

January 26, 1976

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, January 26, 1976 commencing at 7:00 p.m.

PRESENT:

Acting-Mayor A.H. Emmott, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman B.M. Gunn
Alderman G.H.F. McLean
Alderman F.G. Randall
Alderman V.V. Stusiak

ABSENT:

Mayor T.W. Constable
Alderman D.A. Lawson

STAFF:

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

PUBLIC HEARING

A Public Hearing was held in conjunction with "Burnaby Highway Exchange By-law No. 5, 1975", #6788, a By-law to dispose of a portion of the east end of Norfolk Street in exchange for lands for the development of a 50 ft. radius cul-de-sac at the east end of Norfolk Street. (Item 7, Manager's Report No. 73, 1975 - Council Meeting November 17, 1975)

As there were no submissions on this matter, it was:

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

MINUTES

The Minutes of the Council meeting held on January 19, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That the minutes of the Council meeting held on January 19, 1976 be now adopted."

Alderman Gunn noted on page 2 of the minutes, the results of the vote on the question of the "necessary permission be granted to confirm the creation of 27 Townhouse Condominiums on the site" should indicate Alderman Stusiak as being for the motion instead of being shown as opposed.

The vote was then taken on the minutes, as amended, and same was CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on January 20, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"That the minutes of the Public Hearing held on January 20, 1976 be now adopted."

CARRIED UNANIMOUSLY

BY - LAWS

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That Item 15, Municipal Manager's Report No. 5, 1976 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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

"At the Public Hearing on January 20, 1976, regarding the above rezoning, Council requested further information on several areas of discussion. This report will attempt to answer the questions raised.

In the course of designing an appropriate subdivision configuration for the subject property, several layouts were prepared by the Planning Department. The following points of concern were considered during the formulation of each plan:

- 1) Retention of the existing creek in an open condition wherever feasible.
- 2) Retention of the existing creek alignment wherever possible.
- 3) Provision of property for an eventual park trail system.
- 4) Compliance with the R1 zoning requirements for lot areas and widths.
- 5) Resolution of suitable road grades for the interior cul-de-sac to be constructed west from Haszard Avenue.
- 6) Provision of a pedestrian walkway from the cul-de-sac through to Sperling Avenue.

Each plan resulted in either 17 or 18 lots from the subject 6.15 acre parcel depending on the level of adherence to the above criteria. We have attached a copy of the final subdivision layout (see Sketch 1) chosen for the site which produced 17 lots. As can be noted, the creek was to be retained in a lined channel where it traversed through residential lots and enclosed under the road area. An alternate plan shown on Sketch 2 produces 17 lots with total retention of the watercourse in an open lined channel. This layout reduces the amount of lots relying on Haszard Street access.

After reviewing the 21 lot subdivision produced by H.A. Roberts (see Sketch 3), the Planning Department is of the opinion that this is an unrealistic projection of potential for the following reasons:

- 1) The 20' park dedication has not been taken into consideration, therefore, lots 4 - 9 would have insufficient area and lot 10 an insufficient building envelope.
- 2) Development of lots 1 and 2 would be impossible due to steep topography and a lack of physical access. It has already been determined by the Engineering Department that construction of Haszard Street is viable only to the extent shown on Sketches 1 and 2 of this report.
- 3) Double street frontages on lots such as 14 and 15 is unacceptable because of the difficulty in harmoniously siting the future homes.

As stated in the rezoning report dated November 17, 1975, the 20' parcel to be deeded to the Corporation provides the opportunity for a future trail system adjacent to the creek falling to the north of the subject site. It is conceivable that this trail could be completed upon further subdivision of the remaining parcels on Sperling. It is important to note that only the easterly 100' of the approximately 570' long dedication is encumbered by this creek. The remainder of the watercourse westward falls on the rear portion of properties fronting on Buckingham Drive. The 20' dedication therefore is enhanced by its proximity to the creek while remaining relatively unhampered by it. It can be assumed that no additional watercourse maintenance will be occasioned by this provision, rather, any routine maintenance now performed by the Engineering Department will be made easier due to better access.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That Item 15, Municipal Manager's Report No. 5, 1976 be received for information purposes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1975'

- #6797

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 MCLEAN:

SECONDED BY ALDERMAN RANDALL:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1975'

- #6797

be now abandoned."

FOR: Aldermen McLean and Randall

OPPOSED: Acting-Mayor Emmott, Aldermen Ast, Drummond, Gunn, Stusiak.

MOTION DEFEATED

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report progress on

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1975'."

- #6797

CARRIED.

OPPOSED: Aldermen McLean and Randall

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED.

OPPOSED: Aldermen McLean and Randall

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 60, 1975'

- #6797

be now read two times."

CARRIED

OPPOSED: Aldermen McLean and Randall

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1975'

- #6798

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

- #6800

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report progress on the By-Laws."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, - #6798
1975'

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

be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW No. 62, - #6799
1975'

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 progress on

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW No. 62, - #6799
1975".'

CARRIED

The Council reconvened.

OPPOSED: Aldermen McLean and Stusiak

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW No. 62, - #6799
1975'

be now read two times."

CARRIED

OPPOSED: Aldermen McLean and Stusiak

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"That

- 'BURNABY SECURITY ISSUING BY-LAW NO. 1, 1976' - #6803
- 'BURNABY SECURITY ISSUING BY-LAW NO. 2, 1976' - #6804
- 'BURNABY SECURITY ISSUING BY-LAW NO. 3, 1976' - #6805
- 'BURNABY MUNICIPAL HALL PARKING REGULATION BY-LAW 1975, AMENDMENT BY-LAW 1976' - #6814

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"That the Committee now rise and report the by-law complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

"That

- 'BURNABY SECURITY ISSUING BY-LAW NO. 1, 1976' - #6803
- 'BURNABY SECURITY ISSUING BY-LAW NO. 2, 1976' - #6804
- 'BURNABY SECURITY ISSUING BY-LAW NO. 3, 1976' - #6805
- 'BURNABY MUNICIPAL HALL PARKING REGULATION BY-LAW 1975, AMENDMENT BY-LAW 1976' - #6814

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN STUSIAK:

"That

- 'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 5, 1975' - #6788
- 'BURNABY LEASE AUTHORIZATION BY-LAW NO. 1, 1976' - #6796
- 'BURNABY ROAD CLOSING BY-LAW NO. 1, 1976' - #6802

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 MCLEAN:

"That all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 5, 1976 which pertains thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

(a) J.H. Bradbury

Re: Dumping of Spoil and Mud - Montrose Park to the North
of Edinburgh Street

A letter under date of January 16, 1976 was received indicating objections to the dumping of Mud and Spoil in an area which is a park land and is designated as a "No Dumping" area.

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

Mr. J.H. Bradbury complained in his letter that the Greater Vancouver Sewage District were dumping spoil material in an area of Montrose Park in spite of "No Dumping" signs which had been previously erected by the Municipality.

Mr. G. Mullis of the Engineering Department visited the site, investigated the matter and reported as follows.

The Greater Vancouver Regional District are constructing a new water main across Burrard Inlet and up the Ingleton Road allowance. They are dumping the temporary excess material on their own sewer easement in Montrose Park. On the completion of this contract this same spoil will be taken back and used as backfill in the trenches and the dumping area on their sewer easement will be graded to its original condition.

Mr. G. Mullis contacted the Greater Vancouver Regional District and was assured that this, in fact, would be done and in addition, he informed the Parks and Recreation Department of this arrangement.

It was recommended by the Municipal Manager:

1. THAT a copy of this report be sent to the Parks & Recreation Department so that this matter can be followed up; and
2. THAT a copy of this report be sent to Mr. J.H. Bradbury.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

It was requested that a further copy of the report be forwarded to the North Slope Ratepayers Association.

(b) Mrs. S. Hempell

Re: Proposed Remand Centre - Willingdon School Complex

A letter under date of January 19, 1976 was received indicating support of the Proposed Remand Centre at the former Willingdon School Complex. It indicated that the need in this area has been desperate for a long time and the Willingdon facility is absolutely ideal for this purpose. There could be no other use for which it is so suitable.

It was directed that correspondence be forwarded by Mrs Hempell indicating the decision to open the proposed Remand Centre had been made by the Attorney General's Department of the Province of British Columbia without any input by the Municipality to the decision and that the Council has not yet taken a position.

(c) Ron Miller

Re: Rent Supplements/Rent Increase -Kingsway Court

A letter under date of January 19, 1976 was received indicating Rent Increases at Kingsway Court operated by the Central Park Citizen's Society and reviewing the question of possible rent supplements to the tenants.

It was requested that Mr. Miller be advised that Rent Supplements and Rent increases are beyond the jurisdiction of the local Municipal Council and that a Provincial Income Supplement Program is now available to them.

(d) MacMillan Bloedel Limited

Re: Agreement to construct an Overhead Pipe Crossing - Termination request (Lot "B", Blks. 24 to 29, D.L. 331, Group 1, N.W.D., Plan 1477)

A letter under date of January 13, 1976 was received indicating Mac Millan Bloedel Industries Limited would be terminating their occupation of the premises effective April 30, 1976 and advising that it was their intention to remove the pipeline during 1976. It was indicated that the pipeline had not been used by the Company since 1974 and they requested the said agreement be terminated.

The Municipal Manager advised that a staff report would be available at the February 2nd, 1976 meeting of Council.

(e) Bits and Pieces Square Dance Club

Permission to hold a Walk-a-Thon - Burnaby Lake Area

A letter under date of January 20, 1976 was received requesting permission to hold a Walk-a-Thon around the area of Burnaby Lake on the 15th of February 1976. It was indicated that the monies received from this walk would help defray expenses for items such as club costumes, club outings and will help pay the balance of the year for Caller's services.

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

"The Traffic Division anticipates no problems arising from this walk-a-thon. The applicant is to be advised that all participants must conform to all regulations and traffic control devices pertaining to pedestrian traffic while using the Municipal streets.

The R.C.M.P. concur with this report."

It was recommended:

1. THAT permission be granted to conduct the walk-a-thon as requested subject to the condition that all participants conform to all regulations and traffic control devices pertaining to pedestrian traffic while using municipal streets.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(f) Girl Guides of Canada

Re: Permission to hold a Walk-a-Thon - Burnaby Lake Area April 4, 1976

A letter under date of January 19, 1976 was received requesting permission to hold a Nature Clean-Up (Walk-a-thon) to be held Sunday, April 4th from noon to 5:00 p.m. It was indicated that approximately 2000-3000 people will be participating in the event to raise money to promote Guiding in Burnaby and New Westminister Area.

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

"The Traffic Division anticipates no problems arising from this walk-a-thon. The applicant is to be advised that all participants must conform to all regulations and traffic control devices pertaining to pedestrian traffic while using the Municipal streets.

The R.C.M.P. concur with this report."

It was recommended:

- 1. THAT permission be granted to conduct the walk-a-thon as requested subject to the condition that all participants conform to all regulations and traffic control devices pertaining to pedestrian traffic while using municipal streets.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (g) Garde B. Gardom - Attorney General
Re: Justice Education Complex Planning

A telegram under date of January 21, 1976 was received in reply to a previous Council request for a meeting with the Attorney General in reference to this subject matter:

"I have asked Dr. John Hogarth who has a major responsibility for the justice education complex to meet with your Council as early as possible next week so that you can share in the planning of this project."

Signed,
Garde B. Gardom,
Attorney General
Parliament Buildings,
VICTORIA, B.C.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That we advise the Attorney-General of the Province of British Columbia that the Council wishes to meet personally with him either in Burnaby or in Victoria to discuss the entire Justice Education Complex project before it goes any further."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

"That the above noted resolution be amended to indicate that the Council will firstly meet with the Burnaby Justice Council and the Burnaby Youth Advisory Committee before continuing further to meet with the Attorney General on this subject."

FOR: Aldermen Gunn and Randall

OPPOSED: Acting-Mayor Emmott, Aldermen
Ast, Drummond, McLean, Stusiak

MOTION DEFEATED

A vote was then taken on the original motion as Moved by Alderman McLean and Seconded by Alderman Stusiak

FOR: Aldermen Ast and McLean

***See Minutes of February-2, 1976 for correction. OPPOSED: Acting Mayor Emmott, Aldermen
Drummond, Gunn Randall, Stusiak

MOTION DEFEATED

- (h) North Slope Ratepayers' Association
Re: Dumping in Montrose Park

The Municipal Manager advised that a staff report would be available at the February 2nd, 1976 meeting of Council.

- (i) North Slope Ratepayers' Association
Re: Chevron Canada Ltd., Project Implementation

The Municipal Manager advised that a staff report would be available at the February 2nd, 1976 meeting of Council.

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

- 1. Sprott - Lubbock Farm
(Item No. 10, Manager's Report No. 3, 1976)
(Tabled one week to January 26, 1976)

TABLED RECOMMENDATIONS:

- 1. THAT Council table the subject request for rezoning until its March 22, 1976 meeting; and
- 2. THAT the Chentury Park Museum Association be requested to submit a firm proposal to Council before March 15, 1976 on the desirability and possibility of developing a heritage project on the subject site including a method of financing any such proposal; and
- 3. THAT a copy of the report be sent to:
 - (a) Mr. Ansley Lubbock and Miss Beatrice Lubbock
 - (b) Community Builders Ltd., and
 - (c) those persons who have corresponded with Council on this matter in the past.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"That the foregoing motion be tabled one week."

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Drummond

On a question of Alderman Drummond relating to the above 100 per cent increase in automobile insurance as it effects Municipal equipment, the Municipal Manager advised that the approximate cost increase on the same comprehensive basis would be from about \$45,000.00 in 1975 to \$100,000.00 in 1976. It was indicated that a staff report would be available before the February 29th ¹⁹⁷⁶ deadline indicating the coverage that would be used now that the comprehensive portion was not mandatory what the increased cost to the Municipality would be, and what the effect would be on the Burnaby Council's attempt to keep within 10% guidelines

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(a) Grants and Publicity Committee

Your Committee has considered requests for financial assistance and recommends as follows:

- 1. B.C. Institute of Technology - Students Association - \$110.00

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"That the recommendation of the Grants and Publicity Committee be approved."

CARRIED UNANIMOUSLY

- 2. Burnaby Fire Department Band. - \$500.00

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"That the recommendation of the Grants and Publicity Committee be approved."

CARRIED UNANIMOUSLY

- 3. Burnaby Information Centres Advisory Committee - \$5000.00

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"That the recommendation of the Grants and Publicity Committee be approved."

CARRIED UNANIMOUSLY

- 4. Vancouver Symphony Society - \$6000.00

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That the recommendation of the Grants and Publicity Committee be adopted."

CARRIED

OPPOSED: Alderman McLean

(b) Advisory Planning Commission

Report of the Advisory Planning Commission

1. Election of Officers

At a meeting held on January 22, 1976 Mr. David S. Wood and the Reverend Frank Ward were elected to the positions of Chairman and Vice-Chairman respectively of the Advisory Planning Commission for the year ending December 31, 1976.

2. "A Development Programme for Burnaby Lake Regional Park" Burnaby Planning Department, December 1975

Council, on December 29, 1975 referred the captioned report, to the Advisory Planning Commission for review and report. The report was received and discussed by the Commission at the meeting held on January 22, 1976.

Recommendations:

The Advisory Planning Commission would recommend:

- 1. THAT Council declare Burnaby Lake Regional Park (excluding the Sports Complex) as a nature conservation area.
- 2. THAT the Proposed Development Plan as illustrated on Figure 12 be approved in principle.
- 3. THAT Council obtain the Greater Vancouver Regional District's endorsement of the recommendations contained within this report.
- 4. THAT the existing PRK - 2(Potential Park) designation for Burnaby Lake Regional Park as contained within the Official Regional Plan be amended to PRK-1 (Established Park) to reflect its impending development.
- 5. THAT the general area east of Hill and Piper Avenues and the islands along the southern shores of the lake be designated as wildlife habitat areas and managed in a manner that will complement and improve the wildlife habitat of Burnaby Lake.

6. THAT the future development of pedestrian, equestrian and bicycle trails be in accordance with those illustrated on Figure 12.
7. THAT an education centre that would help develop an appreciation and understanding of the renewable natural resources of the region and foster an awareness of the inter-relationship between man and his environment be established
8. THAT Council make representation to the Greater Vancouver Regional District supporting the establishment of a park management/development sector to complement the G. V. R. D.'s existing park programmes.
9. THAT the management of Burnaby Lake Regional Park (excluding the Burnaby Lake sports complex and the equestrian centre which are proposed for municipal management) be assumed by the municipality in collaboration with the Greater Vancouver Regional District.
10. THAT the Burnaby Lake sports complex and the equestrian centre site continue to be managed by the municipality.
11. THAT all development work within Burnaby Lake Regional Park be regarded as a regional responsibility.
12. THAT all future property acquisitions within the regional park outside of the Burnaby Lake sports complex as illustrated on Figure 15 be undertaken by the G. V. R. D..
13. THAT the municipality grant a long term lease agreement at a nominal rate to the G. V. R. D. for those municipal properties under joint management within the regional park for park purposes on the understanding that the G. V. R. D. acquire the remaining properties and assume the development of the park.
14. THAT the G.V.R.D. explore the possibility of their hiring a park naturalist to be responsible for the daily operations of Burnaby Lake Regional Park.
15. THAT the municipality further explore the concept of developing an education centre at Burnaby Lake in conjunction with various government departments.
16. THAT copies of this report be forwarded to the appropriate senior government departments, the area Members of Parliament and Members of the Legislative Assembly, in support of the acquisition of the George Derby Hospital lands.
17. THAT staff be authorized to work with the G.V.R.D. to explore what funding programmes are available for the development of the regional park and to make application to those that are applicable.
18. THAT Council endorse the concept of establishing a foundation to give the private sector the opportunity to participate in the development of Burnaby Lake Regional Park.
19. THAT the existing spoil areas be partially dredged to form wildlife nesting islands in the event that a dredging programme of the rowing course is undertaken.

20. THAT a selective process of control and removal of vegetation of Burnaby Lake be undertaken.
21. THAT a coniferous reforestation programme be instituted in those areas illustrated on Figure 13.
22. THAT the property described as D. L. 44, Lot B, Blk. 18, Plan 21234 (7228 Winston Street) be included in the municipal park acquisition programme.
23. THAT legal access across those B. C. Hydro rights-of-way within the regional park be obtained from B. C. Hydro.
24. THAT vehicular access to Burnaby Lake Regional Park be via Piper Avenue, Glencarin Drive and Avalon Avenue.
25. THAT for the time being the rowing course be accepted in its present condition.
26. THAT soundings of the rowing course be taken to determine the current depth conditions along its entire length.
27. THAT a report on rooted aquatic plants to stabilize the littoral areas of the lake be commissioned.
28. THAT \$5,000 be budgetted for the soundings and the report on rooted aquatic plants.
29. THAT the lease agreement with the Lower Mainland of B.C. Gun Association not be renewed at the termination of the present agreement on February 29, 1976 and thereafter rented on a month to month basis with every effort made by the Municipality to assist the Association to relocate.
30. THAT the municipality advise the Regional Superintendent, Air Regulations, of the Ministry of Transport that the continued use of Burnaby Lake by float planes is considered incompatible with the proposed development plan for the area and that they take the necessary steps to prohibit float plane use of Burnaby Lake.
31. THAT immediate approaches be made to Trimac Transportation System to initiate a suggested programme of aesthetic improvement to their property, or alternatively to relocate their operation to a Truck Terminal District (M6).
32. THAT any proposed change in the type or intensity of the existing Continental Can facilities be reviewed with reference to its affect on the park.
33. THAT the Burnaby Health Department continue with its programmes in attempting to improve the water quality of Burnaby Lake.
34. THAT the work programme as outlined in this report be approved.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That the report of the Advisory Planning Commission be received and tabled pending receipt of a report from the Parks and Recreation Commission on the report entitled, "A Development Programme for Burnaby Lake Regional Park."

CARRIED UNANIMOUSLY

(c) Report of the Traffic Safety Committee

1. Walkway on Gilpin Street between Colbrook Court and Chapple Crescent

It was recommended that a chip walk be constructed on the south side of Gilpin Street between Colbrook Court and Chapple Crescent when funds are available.

2. Stanley Street from Walker Avenue to Buckingham Drive

It was recommended that Council approve the installation of stop signs at the intersection of:

- (1) Malvern Avenue, assigning the right of way to Stanley Street
- (2) Leibly Avenue, assigning the right of way to Stanley Street
- (3) Stanley Street assigning the right of way to Buckingham Drive

3. Cameron Street at North Road
Parking Restrictions required for new Traffic Signal

It was recommended that Council approve the necessary parking restrictions on both sides of Cameron Street from its intersection with North Road west to the existing access to the Lougheed Mall shopping centre a distance of approximately 700 ft.

4. Pedestrian Crosswalk at Nelson Avenue and Rumble Street

It was recommended that the members of the School Patrol at the subject intersection be reinstructed in their duties and responsibilities by the Department in charge of School Patrols of the Burnaby Detachment, R.C.M.P.

5. Parking on 16th Avenue Adjacent to Cariboo Hill Secondary School

It was recommended:

- 1. That the School Board be advised to investigate Cariboo Hill School Staff parking requirements and make appropriate provisions within the school property as soon as possible.
- 2. That the School staff be allowed to use this section of Sixteenth Avenue for parking on a temporary basis until additional parking on the School property is provided or until such time as Sixteenth Avenue is extended.
- 3. That the appropriate signing be erected to designate the type of parking allowed in the area.

6. Bus Zone on Hastings Street at Sperling Avenue

It was recommended that the existing Eastbound Hastings Street Bus zone at Sperling Avenue be relocated 80 feet to the east.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That all of the recommendations of the Traffic Safety Committee be adopted."

CARRIED UNANIMOUSLY

(d) The Municipal Manager presented Report No. 5, 1976 on the matters listed following as Items (1) to (21) either providing the information shown or recommending the courses of action indicated for the reasons given.

(1) Subdivision Servicing Agreement
Subdivision Reference #89/75

The Municipal Manager provided a report of the Approving Officer regarding the proposed servicing agreement as noted above.

It was recommended:

"THAT Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #89/75."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(2) Water Rates Chargeable to Large Volume Users
(Item 22, Manager's Report No. 81, December 15, 1975)

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

"On dealing with the above mentioned report item on 15 December 1975, Council instructed:

"THAT the recommendation of the Municipal Manager be amended to include a request for an explanation as to why the Burnaby excess rate is different to rates charged by other municipalities in the area including the District of Delta."

The reason for the difference is explained in the report and is as follows:

The rate structure for consumption in excess of 2,000,000 cubic feet first came into being on 24 August 1960 and came about because of representations from the Shell Oil Company. Earlier, in 1953, it became necessary to enlarge the water line serving the portion of the community in which the Company is situated and as the Company was most interested in the main, they agreed by formal agreement to use certain large quantities of water. When it became apparent that they had long since exceeded the quantities per month they had guaranteed to use, they petitioned for a reduction in their rates. Also of consideration is the fact that the Company draws water at the beginning of the system and the Municipality is not put to much expense in maintaining the line at that point.

Perhaps the intended question was "How do high users of water fare in adjoining municipalities in comparison with similar users in Burnaby?" This is shown in the table attached.

The table shows that a user of 3,000,000 cubic feet per month pays less for this quantity in North Vancouver City than in Burnaby, approximately the same in North Vancouver District and New Westminster, and a great deal more in the other communities. It also shows that consumers of smaller quantities of water pay more in Burnaby than they would in some of the other communities.

Submitted for the information of Council, pending receipt of a further report at such time as a rate increase becomes necessary. "

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"That the report be received for information purposes."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"That the Council consider a minimum metered rate for domestic whater of \$.128 per 100 cubic feet in excess of \$2,000,000 cubic feet."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MCLEAN:

"That the subject matter be tabled pending a report of Alderman Gunn as Liaison Alderman to the Engineering Department after all aspects have been examined."

CARRIED UNANIMOUSLY

(3) By-law 6627 Municipal Hall Parking Regulation By-law

The Municipal Manager reported as follows:

"Council at its meeting of October 27, 1975, awarded a contract for vehicular towing and storage services to Mundie's Towing, Storage and Service Ltd., as low bidder, for a three year period commencing November 1, 1975 and terminating October 31, 1978.

Schedule "A", annexed to By-law 6627, provides for costs of impounding, towing and storage of vehicles from Municipal Hall grounds as follows:

- (a) For the impounding and removal of a vehicle to a place of storage \$ 7.00
- (b) For attending to remove an impounded vehicle but before it is removed the owner or person in charge thereof requests that the vehicle be delivered to him 5.00
- (c) For the storage of a vehicle 1.25 per day for the first three days and 2.50 per day thereafter

With the general increase in cost of services over the period of the prior three-year contract, the Municipality's current contract with Mundie's Towing reflects an increase in impounding, removal and storage costs which requires that Schedule "A" of By-law 6627 be amended as follows:

- (a) For the impounding and removal of a vehicle to a place of storage \$ 10.00
- (c) For the storage of a vehicle 1.50 per day for the first three days and 3.00 per day thereafter

There has been no change in the \$5.00 cost provided under Section (b) of Schedule "A".

The appropriate amendment will be before Council for consideration on January 26, 1976."

It was recommended:

- 1. THAT the amendment By-law be brought forward. (#6814)

MOVED BY ALDERMAN MCFEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(4) Burnaby Joint Refuse Committee Status Report No. 4

The Municipal Manager provided the following report of the Burnaby Joint Refuse Committee:

"On November 3, 1975, Council adopted the following recommendation as contained in a report from the Burnaby Joint Refuse Committee:

"THAT the Municipality immediately enter into contracts with all those condominium Councils and/or their representatives who will be utilizing containers, so as to provide refuse collection and disposal service to be paid for monthly by the Corporation, up to those costs as listed on p.155 of Item 13, Manager's Report No. 68, Council Meeting 27 October, 1975, but in any case not to exceed an annual rate of \$32.53 per unit, all of which is to be effective for the period from 28 October, 1975 to 31 January, 1976, unless prior action has been taken to replace this recommendation."

"This action was an interim measure that was taken to expedite refuse service to strata title properties.

The purpose of this report is to recommend that Council authorize an extension of the payment of rates to strata councils to February 29, 1976. The one month extension would provide the Committee with the additional time that is needed to prepare a final recommendation on pick-up of containerized refuse from strata title developments.

It has been determined that the Municipality has received requests for payment from eleven strata title councils (758 units) that are on containers. This number represents about one third of the total eligible number, but in all probability, more requests for payment will be received before and immediately after the January 31st deadline.

In summary, the Committee feels that progress has been achieved since the first meeting on September 26, 1975. Considerable information has been compiled and analyzed, and certain conclusions have been made with respect to costs of operation. The Committee will refer to Council a final recommendation on containerized refuse pick-up from strata councils on February 23rd, and then proceed to develop recommendations pertaining to the broader aspects of the overall refuse collection study as outlined in the original terms of reference of the Committee."

It was recommended:

1. THAT payments of an annual rate per unit to strata councils that utilize containers be extended from February 1 to February 29, 1976, inclusive, with terms of payment to be the same as those that are now in effect (monthly payments up to those costs as listed on page 155 of Item 13, Manager's Report No. 68, Council meeting October 27, 1975, 1975, but in any case not to exceed an annual rate of \$32.53 per unit)."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

(5) Engineer's Special Estimates

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

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

Work Order No.

32-895	Install storm drainage on:	
	1. 16th Ave. Kingsway to Davies	720188-1&2
	2. 19th Ave. Kingsway to School Rd.	720187-1&2
	Humphries 16th Ave. to 19th Ave.	730014
	3. Elwell Canada Way to 6th St.	730056-1&2
	4. Allman Canada Way to 6th St.	720167
	5. Mayfield Canada Way to 6th St.	720168
	6. Goodlad Canada Way to 6th St.	720169
	7. Rosewood Canada Way to 6th St.	720171-1&2
	8. 6th St. Edmonds to Mayfield	730014
	<u>CHARGE:</u> Contract #7601	
	Code 30-01	\$399,600.00

ADDITIONAL INFORMATION: This storm drainage work required prior to, and in preparation for, 1976 Local Improvement Program, to cover charges for Contract #7601 which is to be presented to Council at meeting of 26 January, 1976.

62-062	Municipal share of street lighting on Colbrook Court, Subdivision #173/73, Design 730551.	
	<u>CHARGE:</u> Misc. Minor Lighting Requirements	
	Code 15-09	\$ 1,134.42

ADDITIONAL INFORMATION: This subdivision was initiated prior to the time it became compulsory for developers to construct lighting. However, the Approving Officer required the installation of one ornamental light on each of the two landscaped islands on Colbrook Court.

In order to use the ornamental lights to the best advantage, the Corporation undertook to provide a third street light in order to bring the total lighting for the street up to final standard, thus obviating the necessity of ever having to initiate a Local Improvement project for one light.

\$400,734.42

It was recommended:

- 1. THAT the estimates be approved as submitted.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

(6) Renewal of a Business Licence for Jubilee Billiards (1973) Ltd.

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

Since August 1974 the Licence Department has not received complaints concerning the operation of Jubilee Billiards (1973) Limited.

Notwithstanding the problems of enforcement encountered by the R.C.M.P. and despite the fact that there is no apparent improvement in the method of conducting business, there is no basis to deny renewal of the 1976 business licence to Jubilee Billiards (1973) Limited. Therefore, I will renew the licence unless instructed to the contrary."

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(7) Letter dated January 16, 1976 from Mr. J.H. Bradbury
4118 Edinburgh Street, Burnaby
Dumping of Soil in a Section of Montrose Park

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

(8) Realty Tax Exemption for the Children's Foundation

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

"On 29 September 1975, Council denied tax exemptions to a number of charitable organizations on the grounds that realty taxes should form part of their financing by the Provincial Government.

Attached is a copy of a letter from The Children's Foundation addressed to Mayor Constable under date of 31 December 1975 in which it is stated that the Foundation is requesting the Department of Human Resources to provide funding for taxes in 1976. The letter points out, however, that the fiscal year of the Foundation ends 31 March 1976 and, because of this, they will have no funds to pay for taxes for the first three months of the year. In 1975, the taxes on the property would have been \$1,604.08 if the property had been taxable. In addition, the Foundation paid \$56.96 in water, sewer and local improvement rates. One quarter of the \$1,604.08 amounts to \$401.02.

The request from the Foundation seems reasonable."

It was recommended:

1. THAT Council make a grant to The Children's Foundation of a sum equal to one quarter of the 1976 tax levy, special rates excepted, as and when the tax rates for 1976 are struck and the tax bills are in the mail.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(9) Tenders for Trees and Shrubs
Municipal Hall Renovations

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

Sealed tenders were received for (1) trees and (2) shrubs and ground cover up to 3:00 p.m., local time, Wednesday, January 21, 1976.

Six tenders were received for trees and five tenders were received for shrubs and ground cover and opened in the presence of Messrs. Constable, Hagen and representatives of the firms bidding.

Tabulations of the tenders received are attached.

The plant material is as specified by Don Vaughan and Associates Ltd., Landscape consultants for the Municipal Hall renovation project. A separate tender will now be prepared for the planting of this material when it is received.

The estimate for labour, material, overhead and sub-trades for landscaping on this project is as follows:

Trees	-	\$30,350.00
Shrubs and Ground Cover		<u>60,738.00</u>
Total		<u>\$91,088.00</u>

The Chief Building Inspector and Don Vaughan and Associates Ltd. agree with the recommendation.

It was recommended:

1. THAT the lowest tender in each case submitted by Pacific Coast Nurseries Ltd. to supply and deliver trees as specified for the sum of \$7,086.75 and shrubs and ground cover as specified for the sum of \$15,979.75 be accepted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(10) Increased Payments by the Provincial Government to
Private Operators of Adult Care Facilities in the Province

The Municipal Manager provided the following report of the Human Resources Administrator:

On October 15, 1975, the Minister of Human Resources, The Honourable Norman Levi, announced rate increases to private operators of Adult Care Facilities in the Province. In his announcement he stated that effective January 1, 1976, private operators of Adult Care Facilities will receive a 10% increase across the board in the authorized rates. The news release indicated that at the present time average rate of payments are:

\$225 - \$250	-	Personal Care
250 - 400	-	Intermediate Care
525	-	Private Hospital Care

Normally a news item such as this is followed by a Serial Letter authorizing us to put the program into effect. At that time I would then present the matter to Council for approval at the local level. However, since no Serial Letter was received, the matter was not presented to you.

Upon inquiries from several of the operators I telephoned the Provincial Department of Human Resources in Victoria and learned that the Order-in-Council approving these rates had not been passed prior to the change of government but that the new government would be looking into the matter. On Monday, January 19, we received a telephone message that the government of the day is prepared to grant the increases effective January 1, 1976.

It was recommended:

1. THAT Council concur with the following rate increases to operators of adult care facilities, effective January 1, 1976:

Personal Care	Increased from \$ 225 - \$ 250 to \$ 250 - \$ 275
Intermediate Care	Increased from 250 - 400 to 275 - 440
Private Hospital Care	Increased from 525 - to 577.50

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

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

The Municipal Manager provided a report of the Director of Planning therein with the subject matter being summarized as follows:

1. Formal NIP boundaries have been recommended, based upon the CMHC guideline standards for Neighbourhood Eligibility and resident response to the Programme.
2. Community response was very good with 200 people attending the four initial information meetings and sixty-three persons attended a subsequent meeting on January 18, 1976.
3. In order to proceed with NIP, the boundaries must be approved by Council and authorization given to commence Stage II planning with the understanding that Stage III (implementation) will follow in the late summer of 1976.
4. The potential benefits to the Municipality of this programme could include a variety of improvements such as park development land acquisition, or the construction of community facilities, depending on what projects are pursued. The minimum costs to the Municipality will be \$ 375,000 less the \$ 7,500 which has been contributed to this point. If the funds are used for street utility services the municipal share could be larger. This sum of money need not be paid into the program until 1977.
5. A concept plan for the Neighbourhood area will be presented to Council in August/September 1976 by the Planning Department in co-operation with the area residents.

It was recommended:

1. THAT Council approve the proposed Neighbourhood Improvement Programme boundaries as outlined in the attached map; and
2. THAT authorization be given to the Director of Planning to apply for a Certificate of Eligibility for Stage II (Planning) and subsequently Stage III (Implementation) of the Neighbourhood Improvement Programme, as outlined in Section IX of the Planner's Report.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That the subject matter be tabled and that the report in question be forwarded to the Parks and Recreation Commission and the Burnaby School Board for review and comment."

FOR: Acting-Mayor Emmott, Aldermen Ast, McLean and Stusiak

OPPOSED: Aldermen Drummond, Gunn and Randall

MOTION CARRIED

(12)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 in the Municipality for the month of December 1975.

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(13)Letter dated January 20, 1976 from Bit's and Pieces Square Dance Club, 7787 17th Avenue, Burnaby
Request for permission to conduct a Walk-a-Thon

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

(14)Letter dated January 26, 1976 from Girl Guides of Canada-Burnaby Area 7787 17th Avenue, Burnaby
Request for permission to Conduct a Walk-a-Thon

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

(15)Proposed CD Housing Development
Sperling and Haszard
Rezoning Reference #54/75

This subject matter was considered previously under Item 3(a) - By-law No. 6797

(16)Tenders for Contract #7601
Storm Sewers - 1975 - Part I
By-law 6706

The Municipal Manager provided a report of the Purchasing Agent regarding tenders for the subject contract.

It was indicated that Contract #7601 is the first of a series of contracts being called to implement the construction of Storm Sewers approved under Loan Authorization By-law #6706.

It was recommended:

1. THAT the lowest tender in the amount of \$321,463.90 submitted by Arthon Construction Ltd. be accepted with final payment to be based on actual quantities and the unit prices tendered.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

(17)Proposed Storage Facilites in the Ioco Area

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

At the end of November, an application was received by the Planning Committee of the Greater Vancouver Regional District for concept approval to install storage facilities for liquid products on twelve acres adjacent to the Burrard Thermal Plant west of Ioco. Consideration of this request was tabled by the Planning Committee pending receipt of more complete information on the proposal and its impacts.

The Director of Regional Development has submitted a report on this subject prompted this department's response of January 23, 1976 (see also attached) to the Regional District. Contained within that letter is a brief description of the proposed Eastern Burrard Inlet Marine Park System and a statement of concern that a major industrial installation at the subject site could have a serious detrimental effect on the developing marine park area. It has been requested that the Director of Planning for the Regional District keep the Municipality closely advised of any renewed development proposals that may arise in this area, in order that the Municipality may make the appropriate representations at that time.

This report item and copies of the pertinent correspondence is provided for the information of Council."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MCLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"That the Municipal Council support the action to date of the Director of Planning in this matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN:

SECONDED BY ALDERMAN DRUMMOND:

"That a request be forwarded to the Greater Vancouver Regional District Parks Committee to report on the advisability of establishing a Regional Park designation from Admiralty Point to the Ioco area."

CARRIED UNANIMOUSLY

(18) Implementation and Development Control Measures for the Designated Conservation Area on Burnaby Mountain.

The Municipal Manager provided a report of the Director of Planning wherein the following comments were made as to area preservation considerations:

As noted earlier in the report, it is considered necessary that steps be taken to insure the continuing preservation of the Burnaby Mountain Conservation Area. Such measures would also be designed to add emphasis to the intent of this concept and to underline the function of the mountain as a public open space - recreational area of considerable significance to both the municipality and the region.

While a number of methods are available for the realization of this objective, and more than one of them could be employed, it is concluded that zoning would provide the most logical initial phase in the program of implementation. In this regard, the retention of the existing P6 (Regional Institutional) area is considered essential since it gives recognition to the existing S.F.U. facility, as well as providing a sizeable amount of space for further development in the future. However, the present A2 (Small Holding) designation which covers a large part of the Conservation Area does not, in our opinion, reflect the policies and objectives which have been approved for the future use of this portion of the mountain.

While consideration was given to the possibility of creating a new zoning category, it is felt that the P3 (Park and Public Use) District would best meet the goals which have been established for the area. This type of zoning covers the existing parks and schools in the municipality, as well as publicly owned properties around Burnaby Lake and in the south slope ravine and north slope conservation areas. The permitted uses in the zone, in addition to parks and schools, include such items as auditoriums, bowling greens, community centres, swimming pools, tennis courts, botanical gardens, play fields and playgrounds, etc.

The application of P3 zoning to municipal land and to the S.F.U. area which lies outside the present P6 District designation is considered appropriate. In the latter instance, this would be in keeping with the original agreement between the Corporation and the province wherein lands not required or otherwise topographically unsuitable for further university development would be devoted to open space for the use and enjoyment of the public.

The province owns a parcel of land immediately north of Gaglardi Way, adjacent to the Burnaby 200 project site. Following discussions on the future use of the property, agreement has been reached that it be reserved for park purposes. The inclusion of this area within the P3 zoning category would therefore be appropriate.

There is a block of land under Federal ownership in the northeasterly portion of the Conservation Area (D.L. 114). This large parcel, which covers approximately 84 acres, is topographically unsuitable for development and should be included in the proposed P3 area.

Since the P3 District is a public use zone, it cannot be applied to privately held properties. However, as these are acquired, over a period of time, they should be rezoned to this category.

While the Trans Mountain tank farm is a relatively passive type of industrial activity, the existing M3 (Heavy Industrial) zoning of the site permits a variety of uses which would have a much more detrimental effect on the conservation concept for the area. A zoning category that would maintain the conformity of the site, but restrict it to its present petroleum storage use is therefore required. It will be recalled by Council that such a category (M7a), which provides only for the storage of petroleum products, has been given third reading as part of the implementation of the Eastern Burrard Inlet Development Plan. The future application of the M7a designation to this site, as well as to the presently industrially zoned portion of the Gulf Oil property in the northeasterly corner of the area is proposed.

84 With regard to the Official Regional Plan designations in the Burnaby Mountain Conservation Area, it is considered that the present RSV-2 (Institutional Reserve Area) classification best reflects the S.F.U. campus use and the adjoining sector proposed for future development (i.e. the area currently zoned P6). On the other hand, it is our view that the PRK-2 (Potential Park Area) designation would be the most suitable category to be applied to most of the area which is

An Official Community Plan involves a somewhat cumbersome and time consuming procedure to implement and it is considered doubtful, with the availability of other controls, that the taking of such a step would be necessary.

With respect to the dedication or reservation of publicly owned lands for park purposes, the latter method is much more easily applied and provides almost the same degree of control. This was the method employed by the Parks and Recreation Commission early in 1975 to protect a number of park sites in the municipality.

It was recommended by the Director of Planning:

- (1) THAT the Council receive the report of the Planning Department and request that a rezoning by-law be prepared for the proposed phase 1 rezonings to the P3 (Park and Public Use) District category, as shown on maps 4 and 5, and that these rezonings be advanced to a Public Hearing on March 23, 1976.
- (2) THAT a Park Reservation By-law be prepared for all of the P3 zoned properties, once the proposed phase 1 rezonings have been finalized.
- (3) THAT a further report concerning the advancing of certain proposed amendments to the Official Regional Plan be prepared for the consideration of Council following the completion of the recommended phase 1 rezonings in the Burnaby Mountain Conservation Area.
- (4) THAT as privately held properties are acquired within the previously approved West Slope Conservation Assembly Area the necessary steps be taken to have them rezoned to the P3 District category, and included in a Park Reservation By-law.
- (5) THAT final approval of the two Marine District categories, which were designed for the implementation of the Eastern Burrard Inlet Foreshore Development Plan, be followed by the rezoning of the Trans Mountain tank farm site and the presently industrially zoned portion of the Gulf Oil property to M7a (Petroleum Products Storage).

It was recommended by the Municipal Manager:

- 1. THAT the Director of Planning's recommendations be adopted.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

(19) Financing through Greater Vancouver Regional District and Municipal Finance Authority

The Municipal Manager provided a report of the Municipal Treasurer regarding Security Issuing By-laws. (By-Laws No. 6803, 6804 and 6805)

It was recommended:

- 1. THAT Security Issuing By-laws be brought down to finance \$707,000.00 - 10 year local improvements; \$2,085,000.00 - 15 year local improvements; and \$1,825,000.00 for parks and storm drainage - 20 years; and
- 2. THAT the Municipal Treasurer be directed to make application to the Greater Vancouver Regional District for this financing.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

(20) Comprehensive Development District
Zoning Development process

The Municipal Manager provided a report of the Director of Planning including the following comments:

Council has requested the Planning Department to submit a report with respect to the definition of guidelines for construction materials and design relating to the Comprehensive Development District zoning process. The following report is presented in the form of a flow chart divided into five sub-headings:

a) Development Process

- The major steps taken from the initial concept of a development proposal to the construction of the development proposal itself.

b) Content at given point in the development process

- The factors and information which apply to a development proposal at a given point in the development process.

c) Applicant/Developer consideration

- The action which is usually taken by the applicant/developer at a given point in the development process, including, for example, the option of not proceeding with a proposal based on the applicant's consideration of the available information and work completed.

d) Staff consideration

- Assistance, guidance, and information is provided by various Municipal departments including the Planning Department. The development process is coordinated by the Planning Department.

e) Council consideration

- The stages in the development process where Council examines a development proposal and gives varying degrees of approval and commitment to a submitted proposal. The utilized Council guidance material include major adopted policy reports, research reports, and community planning reports.

In summary, the outlined flow chart illustrates the municipal Comprehensive Development District zoning process. Matters such as the stage when information with respect to construction materials and various degrees of design details (conceptual design to specific design refinements) are appropriately provided are shown in the perspective of the overall development process. With the passage of time, the rezoning procedures have been refined and adjusted. The adjusting process is accepted as an integral part of Comprehensive Development rezoning procedures which must be sensitive to current Council policies and directives. The submitted rezoning reports to Council indicate the guidelines both substantive and qualitative which apply to a given development proposal. Council has the opportunity to examine the specific design quality of a given development proposal directly at the Public Hearing for the proposal and the subsequent granting of First and Second Reading of the requisite zoning bylaw has been deemed to reflect the general satisfaction of Council to the overall merit, including design aspects, of a development proposal.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"That the report of the Municipal Manager be received and tabled for one week."

CARRIED UNANIMOUSLY

(21)

R.C.M.P. Contract

The Municipal Manager reported as follows:

Following is a further report from the Municipal Treasurer on contracted costs for services that are provided by the R. C. M. P.

This report supercedes the two prior reports submitted to Council on this matter.

Basically, if one deals with solely the question of the change in formula, the extra cost to Burnaby over 5 years as a result of the change, assuming no inflation and the same complement of men, would be approximately \$150,000.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That Council now resolve itself into a Committee of the Whole "In Camera"

CARRIED UNANIMOUSLY