This is also to advise of the following recommendation adopted in relation to the above noted subject:

"THAT we confirm the original community plan for the area and further that we make the farm house and associated buildings available to Century Park Museum Association or the Burnaby Horsemen's Association providing it is donated to the Municipality by the owners."

As noted in the following report, arrangements have been made whereby the developer will contribute \$5,000 to the Century Park Museum Association for relocation of buildings from the farm site."

It was recommended by the Municipal Manager that Century Park Museum Association's request that parks in the vicinity of the Sprott/Lubbock Farm be named after historical figures be referred to the Parks and Recreation Commission for consideration.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

18. Rezoning Applications

The Municipal Manager provided a report of the Planning Director covering the following various rezoning applications:

- Item 1. RZ #58/75 - 6941 East Hastings Street  
Manufacturing District (M1) to  
General Industrial District (M2).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT favourable consideration not be given to the subject rezoning application."

CARRIED UNANIMOUSLY

- Item 2. RZ #1/76 - 6558 Kingsway  
Drive-In Restaurant District (C7) to  
Service Commercial District (C4).

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Planning Department be received and that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on April 21, 1976 and that the following be established as prerequisites to the completion of rezoning:

- (a) The submission of a suitable plan of development.
- (b) The submission of an undertaking to remove all existing improvements on the site within six months of the rezoning being effected but not prior to Third Reading of the By-law.
- (c) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the upgrading of Conway Avenue adjacent to the east property line.

- (d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (e) The dedication of the northerly 16.5' of the subject site fronting Kingsway for the Road widening of Kingsway.
- (f) Consolidation of the net project site into one legal parcel."

CARRIED UNANIMOUSLY

Item 3. RZ #2/76 - 7660 Aubrey Street  
Small Holdings District (A2) to  
Residential District Two (R2).

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Planning Department be received, that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on April 21, 1976, and that the following be established as a prerequisite to the completion of rezoning:

- (a) The provision of all services necessary to gain Subdivision approval of the subject site."

CARRIED UNANIMOUSLY

Item 4. RZ #3/76 - 5310 Capitol Drive  
5307/15, 5321/31 East Hastings Street  
Residential District Four (R4) to  
Multiple Family Residential (RM3).

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN EMMOTT:

"THAT favourable consideration to the rezoning of Lots 1, 2, 3 and 104 as requested not be given and that the applicant be advised that the incorporation of Lot 4 and the redundant 20' road allowance will create a site capable of favourable consideration for RM3 redevelopment."

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT the subject rezoning application be referred back to the Planning Department for discussion with the applicant."

CARRIED UNANIMOUSLY

Item 5. RZ #4/76 - 4403 - 4511 North Road  
General Industrial District (M2) to  
Comprehensive Development District (CD).

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Planning Department be received and that a Rezoning By-law be prepared and the rezoning be advanced to a Public Hearing on April 21, 1976 and that the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-law.
- (c) The consolidation of the net project site into one or at most two legal parcels in order to reflect the proposed phasing.
- (d) The granting of any necessary easements.
- (e) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- (f) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The approval of the Department of Highways is required for this rezoning application."

CARRIED UNANIMOUSLY

Item 6. RZ #5/76 - 1551 Phillips Avenue  
Residential District Four (R4) to  
Comprehensive Development District (CD).

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the revisions to the Community Plan Area "E" as outlined in Section 3.0 of the report, and sketch no. 4, as a guideline for the development of specific sites be approved and that the report of the Planning Department be received and that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on April 21, 1976 and that the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The registration of the necessary subdivision plan creating the subject development sites.
- (c) The granting of any necessary easements.
- (d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The provision of a public pedestrian walkway easement from the Park (Site 14) east to the cul-de-sac and the construction of a concrete walk to the approval of the Municipal Engineer.

- (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (i) The deposit of a per unit levy to go towards the acquisition of proposed neighbourhood parks.
- (j) The retention of as many existing mature trees as possible on the site.
- (k) Applicant's schedule for the construction staging of the subject proposal."

CARRIED UNANIMOUSLY

It was agreed the proposed revision to the Community Plan Area "E" would be forwarded to the Advisory Planning Commission for consideration and comment back thereon to Council.

Item 7. RZ #8/76 - 3958/76/86 Myrtle Street and  
3953/63/75/93 Regent Street  
Residential District Five (R5) to  
Light Industrial District (M5)

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"THAT the report of the Planning Department be received and that a Rezoning By-law be prepared as outlined and that the rezoning be forwarded to a Public Hearing to be held on April 21, 1976. It was further recommended that the finalization of the rezoning be subject to the following conditions:

- (a) The submission of a suitable plan of development prior to the lease or sale of the subject site.
- (b) The consolidation by the Municipality of the subject properties and abandoned lane allowance into one legal parcel.
- (c) The granting of a 10 foot easement adjacent to the West property line of the subject site (as per attached sketch No. 3).
- (d) The dedication of road allowance to allow the eventual construction of a Regent Street cul-de-sac.
- (e) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to be borne by the applicant upon sale or lease of the subject site.
- (f) The approval of the Department of Highways.
- (g) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development."

CARRIED UNANIMOUSLY

Item 8. RZ #9/76 - 5930 Portland Street  
Neighbourhood Commercial District (C1) to  
Residential District Four (R4).



MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Planning Department be received and that a Rezoning By-law be prepared and the rezoning be advanced to a Public Hearing on April 21, 1976 and that the following be established as a prerequisite to the completion of the rezoning:

- (a) Satisfaction of all requisite conditions associated with subdivision of the subject site."

CARRIED UNANIMOUSLY

Item 9. RZ #10/76 - 1750/92 and 1640/50/60/70 Duthie Avenue  
Residential District Four (R4) to  
Comprehensive Development District (CD).

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT the report of the Planning Department be received and that the Planning Department be authorized to continue working with the applicant toward the development of a suitable plan of development in accordance with the terms outlined in Section 4.0 of this report on the understanding that a further detailed report will be submitted to Council for its consideration."

CARRIED UNANIMOUSLY

Item 10. RZ #11/76 - 2595 Ellerslie Avenue  
Small Holdings District (A2) to  
Residential District Five (R5).

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN LAWSON:

"THAT favourable consideration not be given to the subject rezoning application."

CARRIED UNANIMOUSLY

Item 11. RZ #12/76 - 7694 Cumberland Street  
Residential District Three (R3) to  
Residential District Five (R5)

MOVED BY ALDERMAN EMMOTT:  
SECONDED BY ALDERMAN STUSIAK:

"THAT the report of the Planning Department be received and further that a Rezoning By-law be prepared and that the rezoning be forwarded to a Public Hearing to be held on April 21, 1976."

CARRIED UNANIMOUSLY

Item 12. RZ #13/76 - 8309 Broadway and 2366 Underhill Avenue  
Small Holdings District (A2) and  
Heavy Industrial District (M3) to  
Comprehensive Development District (CD)

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT the report of the Planning Department be received and that a Rezoning By-law be

prepared and that the rezoning be advanced to a Public Hearing on April 21, 1976 and that the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The consolidation of the net project site into one legal parcel.
- (c) The granting of any necessary easements.
- (d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The provision of suitable walkways connecting the two residential areas to the recreational facilities to be provided on the G.V.W.D. property to the approval of the Municipal Engineer.
- (h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (i) The retention of as many existing mature trees as possible on the site.
- (j) The retention of the existing watercourse in an open condition over the subject site in its existing alignment.
- (k) The approval of the Department of Highways to the rezoning application.
- (l) Applicant's schedule for the construction staging of the subject proposal."

CARRIED UNANIMOUSLY

The Meeting recessed at 9:00 P.M.

The Meeting reconvened at 9:08 P.M. with all Members of Council present.

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN EMMOTT:

"THAT Item 13, Municipal Manager's Report No. 12, 1976 concerning the subject of Burnaby Refuse Service, Tabled February 23, 1976 and considered at the March 15, 1976 Meeting of Council as Item 4, Manager's Report No. 16, 1976, be now reconsidered.

FOR: Aldermen Emmott, Lawson, McLean and Stusiak

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

MOTION DEFEATED

Mayor Constable advised that at the March 15, 1976 Meeting of Council a Committee

a Committee to examine the house at 6561 Canada Way and report back was authorized to be appointed: Alderman Emmott, as Chairman, and Aldermen Randall and Stusiak as Members were appointed. His Worship further advised that he will now take the place of Alderman Stusiak on this Committee.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY