

OCTOBER 25, 1976

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, October 25, 1976, commencing at 7:00 P.M.

**PRESENT:**

Acting Mayor Alderman B.M. Gunn, in the Chair  
Alderman G.D. Ast  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman D.A. Lawson  
Alderman F.G. Randall

**ABSENT:**

Mayor T.W. Constable  
Alderman G.H.F. McLean  
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 October 18, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the minutes of the Council Meeting held on October 18, 1976 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on October 19, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the minutes of the Public Hearing held on October 19, 1976 be now adopted."

CARRIED UNANIMOUSLY

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

Acting Mayor B.M. Gunn proclaimed November 1 to 7, 1976 inclusive as "Clean Up Litter Week" in the District of Burnaby.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- a) Robert Macfarlane Re: Conversion of 27 Townhouses - 2000 Springer Avenue - to Strata Lots

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- b) Imperial Oil Limited, Senior Accounts Executive - Development,  
Re: Appeal decision which prevents use of surplus store space  
at Econo Gas Bar - Kingsway and Salisbury Avenue
- c) Joseph and Elizabeth Kovesdi Re: Vehicle Crossing - 5340 Spruce  
Street

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Robert Macfarlane Re: Conversion of 27 Townhouses - 2000 Springer  
Avenue - to Strata Lots

Mr. Macfarlane appeared before Council and spoke as follows:

"I feel I must quickly run over the facts just really briefly so that you know what I am here for again tonight. I have been here before. You will recall this is an application to convert the 27 units of townhouses on Springer Street. The permits were issued for condominium development in April, 1972, for a condominium. At the time, mortgage financing was not available so that the units were temporarily rented at that time which was permitted under legislation. In July, 1974, Municipal approval became required to convert into a condominium. Myself and the group I am with, our company as it is, previously constructed three condominium projects in Burnaby, this is the fourth and we have the land for the fifth. That is all we ever did is build condominiums and we never had any intention of course at this time, except to build a condominium and to sell. The location of this group of townhousing is on the strip of land north of the Lougheed Highway where all the townhouses are presently being constructed. This is in accordance with, I imagine, the long-range plan. It is the area where the Municipality wanted the condominiums to be built I would suggest. Now these units were built as condominiums with individual electrical facilities, water services etc., in the same manner as would be put into a house, at considerable expense to ourselves. On the previous occasion when I came before you, one of the objections that was voiced to considering this application at that time, was that there was a moratorium. I am going to suggest to you tonight that there cannot be a moratorium. Now I didn't really think I had hinted at this before. I have the legislation in front of me which I would like to read to you briefly which is Section 5 of the Strata Titles Act.

'5(1) - Upon the conversion into strata lots of a previously occupied building, or of a building in respect of which no building permit was issued on the basis that the building was to be included in a strata plan, the approving authority, 'which this Council or whomever Council designates, may, in effect, 'approve the strata plan, or refuse to approve it, or approve it subject to such terms and conditions as is considered appropriate.' Now you have three alternate choices. Part (2) of that Section goes on to say:

'In its decision under subsection (1), the approving authority shall' - and it states that it shall do certain things as per part (a) and part (b). I wish to assure you that the law is quite clear in this matter. Where the Legislature grants authority to each body and it states how it shall exercise that authority then that authority must exercise according to that Statute. You will note the words in that subsection (2) where it states that 'In its decision under subsection (1), the approving authority (a) shall', it doesn't say it may not approve, but it 'shall not approve the conversion unless the buildings included comply with the applicable By-laws, etc.' And then in Section (2) again it says '(b) shall consider' and then it has a

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number of things that, for example' (1) the priority of rental accommodation over privately owned housing in the area;', in other words, what I am trying to point out is that it is set down what Council has to do and you must then consider the priority of rental accommodation over privately owned housing and you must consider the proposal of the owner/developer for the relocation of persons occupying the building and you must consider the life expectancy of the building, etc. In other words, it tells you that you have got to do certain things. In other words, you cannot say we have a moratorium which is refusing to act. It says that you must act. I can convince you then that you cannot have a moratorium. Now you can say to yourself well that is all very well but we can come to any decision we want to and we are not going to have these conversions and so in effect you have the moratorium. But that is dishonest, you know, that is dishonest. You have got to consider part of the legislation. As I say, you can't say that you aren't going to and you have got a closed mind. You must have an open mind and I think to be fair you must accept this legislation as set out and you must consider this application and, I think this application has merit. Now there was another objection voiced by Alderman Gunn and that was that if we permit this application for conversion it is the thin edge of the wedge. That cannot be true we respectfully submit. If we don't have a typical application nobody else has a building permit that will prove or that was agreed upon that these would be condominiums. Now if it were the regular rental people or any fast dealing developer wants to come in and buy an old rental project and have it converted, yes, but that isn't going to open the door to this type of person because he doesn't have the building permit that we had that was approved by this Municipality to build a condominium and we are right where everybody else has a condominium facility. Now the people who know what the law is today know we were trapped in it with a change of legislation where a strange situation doesn't arise - I think we were the only one. People today, knowing the law, they come in, they get their permission to build condominiums, get their approval and have it subdivided right away and if they can't sell then they rent them and that is a fact because today there are several condominium units that are already subdivided. Now ..... can rent their units at their pleasure and then when it comes down to it they sell them later without any further approval and again I say that because I want to illustrate that the situation as we, by accident, have found ourselves in and I don't think that it is any fault of ours. Now in the event that Council would consider the application then you have to consider your guidelines today. The only present guideline that we don't need is the guideline that calls for two legal sized parking spaces for each unit. At the time we built these condominiums it only required one parking spot per unit. Now there are 27 units and we have 41 legal parking spots and a legal parking spot according to the By-law is 8 1/2', if there are no obstructions on either side. So, if you have two parking spots that would require 17 feet. Now out of 16 of these 27 units we have approximately 17 feet 4 inches. Now there is a wall on either side and the By-law requires that where there is a wall you want another foot so it would require then 19 feet to be legal for two parking spots whereas we only have 17 feet 4 inches. Now I, again respectfully, state that there is adequate room for two cars to park there and I am sure that two cars will be found parked in each of those spots when required. And not only that; the By-law calls for 8 1/2', presumably though these By-laws are old and are considering American size cars. A second car is usually half that car ..... and it isn't taken into consideration so with respect to the amount of parking that is available this is only a guideline Council is not bound by .....so we do have the 41 legal size parking spots and there is adequate room I suggest for an additional 16 under-

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neath these units. In addition to that there is room for 50 spots which are being used to date with reference to driving down into the site to people parked up on the street. There is 6 cars parked outside. There is adequate room presently for this type of parking. So that being the only guideline that we don't meet, I would like to convince you that there is more than enough parking space on this site. One other thing I would like to say to Council, I have been here so often before - I would like to say exactly what we are. We are not a big company like Daon Developments or any of these other big firms, we are just a small business. I have illustrated to you that over the past 6 years we have built four of these things - four small units of condominiums, that is the way we do our business. If we build one we have to sell it before we can build another. It was indicated earlier that we built four and we had land for the fifth but we can't build a fifth one because we can't do what we had agreed to do with Council and what we would like to do with the one that we have so we must sell this before we can give any consideration as if we can't sell it we go out of business. We don't want to be in the rental business. These units are not appropriate for rental; when we had them built we were working with the Planning Department and we are talking about a private ownership. We build more for private ownership. There are more things required to sell the unit to people. Renters want smaller, cheaper space. These units have over 2,000 square feet which is not a rental type of accommodation, they are not satisfactory and consequently you get less rent that don't meet the mortgage payments and it just doesn't work. If this thing happened to a large corporation it wouldn't make any difference to them, they have got lots of capital and they can carry on. Daon Developments reported they just a million and something on their last condominium. They carry on building, we can't. If Council refuses to consider this application and offer to go ahead with this and carry on in our business then we are out of business, just out of luck and Council then in effect is putting a small business out of business. That is all I can say."

- b) Imperial Oil Limited, Senior Accounts Executive - Development  
Re: Appeal decision which prevents use of surplus store space  
at Econo Gas Bar - Kingsway and Salisbury Avenue

Mr. S.A. Ruocco appeared before Council and spoke to the following brief:

"In dealing with our appeal for dual use of our site at Kingsway and Salsbury, let me first explain that Econo is a wholly-owned subsidiary of Imperial Oil Limited. The original concept during 1965 was to create pure gas bars to sell gasoline at a price that was competitive with the prevailing discounters in the market place and at the same time offer the motoring public automotive parts and accessories at attractive prices, hence the name "Econo" representing Economy.

We have only 13 such units in the Greater Vancouver area and have no plans to appreciably increase this form of marketing. Each of these existing units sells in excess of 1 million gallons. This high volume throughput per unit conclusively proves that the Econo gas bar concept is most acceptable to the buying public.

On the other hand our attempt to sell automotive parts and accessories through the stores that were in conjunction with the gas bars has been a failure. The amount of money invested in stock and the low turnover of this same stock could not justify our continued participation in this phase of the business. We therefore made a marketing decision this year to phase out of automotive parts and accessories at our Econo gas bars.

Because of the high land values, taxes and business license costs at our Econo gas bar sites, coupled with the low profit margins on gaso-

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line due to the pricing strategy, we have to look for additional income to justify our investment and expenses at these specific locations. The decision was made that where possible, we would lease these store spaces out to private individuals who would run a business that was compatible with gasoline sales.

We applied to Burnaby Planning for a Development Permit to lease the surplus store at our Econo outlet at Kingsway and Salsbury and your Planning Department refused a dual use for the property, informing us we could not meet the property requirement size to cover both proposed uses under C4 Commercial zoning."

Mr. Ruocco then explained what happened in other Municipalities and the City of Vancouver before giving reasons as to why they felt the Planning Department should not have turned down the Kingsway and Salsbury location. He then went on to say:

"If various other Municipalities and the City of Vancouver had insisted on 12,000 square feet of yard area for a service station and 6000 square feet for a convenience store for a total of 18,000 square feet we would not have been able to create the employment opportunities that we are in the process of doing; namely,

6 new independently run convenience stores	-	18 employees
2 new cleaning establishments	-	6 employees
1 new Pop Shoppe	-	<u>2</u> employees
Estimated new employment	-	26

It is our intent to improve our own return on our capital investment and as a result we are creating new job opportunities.

We now sum up the refusal of your Planning Department to grant us a Development Permit for Kingsway and Salisbury.

Our 1975 taxes to Burnaby amounted to approximately \$4,000.00

Our 1975 business license is approximately \$900.00. This will increase with the proposed new business opportunity.

Could you please refer to our site plan.

Total site area is - 13,666 square feet

* C4 land for a service station requires	12,000 square feet
** C4 land for a convenience store requires	<u>6,000</u> square feet
	18,000 square feet

\*We contend a gas bar does not require 12,000 square feet as there are no service bays nor are there more than 2 parking stalls required for employees. We suggest that 6 or 7,000 square feet is adequate for a gas bar.

\*\* A convenience store can have a maximum of 3,000 square feet for store area. We are only using 1,300 square feet, therefore, we feel that if the store space is below the maximum allowable then the total site area can be reduced accordingly.

We respectfully contend that land is too valuable today to stipulate a wasteful land size requirement for a business or a dual business.

If you conscientiously examine this supposed site problem we respectfully submit this problem does not exist. The site meets the requirements for a convenience store and also meets the requirements for a gas bar. It depends on the interpretation that your Planning Department wishes to make on their interpretation of dual use requirements for C4 land.

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To sum up our request, we believe this Council has a responsibility to assist business in your community in a fair manner.

We also solicit the support of this Council in assisting us to create new employment opportunities, bearing in mind that we, as a company, will not be operating these stores.

We also solicit the co-operation of this Council to permit us to improve the aesthetic qualities of this location, which includes landscaping improvements as shown on our proposed plot plan.

In conclusion, we solicit the co-operation of this Council to allow us to offer to the buying public a merchandising opportunity that they, the buying public, have shown to us as being highly acceptable."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT Item 11, Manager's Report No. 67 be brought forward at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report of the Director of Planning regarding the proposed use of space at an existing service station site off Kingsway.

It was recommended by the Municipal Manager that:

- 1) No changes be made to the existing Zoning By-law that would result in a reduction of service station development standards; and
- 2) A copy of this report be sent to Mr. S.A. Ruocco.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: Alderman Emmott

- c) Joseph and Elizabeth Kovesdi Re: Vehicle Crossing - 5340 Spruce Street

Mr. William J. Hilliard of 5487 Gilpin Street appeared before Council to act as spokesman for the Kovesdis. Mr. Hilliard commented as follows:

"Your Worship and Members of the Council. My name is William Hilliard and I am speaking on behalf of Joseph and Elizabeth Kovesdi. I should like to begin by running over the case to refresh your memory and then I shall add one or two items that were not presented before. The house in question was built in 1970. It was built with an attached carport with entrance from Spruce Street. On the 21st of February, 1975 Mr. Kovesdi received a permit to alter the house so that the carport would be torn down and a new main entrance onto the street be added. He immediately began tearing down the section of the house that was the carport, put in his foundation forms and they were inspected on March 4. The concrete was poured, the framing commenced. He received a letter on March 25, and this was his first notification that if he proceeded with the building he could no longer use his driveway. He had at that time spent approximately \$2,000.00 of his own hard earned money to get that done. The framing was inspected on April 8 and in the letter that Mrs. Kovesdi wrote she inadvertently put completed rather than substantially completed. The Kovesdis appealed for a crossing on August 31, 1975 in a letter on the basis of lack

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of proper information at the City Hall Building Department. The answer was negative and verbal comment was "if you want the driveway, tear the addition down." \$3,000.00 by this time had been invested and this gentleman, who is a law abiding citizen of our society and our Municipality, is told to throw away \$3,000.00. Mr. Kovesdi appealed on September 23 - again a negative answer. Appealed at Council September 27 and October 4 and he was told it was non-conforming - you may not use the driveway. During this time the city paved the street, put in a sidewalk and he appealed verbally to the workers as well as to the Municipality and received a negative comment. He has been told "well you can drive into what is left of your driveway by driving across the neighbour's property". This driveway is not to be used as a parking area but the Kovesdis are quite involved in the community. The children play Soccer and other sports and they are taking piano lessons and the Kovesdis do not wish to have to unload and load their car on the street that is used as a main route and for buses. They are appealing to you on the basis that when the permit was issued they were not told that they would not be able to use the driveway. Mr. Kovesdi has told me that if he had been told that at that time, he would have arranged to have the carport underneath the new entrance so that it would still be legally acceptable. They have approached all of the neighbours and you have before you a petition of all the people on their street, stating that this would not inconvenience them - the use of a driveway across from the sidewalk on Spruce Street. Mr. Kovesdi has even agreed that he would, if you grant permission for this driveway, that he would see that the present walk was torn up. He is sorry that he cannot lay the sidewalk with a new crossing, but he would see that the present one is torn up. He is a builder in another Municipality so he is able to arrange this."

BY - LAWS

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 39, 1976'

- #6914

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 41, 1976'

- #6916

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 42, 1976'

- #6917

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 39, 1976'

- #6914

be tabled pending a report from the Planning Department on the feasibility of locating the structure facing Forest Street."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report progress on:

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'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 41, 1976' - #6916

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 42, 1976' - #6917"

The Council reconvened.

CARRIED UNANIMOUSLY

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. 41, 1976' - #6916

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 42, 1976' - #6917

be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 40, 1976' - #6915

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 43, 1976' - #6918

'BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1976,  
AMENDMENT BY-LAW NO. 2, 1976' - #6927

'BURNABY ROAD CLOSING BY-LAW NO. 11, 1976' - #6928

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

"THAT:

'BURNABY ROAD CLOSING BY-LAW NO. 11, 1976' - #6928

be now tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report the By-Laws complete:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 40, 1976' - 6915

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 43, 1976' - 6918



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'BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1976,  
AMENDMENT BY-LAW NO. 2, 1976'

- #6927"

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. 40, 1976'

- #6915

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 43, 1976'

- #6918

'BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1976,  
AMENDMENT BY-LAW NO. 2, 1976'

- #6927

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT Item 19, Municipal Manager's Report No. 67, 1976 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report in regard to the appointment of the Fire Chief. It was indicated that at this time it would be desirable to change two titles so that the Fire Chief becomes the Director of Fire Services as the Department Head and the Deputy Fire Chief becomes the Chief of Fire Operations reporting to the Director. These changes more accurately reflect the intended emphasis of the duties in each position and fall in line with the Manager's original intention when recruiting Thomas Nairn. That is, that the administrative and managerial skills of the Department Head would complement and balance the operational strengths which already exist in the Department. The job descriptions will also be rewritten to reflect this emphasis.

It was recommended by the Municipal Manager that:

- 1) Council approve the change in title of the Fire Chief to "Director - Fire Services" and of the Deputy Fire Chief to "Chief - Fire Operations";
- 2) Council bring forward the necessary By-law amendments occasioned by the title changes in #1 above; and
- 3) Council approve the action of the Manager as described in this report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY FIRE PREVENTION BY-LAW 1968,  
AMENDMENT BY-LAW NO. 4, 1976'

- #6929

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 AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report the By-law 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 FIRE PREVENTION BY-LAW 1968,  
AMENDMENT BY-LAW NO. 4, 1976'

- #6929

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN DRUMMOND:

"THAT:

'BURNABY FIRE PREVENTION BY-LAW 1968,  
AMENDMENT BY-LAW NO. 4, 1976'

- #6929

not be placed before Council for reconsideration and final adoption  
until the job description is firstly presented to Council."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT Item 21, Municipal Manager's Report No. 67, 1976 be brought  
forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report providing comments on six enquiries that were raised by Council during discussion of the matter on October 18, 1976. In summary it was indicated that the boundaries of the area proposed for park preservation in the Eastern Burrard Inlet foreshore area are clearly defined as a result of Council's prior approval of the development plan, and there would be no major problem in proceeding with reservation or dedication at this time. It should be pointed out, however, that there are road allowances within this area, and it would be advisable from an administrative point of view to have these closed and consolidated with adjoining land before the area is before the electorate for dedication (if this latter approach were followed, it could not be acted on until the election in 1977).

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The development plan for the area within which Forest Glen Park is located, on the other hand, has not yet been completed. Because of this, the taking of park preservation measures in advance of an approved development plan should be cautioned against due to the possibility of park boundary changes.

From the staff's point of view, it would be preferable to take the time that is required to (a) define the boundaries; (b) close the lane and road rights-of-way within the area and obtain title for them from the crown (c) consolidate the lots and closed road and lane allowances into one parcel and then (d) either reserve or dedicate.

The problem with dedicating parkland before rights-of-way are closed and consolidated is that the procedure to be followed in such cases requires two dedications: one for the unencumbered land, and then at a later election, second dedication of the rights-of-way. As noted above, it is always preferable to have an area presented to the electorate in its entirety so that it can be dealt with at one time.

By-laws have been placed on the agenda for first, second and third readings. This was done because the time constraints with which we are confronted are such that Council will have to decide at this meeting if it wishes to have ballots prepared for the dedication of the two areas in question for the election in November.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

THAT:

'BURNABY EASTERN BURRARD INLET FORESHORE PARK  
RESERVATION BY-LAW 1976'

- #6930

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 AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Aldermen Emmott and Lawson

Alderman Emmott requested that the following comment be recorded:

"My reasoning behind the negative vote has nothing to do with the question of preserving or extending parks, but simply that I believe that it is premature in view of the arguments that have been presented, particularly by the Planner, to do so at this time."

Alderman Lawson indicated her support in having the comments in regard to the prematurity recorded as well.

Acting Mayor Alderman Gunn requested that he be recorded as indicating that the Planning Department had indicated in a previous report that it was not premature in reserving the Burrard Inlet Park.

The Council reconvened.

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MOVED BY ALDLRMAN AST:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED  
OPPOSED: Aldermen Emmott and Lawson

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT:  
'BURNABY EASTERN BURRARD INLET FORESHORE PARK  
RESERVATION BY-LAW 1976'

- #6930

be now read three times."

CARRIED  
OPPOSED: Aldermen Emmott and Lawson

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT:  
'BURNABY EASTERN BURRARD INLET FORESHORE PARK  
DEDICATION BY-LAW 1976'  
'BURNABY FOREST GLEN PARK RESERVATION BY-LAW  
1976'  
'BURNABY FOREST GLEN PARK DEDICATION BY-LAW  
1976'

- #6931

- #6932

- #6933

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

CARRIED  
OPPOSED: Aldermen Emmott and Lawson

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED  
OPPOSED: Aldermen Emmott and Lawson

The Council reconvened.

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED  
OPPOSED: Aldermen Emmott and Lawson

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT:  
'BURNABY EASTERN BURRARD INLET FORESHORE PARK  
DEDICATION BY-LAW 1976'  
'BURNABY FOREST GLEN PARK RESERVATION BY-LAW  
1976'

- #6931

- #6932

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'BURNABY FOREST GLEN PARK DEDICATION BY-LAW  
1976'

- #6933

be now read three times."

CARRIED

OPPOSED: Aldermen Emmott and Lawson

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY EASTERN BURRARD INLET FORESHORE PARK  
RESERVATION BY-LAW 1976'

- #6930

'BURNABY FOREST GLEN PARK RESERVATION BY-LAW  
1976'

- #6932

be listed for Reconsideration and Final Adoption on the November 1, 1976  
Agenda."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

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

'BURNABY COMMUNITY PROJECTS LOAN AUTHORIZATION  
REFERENDUM BY-LAW 1976'

- #6911"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report the By-law 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 COMMUNITY PROJECTS LOAN AUTHORIZATION  
REFERENDUM BY-LAW 1976'

- #6911

be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN RANDALL:

THAT:

'BURNABY FIRE PREVENTION BY-LAW 1968, AMENDMENT  
BY-LAW NO. 3, 1976'

- #6904

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'BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 10, 1976'	- #6922
'BURNABY COUNCIL INDEMNITY BY-LAW 1977'	- #6923
'BURNABY ADVANCED POLL BY-LAW 1976'	- #6924
'BURNABY MOBILE POLL BY-LAW 1976'	- #6925
'BURNABY BOULEVARDS BY-LAW 1932, REPEAL BY-LAW 1976'	- #6926

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

CARRIED UNANIMOUSLY

The Council recessed at 9:08 P.M.

The Council reconvened at 9:23 P.M. with Mayor T.W. Constable, Aldermen G.H.F. McLean and V.V. Stusiak absent.

#### 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 LAWSON:

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. 67, 1976 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) New Westminster and District Chamber of Commerce, President,  
Re: Summer Tourist Booth Operation.

A letter under date of October 14, 1976 was received in regard to the above noted subject and giving the results of the 12th year of the Summer Tourist Booth operation on Brunette Street. It was indicated that the number of persons who came in asking for directions to Heritage Village had become significant in the 1976 year.

- b) Lower Mainland Municipal Association, Secretary-Treasurer,  
Re: Meeting on Thursday, November 25, 1976 - Maple Ridge  
at 6:30 P.M.

A letter under date of October 18, 1976 was received advising that a meeting of the Association had been scheduled to be held on November 25, 1976. It was indicated that pertinent information regarding this meeting would be forthcoming in the near future.

- c) Wolstencroft Agencies Ltd., Property Manager, Re: Untidy  
conditions at 7670 Kingsway

A letter under date of October 15, 1976 was received enclosing correspondence directed to the District of Burnaby in regard to the above noted property under date of July 23, 1975 and indicating that as of this date the untidy conditions have not been rectified and requesting Council, on behalf of the adjoining property owners, Strata Plan #163, what can be done to force the owners of 7670 Kingsway to have the pile of dirt in question removed and to improve their general housekeeping.

It was indicated that a Staff Report would be available at the November 1st, 1976 Meeting of Council.

- d) The Salvation Army, Public Relations Officer, Re: Christmas  
Cheer Kettles

A letter under date of October 14, 1976 was received requesting

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permission to place Christmas Cheer Kettles at various locations throughout the Municipality of Burnaby during the Christmas Season.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the request of the Salvation Army to place Christmas Cheer Kettles at various locations throughout the Municipality of Burnaby on the proposed dates of December 3, 4, 7, 8, 9, and 10 to 24 inclusive for a total of 18 days, be approved."

CARRIED UNANIMOUSLY

- e) Richard Paquette, Re: Treatment which Tom Nairn has received at the hands of his employees

A letter under date of October 15, 1976 was received suggesting the treatment which Tom Nairn has received at the hands of his employees is a disgrace to the entire community. It was further suggested the citizens of Burnaby deserve the best qualified Fire Chief obtainable for the tax dollars and that Council should not limit its selection from among the cruel and childish lot presently employed as Burnaby Firefighters.

- f) Burnaby Civic Employees' Local Union 23, President  
Re: Contracting out Fill Operations and Janitorial Services

A letter under date of October 19, 1976 was received in regard to the above noted subject. It was suggested that the public sector can operate as effectively, efficiently and indeed more economically than private enterprise and that where an operation has the potential of a surplus above operating costs, then the Municipality out to receive the full benefit rather than a shared benefit of the surplus or profit and indicating assistance in preparing a Municipal operated proposal and an opportunity of reviewing the Fill Operations with the appropriate Committee of Council or its authorized officials.

A further matter of concern was expressed in regard to the providing of janitorial services at the Municipal Hall indicating it would appear appropriate that the work force be brought under direct Municipal control due to a current contract held by private firm to be soon expired.

The Municipal Manager provided a report of the Purchasing Agent in regard to the above noted question on janitorial services.

It was recommended by the Municipal Manager that:

- 1) No change be made to the policy by which tenders are called for janitorial services in the Municipal Hall and the Justice and West Buildings; and
- 2) A copy of this report be sent to Mr. Owen Dykstra.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: Aldermen Gunn and Randall

- g) Director Pollution Control Re: Pollution Control Permit VA-117 - Chevron Canada Ltd.

A notice under date of October 15, 1976 was received advising the Director of Pollution Control intends to grant a further extension

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of time to June 30, 1977 due to time lost on strikes, picketing, a jurisdictional dispute and time loss due to subsequent scarcity of particular craftsmen. It was indicated this date was also predicated on the assumption that no further disruptions of construction will occur.

It was requested that Staff report on the number of complaints received by the Municipality and as well, the Greater Vancouver Regional District, on this project.

h) Mr. and Mrs. Bennis Re: Do not want Blockades at Parklawn

A letter under date of October 15, 1976 was received indicating they were resident at 1602 Crestlawn Drive and objected to the blockades presently on Parklawn Drive.

The Municipal Manager reported as follows:

"Letters are being received from Citizens who object to road closures within the Brentwood Community Plan Area D. There are, in fact, twenty-three such letters on the agenda for the October 25, 1976 meeting of Council.

The information in most of these letters is general in nature, but some contain specific alternatives and other advice on how traffic problems in the area can be resolved. The Planning Department will take this correspondence into consideration in the preparation of the report that Council can expect to receive in about three weeks. (Completion of the report is contingent upon the completion of traffic counts that will have to be taken by the Engineering Department).

The Municipal Clerk is acknowledging all letters with a copy of Item 3, Report No. 55 dated September 7, 1976, as directed by Council. A further reply will be sent to all correspondents when Council's deliberations on the matter have been concluded.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN AST:

"THAT the correspondents be advised that a report item will be coming forward from the Planning Department in about three weeks time and that completion of the report is contingent upon the completion of traffic counts that will have to be taken by the Engineering Department."

CARRIED UNANIMOUSLY

The following correspondence was received as well in relation to the above noted subject:

- 1) Mr. and Mrs. D. Fox, 5120 Dellawn Drive, Burnaby, B.C.
- j) Mr. and Mrs. Gordon Hunt, 1333 Springer Avenue, Burnaby, B.C.
- k) Mr. and Mrs. G.R. Lewis, 1771 Springer Avenue, Burnaby, B.C.
- l) Mr. B.C. Lloyd and Mrs. S.K. Lloyd, #1701, 2020 Bellwood Avenue, Burnaby, B.C.
- m) Mrs. John Lovatsis, 1727 Taralawn Court, Burnaby, B.C.
- n) Alice Moore, #206 - 5166 Halifax Street, Burnaby, B.C.



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- o) Mrs. Elizabeth Shantz, #103 - 5050 Halifax Street, Burnaby, B.C.
- p) Mr. and Mrs. N. Sheidow, #906 - 2020 Bellwood Avenue, Burnaby, B.C.
- q) Mr. W. Shepherd and Margaret Shepherd, 2020 Bellwood Avenue, Burnaby, B.C.
- r) Mr. and Mrs. George A. Sweeney, #304 - 5050 Halifax Street, Burnaby, B.C.
- s) Paul S. Tombu and A.J.O. Tombu, #801 - 5050 Halifax Street, Burnaby, B.C.
- t) B. Veer and M. Veer, Burnaby, B.C.
- u) Mr. and Mrs. D. Lawrence, 5445 Buchanan Street, Burnaby, B.C.
- v) Mr. and Mrs. W. G. Eckmier, 5422 Buchanan Street, Burnaby, B.C.
- w) Mr. Leslie L. Palmer and Mrs. Barbara J. Palmer, 5350 Braelawn Drive, Burnaby, B.C.
- x) H. Westerhout, #407 - 5050 Halifax Street, Burnaby, B.C.
- y) Miss M.A. Westerhout, #407 - 5050 Halifax Street, Burnaby, B.C.
- z) Mr. W.A. Lewarne, 4835 Irmin Street, Burnaby, B.C.
- aa) Brentwood Park Rate Payers Association, President, 1743 Taralawn Court, Burnaby, B.C.
- bb) Mr. and Mrs. John Fester, 5465 Buchanan Street, Burnaby, B.C.
- cc) Mr. and Mrs. W. Reisdorf, 5240 Parklawn Drive, Burnaby, B.C.
- dd) Mr. and Mrs. C.E. Alcock, 5050 Halifax Street, Burnaby, B.C.
- ee) Amy and William Curtiss, Re: Wish to register a complaint about the proposed truck route for Boundary Road

A letter under date of October 21, 1976 was received indicating opposition to the proposed truck route for Boundary Road. It was indicated the noise and pollution is almost impossible to live with at the present time without making Boundary Road into a 4 or 6 lane truck route.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT Correspondence Items (ee) through (rr) inclusive be tabled and that Item 20, Manager's Report No. 20, 1976 be forwarded to the several correspondents and further that they be advised of the Public Meeting November 3, 1976 at the Nelson Elementary School, 4850 Irmin Street, Burnaby, B.C. commencing at 7:30 P.M. and further that the Director of Planning provide a map indicating the location of persons expressing concern on the subject matter."

CARRIED UNANIMOUSLY

It was requested that Acting Mayor Gunn provide an Agenda for the November 3, 1976 meeting to be made available for next Monday's Council Meeting, November 1, 1976.

The following correspondence was received as well in relation to the above noted subject:

- ff) Mr. and Mrs. A. Ehl, 6940 Boundary Road, Burnaby, B.C.
- gg) R.K. Gillies, 7961 Joffre Avenue, Burnaby, B.C.
- hh) John Henderson, 3715 Portland Street, Burnaby, B.C.
- ii) Mrs. M.A. Hillman, 7390 Boundary Road, Burnaby, B.C.
- jj) L.E. Jaccard, 3726 Watling Street, Burnaby, B.C.
- kk) Mr. and Mrs. L.G. King, 3749 Portland Street, Burnaby, B.C.

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- ll) Mrs. Dora Konwick, 3771 Portland Street, Burnaby, B.C.
- mm) Mr. and Mrs. Robert E. Major, 3712 Hurst Street, Burnaby, B.C.
- nn) Mr. Ronald Metters, 3756 Irmin Street, Burnaby, B.C.
- oo) Mrs. Phyllis Metters, 3756 Irmin Street, Burnaby, B.C.
- pp) Olga A. Otter, 8130 Joffre Avenue, Burnaby, B.C.
- qq) Mr. D. Pugsley, 8049 Joffre Avenue, Burnaby, B.C.
- rr) Ray, Eileen and Hugh Wakeham, 3717 Hurst Street, Burnaby, B.C.

T A B L E D   M A T T E R

Janitorial Services for the Justice Building, Municipal Hall and the West Building (Item 6, Municipal Manager's Report No. 65, 1976 Council Meeting October 18, 1976)

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the subject matter be lifted from the table."

CARRIED UNANIMOUSLY

Purchasing Agent's Recommendation:

"That a contract be awarded to the low bidder, Banner Building Maintenance Limited, to provide janitorial services as specified at the following prices:

Justice Building	-	\$2,825.00
Municipal Hall	-	\$4,370.00
West Building	-	\$1,520.00"

Manager's Recommendation:

"That the Purchasing Agent's recommendation be adopted."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: Aldermen Gunn and Randall

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT prior to janitorial services for the Justice Building, Municipal Hall and the West Building going to tender the Municipal Manager prepare a report six months in advance reviewing the policy in reference to the use of municipal staff."

CARRIED UNANIMOUSLY

E N Q U I R I E S

On a question of Alderman Lawson in relation to the question of the timing of Halloween on Sunday, October 31, 1976 the Municipal Manager advised that only the District of Coquitlam had considered Saturday rather than Sunday and that they were now reconsidering this motion.

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MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN AST:

"THAT Halloween celebrations in the District of Burnaby be held on Sunday, October 31, 1976."

CARRIED  
OPPOSED: Alderman Lawson

On a question of Alderman Randall the Municipal Engineer advised that the Department of Highways advice was that an interim light would be proceeding forthwith at the Sprott and Kensington intersection.

Alderman Randall indicated that there were cases where developers of new duplexes were putting suites in the basement and selling them as illegal fourplexes. It was suggested some way be found to advise people as to buying illegal suites in the basement.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN AST:

"THAT the Planning Department bring in a report endeavouring to alleviate the problem of basement suites being placed in new duplexes thereby creating illegal fourplexes."

CARRIED UNANIMOUSLY

Alderman Randall noted the forthcoming Provincial Cabinet meeting to be held in Burnaby and suggested discussions be held with the Cabinet on the question of the unsigned Lease of Oakalla parkland. It was requested that Mayor Constable consider this subject as a matter for discussion with the Provincial Cabinet on December 2, 1976 and report back to Council.

Alderman Randall indicated difficulties with a closed-down Gulf Service Station across from Simpson-Sears Ltd. and that after discussions with Gulf they would put up barricades as people had been parking on the lot and getting into difficulties with the towing company involved.

#### R E P O R T S

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

#### A. Information Burnaby Committee

A report of the Committee under date of October 20, 1976 was received including the following recommendations:

- a) That Council adopt Schedule A attached to this report with reference to Awards, Presentations and Commemorative Gift Items;
- b) That a Budget Account for the Mayor's Office be established in the 1977 Annual Budget to cover those items contained in Tables I and II, Schedule A;
- c) That a Budget Account for the Municipal Clerk's Office be established in the 1977 Annual Budget to cover those items contained in Tables III and IV, Schedule A;
- d) That the Municipal Clerk be the official to approve applications to purchase commemorative and specialty items at half price. (Schedule B)

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- e) That Council approve the redesign of Burnaby's Official Flower, The Rhododendron (Schedule C attached) and the colours (Pantone Series, Green No. 371 - leaves, and Red No. 185 - bloom) pending a tentative proposal to have the Municipality sponsor a Burnaby Rhododendron Competition; and
- f) That Council designate the Municipal Clerk as the official to whom requests to use Burnaby's Official Flower should be referred.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendations of the Information Burnaby Committee be adopted."

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Table IV ' Items for Public Sale at Full Price' as appearing on Page 77 of the Agenda be amended by adding the following:

- '(8) Lapel Pin (Rhododendron Motif) Silver Plate - estimated cost to be determined'."

CARRIED UNANIMOUSLY

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

#### B. Traffic Safety Committee

A report of the Traffic Safety Committee under date of October 21, 1976 was received and included the following recommendations:

##### 1) Speeding Traffic - 3700 Block Thurston Street

Your Committee would recommend:

- "a) That the request for 'Caution - Children' signs be denied;
- b) That Karen Murray be advised accordingly; and
- c) That Council authorize the Traffic Safety Committee to conduct a poll of the residents of the 3700 block Thurston Street to determine if they are in favour of barricading Thurston Street at Boundary Road."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

##### 2) Intersection of Ingleton Avenue and Kitchener Street

Your Committee would recommend:

- "a) That until such time as Ingleton Avenue or Kitchener Street is classified as an arterial street or meets the accident warrant, stop signs not be considered;
- b) That the Canadian Kenworth Company receive a copy of the Municipal Engineer's report; and
- c) That the Municipality clear the view obstruction at this intersection."

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

3) Crosstown Bus via Gilpin/Moscrop Street

"Your Committee would recommend that Council support in principle, the proposal to introduce the bus service on the Moscrop/Gilpin Streets, 29th Avenue alignment."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

4) Truck Traffic - 7700 Block Mary Avenue

Your Committee would recommend:

- "a) That the R.C.M.P. be requested to continue periodic checks of truck traffic in the 7700 block Mary Avenue regarding truck route by-law violations;
- b) That Mrs. Maureen Hampton be provided with a copy of this report."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

5) Pedestrian Crossing - Kingsway Library Site

It was indicated that a comprehensive report will be forthcoming on the subject of traffic signals and pedestrian activated signals on Kingsway from Boundary Road to 10th Avenue and including the Council enquiry at the meeting of October 4 regarding the pedestrian crossing at the Kingsway Branch of the Burnaby Public Library (Salisbury Avenue) as well as the request from the Doug Drummond Manor Tenants Association for a pedestrian signal at the intersection of Kingsway and Waltham Avenue.

C. Advisory Planning Commission

A report of the Advisory Planning Commission under date of October 22, 1976 was received.

1) Burnaby Lake Sports Complex - Development Plan Concept  
Item 12, Municipal Manager's Report No. 60, 1976

It was recommended that:

- a) There be no construction of offshore islands with the dredged materials from Burnaby Lake for the purpose of providing wildlife habitat and refuge because of the unstable peat conditions in the general Burnaby Lake area. The construction of islands in Burnaby Lake has proven to be questionable from an engineering standpoint;
- b) Further consideration be given to providing ample parking facilities for the Sport Exhibition Centre in order to overcome

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the problem that the Sport Exhibition Centre will have to be 75 to 80% transit oriented;

- c) Further engineering and planning studies be conducted to provide a longer frontage road for the stacking of vehicles entering and leaving the Sport Exhibition Centre area when a major event is being held there;
  - d) The question of access to and egress from the 401 Freeway be reviewed with the Provincial Department of Highways as it is anticipated this route will be the most convenient for those persons travelling to the Burnaby Lake Sports Complex from outside the immediate region;
  - e) Consideration be given to the proposal to construct a fresh water open swimming pool on Burnaby Lake in the general vicinity of the Rowing Pavilion which would be supplied with water from a large G.V.R.D. water main in the area;
  - f) The Municipal and Provincial Environmental Health Authorities be requested to continue policing the general watershed area of the Burnaby Lake to guard against industrial pollution;
  - g) Endeavors be made to introduce sports fish into the waters of Burnaby Lake when the quality of the water permits this to be done; and
  - h) Future consideration be given to locating a truck terminal and rest stop on the periphery of the Burnaby Lake Sports Complex core area. This terminal and rest stop would provide ample parking area for large out of town rigs as well as amenities for the drivers.
2. A report from the Advisory Planning Commission will be submitted to the November 1st meeting of Council to request permission and advise the approximate cost of an additional annual dinner meeting.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

D. Municipal Manager

The Municipal Manager presented report No. 67, 1976 on the matters listed following as Items 1 to 24 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Integration of Victorian Order of Nurses

The Municipal Manager provided a report from the Personnel Director regarding the Victorian Order of Nurses.

It was recommended that Council endorse the action taken by staff in integrating four V.O.N. staff into the Burnaby Health Department and in continuing the existing arrangement for accommodating all Home Care Program staff in the Municipal Hall-West Building on the basis that all costs associated with the Home Care Program be borne by the Provincial Department of Health, effective 1 October, 1976.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

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2. Letters regarding the Halifax Street and Dellawn Drive Closures

This subject matter was considered previously under Items 5(h) to 5(dd) inclusive.

3. R.C.M.P. Monthly Report

The Municipal Manager provided a report of the Officer in Charge, Burnaby Detachment, R.C.M.P. covering the policing of the Municipality for the month of September, 1976.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

4. Blocking of Gate at Railway Crossing at Kapoor Property

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding a gate into the Kapoor Property. It was indicated that either Kask Brothers or Noble Towing Ltd. were directly involved in the incident in which a woman and her children were inadvertently locked inside the fenced area. The Parks and Recreation Department has informed the lessees of the incident, and has advised them that the greatest degree of care and caution should be taken to prevent a recurrence, notwithstanding the fact that the public is clearly warned by a sign that the crossing is private and that access over it is not allowed

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

5. Letter from the Honourable Hugh A. Curtis that appeared on the Agenda for the September 20, 1976 meeting of Council. Land Servicing Program.

The Municipal Manager advised that it has now been determined that there is nothing in the Provincial program that we are not already under our own Land Development Program and development processes. Moreover it is felt that we can do what has been proposed at a lower cost and more efficiently without becoming involved with another level of Government, e.g., if we needed seed money of the type that is described in the program, we could obtain it more cheaply from our bank. Under the circumstances it would be advisable for Council to take no action other than to receive the Minister's letter and brochure.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

6. Proposed Closure of a portion of Grant Street and an adjacent lane allowance

The Municipal Manager provided a report from the Director of Planning on the proposed closure and subsequent sale of a portion of Grant Street and an adjacent lane allowance.

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It was recommended by the Municipal Manager that:

- 1) Council authorize the introduction of a road closing by-law for the subject allowances; and
- 2) Council approve the subsequent sale of the subject areas subject to the conditions outlined in the Planning Director's report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Financial Report

The Municipal Manager provided the Financial report for the period January 1, 1976 to October 5, 1976.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

8. Policy on Sanding and Snow Removal

The Municipal Manager provided a report from the Municipal Engineer on the policy pertaining to sanding and removal of snow from streets and roads in Burnaby. It was indicated that the existing policy is that sanding and snow removal activities are performed on a relative priority basis as follows:

- No. 1 Priority - Arterial streets
- No. 2 Priority - Collector streets
- No. 3 Priority - Bus routes
- No. 4 Priority - Residential streets with steep grades which have only one outlet.

It was recommended that the existing policy pertaining to sanding and snow removal activities remain as at present and as further detailed in the Municipal Engineer's report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

9. Report on Traffic Noise and Housing

The Municipal Manager advised that a copy of the report on this subject has now been submitted to the Municipal Manager by the Director, but the Technical Committee on Noise Control which developed our Noise Control By-law and which consists of a representative from the Environmental Health Sub-Department, Engineering Department, R.C.M.P. and B.C.I.T., would like to have an opportunity to comment on the report and review it in greater detail. The preliminary comments of the Technical Committee have brought forward some differences of opinion which should be resolved before the matter is considered by the Council. Further, the Chief Building Inspector should also be involved in the process of the detailed review.



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It is for these reasons that the Municipal Manager has delayed the introduction of the report and has referred it to the Technical Committee on Noise Control for study and comment. The Committee will submit a report on its findings in four to six weeks time. Council should therefore expect to receive a full report sometime within the first half of December.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

10. Renewal of Lease .  
6564 Royal Oak Avenue  
#637 Squadron, Royal Canadian Air Cadets

The Municipal Manager provided a report from the Land Agent regarding a request from the Royal Canadian Air Cadets for the renewal of a lease of Municipal property on Royal Oak Avenue.

The Director of Planning foresees no immediate need for the property and for this reasons, concurs with the following recommendation.

It was recommended that the lease be renewed subject to the following conditions:

- a) One year term from July 1, 1976 to June 30, 1977,
- b) The rate to be \$ 1.00,
- c) The property to be included in the 1976 by-law exempting properties from taxes in 1977.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

11. Letter from Imperial Oil Limited,  
475 West Georgia Street, Vancouver, B.C.  
Proposed combined Service Station and Grocery Store  
Kingsway and Salisbury

This subject matter was considered previously under Item 3(b) - Delegations.

12. Letter from the Burnaby Civic Employees' Local Union 23  
Box 80035, Burnaby  
Operation of Fill Sites and Janitorial Services

This subject matter was considered previously under Item 5(f) - Correspondence and Petitions.

13. Janitorial Services for the Justice Building, Municipal Hall and the West Building  
(Item 6, Report No. 65, October 18, 1976)

This subject matter was considered previously under Item 6 - Tabled Matters.

14. Proposed Sale of a Municipal House  
6057 Humphries Avenue

The Municipal Manager provided a report from the Land Agent regarding a proposal to sell a Municipal house for the purpose of having it relocated from Municipal property. It was indicated that the dwelling is vacant at this time.

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It was recommended that approval be given to advertise the subject dwelling for sale, and also for subsequent removal from the property on which it is now situated.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

15. Letter from Mr. Robert MacFarlane  
6565 Marlborough Street, Burnaby  
Town Development at Springer and Lougheed

The Municipal Manager provided a report of the Director of Planning in relation to the above noted subject. It was indicated that it was not known why Mr. MacFarlane desires to address Council on this matter because the previously outstanding conditions relative to conversion have been satisfied. It would therefore be appropriate for Mr. MacFarlane to now submit an application for strata title conversion in the normal manner if he still desires to sell the development as separate strata units.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

16. Placing of Horses on Oakalla Lands

The Municipal Manager provided a report of the Parks and Recreation Administrator in regard to the above noted subject.

It was recommended that:

- 1) Consideration of use of Oakalla prison buildings is premature and should not be pursued at this time; and
- 2) The Lubbock Farms tenants be advised to consult with the Burnaby Horsemen's Association regarding stabling of horses on public land in Burnaby.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the subject matter be tabled."

CARRIED UNANIMOUSLY

It was requested that the Municipal Manager inquire as to the temporary accommodation of horses at Oakalla and also any possibility of accommodation in the Big Bend Area.

17. Proposed Adjustment to the Southern Boundary of the Central Land Assembly Area

The Municipal Manager provided a report from the Director of Planning on the boundaries of the Central Land Assembly Area and the proposed acquisition of properties relative to this area.

It was recommended that:

- 1) Council approve the extension of the southern boundary of the Central Land Assembly Area as shown on Figure 2 being page 163 of the agenda, and
- 2) The Land Agent be authorized to negotiate for the ten properties as shown on Figure 3 being page 164 of the agenda, as they become available; and

- 3) Persons who own property within the redefined area be advised accordingly.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

18. Highway Exchange By-law  
Rezoning Reference # 61/75  
(Rezoning Report Item #4, July 19, 1976)

The Municipal Manager provided a report from the Director of Planning in regard to a Highway Exchange by-law. Th

The Planning Department has proposed that Haszard Street be closed by way of a highway exchange by-law with no compensation to either the developer or to the Corporation. This approach is deemed appropriate because:

- (a) A quality project has been proposed which the developer states is approaching the limit of economic viability. A further cost may frustrate the development.
- (b) The developer is dedicating a special open space containing a quality stand of trees and a stream. The amount of land to be dedicated is in excess of that which could be obtained by application of the Parkland Acquisition Levy. The Acquisition Levy would purchas approximately 0.5 acres. The area of Haszard Street to be closed is approximately 0.6 acres. The area which is to be dedicated for parks purposes is approximately 4 acres.

Compensation would normally be required but in this particular instance, we are recommending an exchange for the reasons as noted above.

It was recommended that Council authorize the introduction of a Highway Exchange By-law subject to the conditions as outlined in the Director of Planning's report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

19. Appointment of Fire Chief

This subject matter was considered previously under Item 4(h) - By-Law - No. 6929

20. Special Issue - Information Burnaby  
Publicity on the Burnaby Community Projects Referendum

The Municipal Manager provided a copy of a text to appear in a special issue of "Information Burnaby" that has been prepared for the Referendum By-Law.

In the actual bulletin there will be a two colour map of Burnaby showing the project locations, and also photographs. Aft work will include variable style, sizes, and spacing, etc.

If any member of Council wishes to have the attachment changed in any way, it is requested that this be done by contacting either the Manager or the Treasurer on Monday morning. The schedule for publication and distribution of this item is so tight that we have no alternative but to ask for feedback in this manner. On speculation, we have forwarded the material to the typesetter, but minor changes can be made on Monday.

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The Chief Librarian and the Parks and Recreation Commission have approved the attached publicity item. The Library Board who on October 4 moved that "the actions of the Municipal Liaison Committee concerning publicity and the promotion for the Community Projects Referendum be approved in principle" has not seen the item, but it is expected that the Board would have no objection to the manner in which it has been prepared.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT Manager's Report Item 24 be brought forward."

CARRIED UNANIMOUSLY

24. "The Liaison Referendum Committee would like to delete the answer given to the question, "What does this mean to my taxes?" as shown on page 173 of the agenda and insert the following answer:

- a. The average Burnaby residence in 1976 has a taxable assessment of approximately \$21,000. To pay for the cost of the loan, the average amount of taxes per annum on such a residence for the next twenty-three years will approximate \$ 28.00 "

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

"THAT Items 20 and 24, Manager's Report No. 67 be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"THAT Item 23, Manager's Report No. 67 be brought forward."

CARRIED UNANIMOUSLY

23. The Municipal Manager provided a report from the Director of Planning regarding signs for the 1976 Community Projects Referendum. The Director of Planning recommended that the Council approval under Schedule I(9) of the Burnaby Sign By-law to granted to erect temporary signs pertaining to the 1976 Community Projects Referendum.

It was recommended that the Director of Planning's recommendation be adopted.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the Municipal Manager be authorized to place a statement in the Referendum publicity advising that the Council supports same."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Council meeting proceed past 10:30 p.m."

CARRIED UNANIMOUSLY

21. Dedication/Reservation  
Eastern Burrard Inlet Foreshore and Forest Glen Park  
(Item 10. Report No. 65, October 18, 1976)

This subject matter was considered previously under Items 4(i) to 4(1) inclusive - By-laws - No. 6930, No. 6931, No. 6932, No. 6933.

22. Parks and Recreation Commission request to appear  
before the Provincial Government Cabinet.

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the Commission's desire to present a brief to the Provincial Cabinet at a meeting in Burnaby.

It was recommended that Council adopt the Administrator's recommendation subject to the understanding that the Mayor will be requested to represent Council in the presentation of information to the Provincial cabinet.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

The Municipal Manager indicated that it was his intention that the recommendation be in the way of a joint submission by the Municipal Council and the Parks and Recreation Commission.

23. Community Projects Referendum

This subject matter was considered previously under Item 20 - Manager's Reports.

24. Special Issue - Information Burnaby  
Publicity on the Burnaby Community Projects Referendum

This subject matter was recieved previously under Item 20 - Manager's Reports.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY