

March 29, 1976

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, March 29, 1976 commencing at 7:00 p.m.

PRESENT:

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

ABSENT:

Alderman G.H.F. McLean

STAFF:

Mr. B. McCafferty, Acting Municipal Manager
Mr. V.D. Kennedy, Deputy Municipal Engineer
Mr. M. Ross, Assistant Municipal Engineer
Mr. J. Plesha, Administrative Assistant to Manager
Mr. D. Stenson, Assistant Director - Current Planning
Mr. R.W. Watson, Deputy Municipal Clerk
Mr. B.D. Leche Municipal Clerk's Assistant

M I N U T E S

The Minutes of the Council Meeting held on March 22, 1976, came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on March 22, 1976 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on March 23, 1976 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Public Hearing held on March 23, 1976 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Norman Bethune Co-operative Housing Association,
President, March 25, 1976
Re: MacInnis Place

Mr. Len Bailey appeared on behalf of the Norman Bethune Co-operative Housing Association and spoke to the following brief:

"His Worship, The Mayor, and the members of the Burnaby Municipal Council Madam and Gentlemen. Recent items in the Vancouver press indicate the B.C. Housing Management Commission has been unable to find "satisfactory" tenants for the 216 unit housing project at Keswick and Government in North Burnaby. Our co-operative, like Council, is at a loss to understand this incredible situation, except to say that perhaps the reputation of the Commission, as supplier of housing to those on low incomes only, may be part of the reason.

Whatever the reason, we in the Norman Bethune Co-operative wish to support your position, that this housing should not be converted to Strata and sold to a few people who can afford to buy. The best that any government assistance can provide to persons on low or moderate incomes under a strata plan is that the first residents of this housing will buy at a fair price.

Our co-operative presently occupies the 24 housing units which are the prototype for MacInnis Place and will soon (given the long delayed provincial government approval), have members moving into the first of an additional 282 similar units in the Simon Fraser Hills area. We are, therefore, familiar with the cost and market value of this housing. We believe that the former Housing Minister is not overstating the case when he says that these units cost \$44,000.00 each and could sell for \$73,000.00.

We are also supportive of the present government when it says that it is their intention to make this housing available at an affordable price and that they wish to see some form of ownership by residents of this housing. We would, therefore, caution Council against accepting any form of sale of this housing which will allow purchasers to resell this housing on the market. Any such plan must, it seems to us, result in a windfall profit to those few people who would be fortunate enough to be the first owners. While this might provide great satisfaction to 216 people, it will be of no real benefit to those who would follow and will, we believe, do a disservice to other Burnaby residents who may at some time wish to live in this excellent housing but will find the cost prohibitive.

We are pleased to remind Council that there is an alternative. The alternative is, of course, the non-profit, par-value co-operative. We believe that this alternative can meet the objectives of both Council and the Provincial Government.

As Burnaby's only such co-operative, we offer our assistance in the formation and organization of such a co-operative. We will, immediately after the Minister approves our co-operative's request for a land lease and high impact grant in regard to the 282 additional housing units which the former government committed to our co-operative, be hiring a full time co-operative co-ordinator and other staff. Any assistance our co-operative can provide Council, (should you decide to form a co-operative for this housing yourselves), or any co-operative which may be formed independent of Council, through our staff or the experience of our Board of Directors, is yours for asking.

We suggest the co-operative alternative for MacInnis Place for the following reasons:

- (1) As a co-operative, MacInnis Place would satisfy the desire of the Provincial Government to provide "some form of ownership", as each resident would own shares in the co-operative, have a voice in its operation and be entitled to the home-owner and home acquisition grants.
- (2) The co-operative option would satisfy your concerns that this housing not be available to only those who can afford to buy.
- (3) The non-profit, par-value co-operative alternative will satisfy the taxpayer in that government assistance given to residents of this housing will provide a continued source of affordable housing for years to come by insuring that no individual or corporation sells one single unit of this housing at a profit. It will also eliminate the legal and real-estate fees which are normal when home ownership changes hands.
- (4) With financial arrangements for a MacInnis Place Co-Operative made on the same basis as provided for our original 24 units, by the Federal Government through the Central Mortgage and Housing Corporation and the last Provincial Government, the co-operative could house 21 socially assisted families along with 65 low-to-moderate income families and 130 middle-to-upper income families, thus avoiding any "low rent ghetto" stigma.
- (5) By placing a series of articles about co-operative housing and this project in local papers, (our co-operative has received offers to run such articles at no cost to us) the co-operative could quickly fill the available housing without running into the problems that have apparently beset the B.C. Housing Management Commission.
- (6) Out of fairness to low income families on the B.C. Housing Management Commission's waiting list, these people could be given preference over other low income applicants.

In conclusion, we repeat that the co-operative housing alternative is available. This alternative will, we believe, answer the concerns of Council, the Provincial Government, the future residents of the project and the taxpayer. We urge that you form a co-operative and begin organizing; not just to fill this housing, but to create a *co-operative community* at MacInnis Place. We repeat that our Board of Directors and future staff are at your service in this endeavor, should you undertake it.

Respectfully Submitted,

Larry Whaley,
President "

Mayor Constable advised that since Council's recent request that he contact the Minister of Municipal Affairs in regard to MacInnis Place, that he had subsequently discussed the matter at length with the Deputy Minister of Housing, Mr. Gary Begg along with three members of staff. It was indicated the Minister had agreed that no further action be taken on this matter until further discussions had taken place. It was also indicated that the Minister's staff would be available for discussions with Council.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT The Municipal Council meet in a Committee of the Whole on Thursday, April 1 at 3:30 p.m. to discuss the subject matter of MacInnis Place with Mr. Gary Begg the Deputy Minister of Housing."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT:

- | | |
|--|---------|
| 'BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 10, 1976' | - #6824 |
| 'BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 11, 1976' | - #6825 |
| 'BURNABY ZONING BY-LAW 1965,
AMENDMENT BY-LAW NO. 12, 1976' | - #6826 |

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 GUNN:
SECONDED BY ALDERMAN AST:

"THAT Item 17, Manager's Report No. 20, be brought forward at this time."

CARRIED UNANIMOUSLY

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

"Appearing on the Council Agenda is an item of Correspondence from Dunhill Corporation related to the prerequisites to the completion of Rezoning Reference #26/7 which were endorsed by Council at its meeting of February 23, 1976.

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With the exception of remarks related to the Parkland Acquisition Levy, the comments in the letter are in order. As is normal procedure, the rezoning prerequisites will be completed to the required detail by the applicant and processed through the appropriate Municipal Departments. The following comments, in response to Point 7 raised in Dunhill's letter, will further clarify the Parkland Acquisition Levy as it relates to this rezoning proposal.

The siting of the two towers at the north end of the site was outlined in the adopted Community Plan. The towers were to be set back as far as possible from the Trans Canada Highway. The density (floor area) of the project, however, was based on the entire site area. The dedication of the southern site area to the Municipality is not required as a part of the neighbourhood park system but was suggested for management and maintenance purposes only. In conformity with the Community Plan, this land cannot be built upon. The dedicated park to the west of this site mentioned in the letter was also considered in the project density figures for a previous rezoning (Rezoning Reference #44/74). In line with Council adopted policy, the Parkland Acquisition Levy is applicable to the subject development site.

For information the Parkland Acquisition Levy has not been applied in the Burnaby 200 rezonings as all required park land has been dedicated as part of the project. The dedicated park land is not included in the determined site areas of the various residential enclaves to be rezoned nor is it included in density or site coverage calculations."

It was recommended by the Municipal Manager that Council reaffirm the deposit of a Parkland Acquisition Levy of \$1,080.00 per unit to go towards the acquisition of neighbourhood parks as a prerequisite to the completion of Rezoning Reference #26/75.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN GUNN:

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be tabled pending additional information on other related developments in the area."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Burnaby Zoning By-law, 1965, Amendment By-law No. 10, 1976, #6824 be now tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN GUNN:

"THAT the reference to the words "Natural cedar roofing" be struck from the prerequisites relating to By-law No. 6825."

FOR: Aldermen Emmott, Gunn, Stusiak
OPPOSED: Mayor Constable, Aldermen
Ast, Drummond, Lawson, Randall

MOTION DEFEATED

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT the Committee now rise and report progress on By-Law Nos. 6825 and 6826."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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

CARRIED
OPPOSED: Alderman Stusiak as to
By-law #6825

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT

BURNABY ZONING BY-LAW, 1965
AMENDMENT BY-LAW NO. 11, 1976 - #6825

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 12, 1976 - #6826

be now read two times."

CARRIED
OPPOSED: Alderman Stusiak as to
By-law #6825

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 13, 1976 - #6827

BURNABY ROAD CLOSING BY-LAW NO. 3, 1976 - #6832

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 13, 1976 - #6827

BURNABY ROAD CLOSING BY-LAW NO. 3, 1976 - #6832

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN STUSIAK:

"THAT

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 11, 1975 - #6640

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 46, 1975 - #6733

BURNABY ZONING BY-LAW, 1965,
AMENDMENT BY-LAW NO. 57, 1975 - #6781

BURNABY BUDGET AUTHORIZATION BY-LAW, 1975
AMENDMENT BY-LAW 1976 - #6831

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

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CARRIED

OPPOSED: Alderman Stusiak as to
By-law No. 6781

It was agreed a staff report be requested indicating the reasoning for a two-thirds majority requirement at fourth and final reading and not at third reading on Zoning By-laws amendments.

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 GUNN:

"THAT all of the following listed items of Correspondence be received and those items of the Municipal Manager's Report No. 20, 1976 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) British Columbia Assessment Authority,
Co-ordinator of Municipal Services,
Re:- Frontage Tax and Local Improvement Rolls

A letter under date of February 26, 1976 was received indicating that the Assessment Authority had to obtain a legal opinion as to its statutory responsibility in the matter of frontage tax assessment rolls and local improvement tax rolls prepared in accordance with the provisions in The Municipal Act. Basically the advice has been to the effect that responsibility for preparation of those rolls resides with the respective Municipality through its Assessor appointed under Section 319 of the Municipal Act. It was indicated by the authority that application of the above opinion could create inconvenience and pose problems for some Municipalities.

The Municipal Manager reported as follows:

"Appearing on the agenda for the March 29, 1976 meeting of Council was a letter from Mr. P.J.M. Clifton, co-ordinator of Municipal Services for the British Columbia Assessment Authority, regarding responsibility for the preparation of frontage tax and local improvement rolls.

Mr. Roy Mercer, our Area Assessor, has advised the Municipality that the Municipal By-law establishing the B.C. Assessment Authority as our assessor under Section 319 of the Municipal Act is adequate and he is prepared to continue to render this service at his cost."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (b) Mrs. A. Lesley
Sprott-Lubbock Farm, House and Barn

A letter under date of March 20, 1976 was received suggesting that the question of endorsing the concept of establishing a site as a heritage farm site and confirming the original community plan for the area was not a sufficient measure to save the farm house from demolition, judging by Vancouver and New Westminster within the last couple of years when several historical sites have been demolished suddenly and unexpectedly by real estate promoters even though a citizens group was trying to save the house.

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

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"Appearing on the March 29th Council agenda is an item of correspondence from Mrs. A. Lesley related to the Sprott/Lubbock Farm. In her letter are comments related to the preservation of farm buildings on the site.

Council will recall that the Century Park Museum Association has been working closely with the potential developers of the site, Community Builders Limited, towards a solution which will appropriately consider both the heritage nature of this site as well as its potential for housing development. As mentioned in our report of March 22 (Manager's Report No. 18, Item 17), discussions have occurred between the Century Park Museum Association's Executive Committee and Community Builders Limited, resulting in an arrangement which is satisfactory to both parties. Community Builders Limited has agreed to permit the Association to remove any or all buildings from the site and will contribute \$5,000.00 for the purpose of defraying the costs of such removal.

The Century Park Museum Association, in correspondence dated March 15, 1976, stated that it is unable to assume preservation, restoration, development, operation, staffing or maintenance of either the farm house or the farm site except for those items removed to Heritage Village. In the absence of such a use/maintenance program, it would not be practical or useful to designate the farm house and buildings as heritage buildings and preserve them on the site. The possibility of relocating the buildings has been considered. However, as outlined in Community Builder's correspondence of February 13, 1976, the house is structurally unsound with the result that it is unlikely that it could survive a move. The cost of subsequent major repair and restoration work required would be extremely prohibitive.

Thus, the most reasonable solution, considering both the heritage nature of the site and its potential for housing development conforming to the adopted Community Plan, has been reached. Council on February 2, 1976, confirmed the Community Plan and made the farmhouse and associated buildings available to the Century Park Museum Association. Community Builders have agreed to this condition and have offered \$5,000 to aid in the relocation of those buildings possible to move. Council on March 22, 1976 referred the Century Park Museum Association's request that the parks in the vicinity be named after historic figures to the Parks and Recreation Commission for consideration.

As stated in our report of March 22, 1976, the Planning Department will now work with the applicant for rezoning towards a suitable plan of development generally conforming to the adopted Community Plan."

It was recommended by the Municipal Manager that a copy of this report be sent to Mrs. A. Lesley.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"THAT the recommendation of the Municipal Manager be adopted and further that a copy of a previous report on the subject matter, Item 17, Municipal Manager's Report No. 18, under date of March 22 be sent to Mrs. Lesley as well."

CARRIED UNANIMOUSLY

- (c) Mr. William Collier
Re: Plans to widen Boundary Road

A letter was received under date of March 22, 1976 requesting information about the possibility of plans to widen Boundary Road into a six lane truck route. It was indicated his residence was on the northeast corner of Boundary and Rumble facing Boundary Road and had been a resident there for twenty-two years. The Acting Municipal Manager advised that a staff report would be available at the April 5 Meeting of Council.

- 290 (c) Dunhill Development Corporation Ltd., - Project Co-ordinator
Re: MacInnis Place Twin Towers - Rezoning Reference #26/75 - Prerequisites
This subject matter was considered previously under Item 3(a) By-law.

- (e) North Fraser Harbour Commission,
Port Manager,
Re: Sand Royalty Agreement No. 163

A letter under date of March 19, 1976 was received, enclosing documentation concerning the placing of dredge spoils on Municipal property in the vicinity of Byrne Road as a consequence of a program of channel maintenance dredging by Public Works Canada.

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

"At intervals of two to three years, the North Fraser River Harbour Commission dredge the shipping channels in the north arm of the Fraser River and make sand available to abutting property owners for a nominal charge of .50 cents per cubic yard. The Harbour Commission are proposing to commence dredging in the very near future near the foot of Sussex Avenue and have proposed to deposit approximately 40,000 cubic yards on property owned by the Corporation for the sum of .50 cents per cubic yard. To this end, the Municipal Engineer submitted and the Municipal Council approved a work order No. 61-001 for \$30,000 on the 15 March, 1976.

The North Fraser Harbour Commission have now submitted an indemnity and sales agreement for execution which indemnifies the Commission during the operation and provides a formal agreement for the sale of approximately 40,000 cubic yards of river sand to the Corporation at .50 cents a cubic yard."

It was recommended by the Municipal Manager that authorization be given to execute the subject agreement on behalf of the Municipality.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- (f) Columbian 4-Rinks Ltd.,
Vice President and General Manager,
Re: Overcharging for Municipal Sewer Services

A letter under date of March 22, 1976 was received indicating that Columbian 4-Rinks have been overcharged for Municipal Sewer Services since their company commenced using water and sewer services in December of 1972. It was suggested the reason for the overcharge is that the sewer charge is based upon the water consumption on the assumption that this water is discharged into the sewer system. It was indicated that most of the water is not discharged into the sewers but is used mechanically. It was stated that an internal meter had been installed which discovered that of the 404,039 cubic feet of water which is consumed in the March billing period, 355,800 cubic feet (88.1%), was mechanical water use. It was requested that some fair compensation for this overcharge would be in order.

The Acting Municipal Manager advised a staff report would be available at the April 5th meeting of Council.

- (g) Mr. C.E. Lock
Re: Kingsway-McKercher Avenue-McMurray Avenue

A letter under date of March 24, 1976 was received suggesting several areas of improvement in the 5000 block Kingsway and McKercher Street from Kingsway to Hazel for pedestrian traffic.

The Acting Municipal Manager advised that a staff report would be available at the April 5th meeting of Council.

- (h) United Way of Greater Vancouver
Planning Consultant
Re: Burnaby Rental Service

A letter under date of March 25, 1976 was received expressing concern that the program provided by the Burnaby Rental Service will be terminated as a result of the Minister of Municipal Affairs' recent decision not to participate with the Municipality in funding this project for 1976.

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

"With respect to Item 4, Manager's Report No. 66 of 20 October, 1975, an application for financial assistance in the amount of \$18,849.00 was filed by the Municipal Treasurer with the Associate Deputy Minister of the Department of Housing of the Province of British Columbia.

The following reply has been received from the Minister of Housing, the Honourable Hugh A. Curtis:

'At the present time I am reviewing the overall programmes and policies of the Department of Housing, and will be considering the possibility of combining a great deal of responsibilities of the various rental information services with those services already in existence at the B.C. Housing Management Commission.

In view of the above, I regret to inform you that the Department of Housing will therefore not be making any further grants this year under the Rental Information Services Grant Programme. Any rental enquiries that you may have should be directed to the B.C. Housing Management Commission who presently maintain a rental registry.'"

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

"THAT the subject matter be referred to the Grants and Publicity Committee to ascertain if the same level of service can be provided by the United Way Organization."

CARRIED UNANIMOUSLY

It was requested the Grants and Publicity Committee request the reasons from the Provincial Government as to why they are not continuing the funding of this particular service.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (a) Alderman B.M. Gunn, Council Liaison with
Public Works Re: Refuse Collection Systems -
American Public Works Association Workshop

A report was received on visits made to Municipalities in the Los Angeles area to examine their refuse collection systems and providing highlights of the American Public Works Association Workshop on refuse collection and disposal held in Inglewood, California. Included as well was a brief for elected officials "Improving productivity and solid waste collection" produced by the National Commission on Productivity, Washington, D.C. The report contained the following recommendations:

- "1. Prepare an annual report to the Council giving collection costs for our different services and other vital factors so that the Council can compare its costs and service with other cities and municipalities.
2. Send our Superintendent of Refuse Collection and one of our collectors to other North American cities and to conferences such as this APWA one on Solid Waste management so that they may find ways to improve and upgrade our service.
3. With the union's co-operation, institute a pilot one man curbside pickup with our existing Shupaks to see what cost and other benefits may or may not occur to Burnaby.

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4. Set up proper financing and accounting program for refuse collection so that adequate monies are put away each year for equipment replacement.
5. Examine in concert with the Union a Modified Task System of collection."

Alderman Gunn indicated that Recommendation No. 1 should have the word "Staff" inserted at the beginning of the Recommendation and the word "refuse" inserted before the word service in the third line so as to read:

"1. Staff prepare an annual report to the Council giving collection costs for our different services and other vital factors so that the Council can compare its costs and refuse service with other cities and municipalities."

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 1 be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 2 be tabled for further consideration at the time of an upcoming Conference on this subject matter."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT Recommendation No. 3 be referred to the Burnaby Joint Refuse Committee."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN STUSIAK:

"THAT Recommendation No. 4 be referred to the Municipal Manager for a report."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Recommendation No. 5 be referred to the Burnaby Joint Refuse Committee."

CARRIED UNANIMOUSLY

(b) Advisory Planning Commission

The following is the report of the Advisory Planning Commission under date of March 24, 1976.

- "1. Brentwood Town Centre - Western Sector
Community Plan #9A

The Council on February 23, 1976, referred Item 6, Municipal Manager's Report No. 12, 1976, concerning the above subject to the Advisory Planning Commission for study and recommendations.

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The following are the recommendations of the Director of Planning as contained in that report on Community Plan #9A:

1. That Council designate the areas bounded by Gilmore Avenue, Douglas Road, Halifax Street, Rosser Avenue and Loughheed Highway, in accordance with Sketch 1 attached to the report, as Community Plan #9A;
2. That Council adopt the proposed Development Plan as illustrated on Sketch 3 attached to the report;
3. That Council adopt, in principle, the massing and siting of buildings as illustrated on Sketch 4 attached to the report and as described in the Appendix to the report;
4. That Council endorse the measures reflected in the Development Plan related to traffic as follows:
 - (a) Douglas Road between Halifax Street and Loughheed Highway be closed;
 - (b) Rosser Avenue be closed to all except local traffic;
 - (c) Buchanan Street be redeveloped with a cul-de-sac east and west of Madison Avenue.
 - (d) Halifax Street be widened to a 66 ft right-of-way extending west from Douglas Road to Gilmore Avenue, its exact alignment adjacent to Gilmore Avenue to be determined pending a resolution of the problems associated with the scheme to connect Halifax Street to First Avenue along an alignment extending through the industrial area to the west of the study area.

It is now advised that the Advisory Planning Commission endorses Recommendations No. 1 and 3 aforementioned.

Insofar as Recommendation No. 2 is concerned, the Advisory Planning Commission would suggest that this recommendation be amended to include the words "in principle" so that the recommendation would read as follows:

- "2. That Council adopt, in principle, the proposed development plan as illustrated on Sketch No. 3 attached to the report."

Insofar as Recommendation No. 4 is concerned, the Advisory Planning Commission, in view of reservations expressed by some members of the Commission and by delegations making submissions to the Commission, is not prepared to recommend acceptance of the specific provisions of this recommendation to Council at this time.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN GUNN:

"THAT the report of the Advisory Planning Commission be referred back to the Commission for information relative to the reservations expressed by some members of the Commission and by delegations making submissions to the Commission."

CARRIED UNANIMOUSLY

(c) Traffic Safety Committee

The report of the Traffic Safety Committee under date of March 24 was received and indicated the following recommendations:

1. Three Hour on street parking limitation.

It was recommended that no action be taken to amend Section 13(6)

of the Burnaby Streets and Traffic By-law.

2. Traffic Problems - Greentree Village

It was recommended that no action be taken on the suggestions received concerning traffic patterns in the Greentree Village area at this time.

3. Humphries Avenue and Elwell Street

It was recommended that Yield Signs be erected on Humphries Avenue at Elwell Street assigning the right-of-way to Elwell Street.

4. Canada Way and Edmonds Street

It was recommended that the Department of Highways who own and operate the traffic signal at this intersection be requested to consider the desirability of delaying the walk phases on all lights for approximately two seconds.

5. Kingsway and Waltham Avenue
Request for Pedestrian Crosswalk

It was recommended that no action be taken on this request for the installation of marked pedestrian crosswalks on Kingsway at Waltham Avenue.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

- (d) The Municipal Manager presented Report No. 29, 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. Traffic Volumes - Sullivan Heights Area

The Municipal Manager reported as follows:

"Following is a report from the Municipal Engineer regarding traffic counts in the Sullivan Heights area. Attached is the previous report that Council received on this matter (Item 6, Report No. 71, November 10, 1975).

An analysis of traffic flows shows that volumes on Cameron Street East of Erickson Drive have increased and that the volumes to the West of Erickson Drive have decreased in the nine month period between May, 1975 and January, 1976. The variances in counts may be due in part to the recently implemented signal changes on the arterial route Lougheed/Austin/North Road.

The Engineering Department plans to update the counts in the area at approximately six month intervals and if appreciable changes become evident, Council will be advised accordingly."

It was recommended by the Municipal Manager that a copy of this report be sent to Mrs. Lillian E. Mann, 9637 Cameron Street, and

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and the Sullivan Heights Ratepayers' Association.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mayor Constable advised that he had been contacted by Mayor Tonn of the District of Coquitlam in regard to the traffic problems in the Sullivan Heights Area. Mayor Constable advised that Mayor Tonn had suggested a Joint Committee of both Councils be struck to consider the matter further.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"THAT Mayor Constable be empowered to strike a Council Committee to meet with a similar Committee of the District of Coquitlam to discuss signing on North Road."

CARRIED UNANIMOUSLY

Mayor Constable then appointed a Committee composed of Mayor Constable as Chairman, Alderman Gunn, Alderman Stusiak as members.

2. Restrictive Covenant for a Landscape Buffer
Subdivision Reference #205/74 - D.L. 78/131

The Municipal Manager provided the following report of the Approving Officer:

"The subject property is located on Ellerslie Avenue, south of Broadway as shown on the attached sketch.

One of the conditions of subdivision approval required the provision of a 40 foot landscape buffer at the rear of the proposed lots backing on to Ellerslie Avenue to provide an attractive interface between the subdivision and the adjacent townhouses. This buffer must be protected by a covenant providing for the retention of the landscape materials.

The developer has submitted a Landscape Plan prepared by Dan Matsushita Associates Ltd., Landscape Architects. This plan has been forwarded to B.C. Hydro for their comment and approval as the buffer area falls within an existing overhead transmission right-of-way. At B.C. Hydro's request, the developer is presently arranging for minor modifications of the plan content."

It was recommended by the Municipal Manager that Council authorize the preparation and execution of a covenant pursuant to Section 24A of the Land Registry Act as more particularly described in the Approving Officer's report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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

The Municipal Manager provided a report of the Officer in Charge,

March 29, 1976

Burnaby Detachment, R.C.M.P. covering the policing of the Municipality for the month of February, 1976.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

4. Traffic Patterns in the Boundary Road, Grandview Highway, Regent Street Area

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

"Reference the Clerk's memo of 11 March, 1976.

Visual observations of traffic movements on Grandview at the lane east of Boundary and at Esmond Avenue were conducted on the morning of Thursday, 18 March, 1976, between 7:00 a.m. and 9:00 a.m. During this period of time no vehicles were observed to enter the lane east of Boundary. Our observer counted 49 vehicles westbound on Grandview that entered Esmond Avenue on a right turn and presumably drove through to Boundary via Regent Street.

As the A.M. Period is the heavier of the westbound movements, we did not feel that it was necessary to have observers watch the P.M. movement.

From our observations, it would appear that the 49 drivers were attempting to avoid any possible delay that might occur if they were to be stopped by the traffic signal at Boundary Road.

As the observed pattern is a familiar one to many similar signalized intersections, and as the volumes observed are relatively light, we do not see that this condition should be presenting any undue problems."

It was recommended by the Municipal Manager that no action be taken to re-establish traffic patterns in the subject area.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

5. Answers to Council's Inquiries on Traffic -

1. Accidents in the Boundary/Grandview/Douglas Road Area;
2. Parking on Government Property in the Vicinity of 3722 Regent Street;
3. Traffic Problems at the Corner of Grandview and Ingleton Avenue.

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

- "1. The request for a report on changes in the accident picture, if any, at the intersection of Boundary Road and Grandview Highway, as the result of revision to the signals, are probably premature. Drivers who habitually use an intersection take a period of time to adapt to any alterations to the controls present at that intersection.

The left turn phase for the north and south legs of this intersection went into operation on 21 December, 1975, which is less than three months ago. Six months to a year after the changes would give a more realistic indication of the effect the changes have had.

2. The Chief Licence Inspector advises that the four trucks that had been parked on Municipal and Provincial lots by a resident of Boundary Road have been removed.
3. We have received no recent complaints regarding the intersection of Grandview Highway and Ingleton Avenue, and a check of our accident files failed to indicate that a problem does exist. If the question of traffic problems is in reference to the truck traffic using Ingleton Avenue, we would advise that this street is the shortest and most direct route from the truck generating premises in the vicinity of Still Creek to the truck route, i.e., the Grandview Highway.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

It was requested that Staff report on the question as to why there is a left turn holding lane on the North/South traffic but the heaviest traffic, which is East/West, does not have provision for left turns. It was indicated that turning North onto Boundary Road was almost impossible.

6. Proposed Development and Sale of Municipal Property
Subdivision Reference #157/75 - D.L. 188

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

"The Municipal Council, on October 20, 1975 approved the acquisition of Lots 20 and 21 as shown on the attached sketch to complete development of the municipal subdivision on Liberty Place. This acquisition was approved on the understanding that it would enable the development of three residential lots by the Municipality.

In order to finalize this subdivision, Council must authorize the introduction of a road closing By-law for the redundant Eton Street right-of-way south of Lot 78.

The Municipal Engineer has estimated the cost of providing water, storm and sanitary sewer connections to proposed Lot 2 and constructing the 4 foot concrete walkway adjacent to proposed Lot 1 at \$3,310.00.

It was recommended by the Municipal Manager that:

- (a) Council authorize the development and sale by public tender the three residential lots related to subdivision reference #157/75 subject to the following conditions:
 - (1) the preparation and introduction of a road closing By-law for the redundant Eton Street right-of-way south of Lot 78; and

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- (ii) the preparation of the requisite By-law plan and subdivision plan by the Municipal Surveyor; and
 - (iii) the provision of water, storm and sanitary sewer connections to the proposed Lot 2 and construction of a 4 foot concrete walkway adjacent to the proposed Lot 1 at an estimated cost of \$3,310; and
- (b) Authorization also be given for the concurrent sale of Lot 78 by public tender.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Letter dated February 26, 1976 from the British Columbia Assessment Authority - Frontage Tax and Local Improvement Rolls.

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

8. Chevron Canada Limited - Acquisition of Residential Properties for a Designated Buffer Area.

The Municipal Manager reported as follows:

"On February 2, 1976, Council received a written request from Mr. T. Blake, President of the North Slope Ratepayers' Association, for a progress report on development work that is being carried out by Chevron Canada Limited. Council referred to Mr. Blake a copy of a report from the Planning Department on this matter (Item 18, Report No. 6, February 2, 1976).

Council during consideration of the Planning Department's report requested information on the land sales in the area in relation to Chevron Canada Limited, and more specifically, information on properties that have been sold this past year. The Land Agent has had searches made at the Land Registry Office on all the shaded properties shown on the attached sketch, and has visually inspected the area in question. He advises as follows:

'Sales data is very scarce, and there does not appear to be any undue activity which would indicate an extensive number of properties being placed on the market.

The largest purchaser of the property in this area appears to be Chevron Canada Ltd., and the lots which they have purchased have already been conveyed to the Municipality.

I have discussed various acquisitions with staff of Chevron Canada Ltd., and have been advised that since July of 1975, only one property had been offered to the Company, at the north-west corner of Carleton and McGill, and the Company had not purchased this property. My understanding of this acquisition was that price was the problem.

Exclusive of the property purchased by Chevron, our search of the area shows that since 1974 there have been only ten sold in the sample area."

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MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

It was requested that the comment "only one property had been offered to the Company" be clarified as to whether the company has someone reviewing the area for possible purchases rather than having the onus on the owners to approach the Company for this purpose.

9. Rental Information Services
(Item 4, Report No. 66, October 20, 1975)

The subject matter was considered previously under Item 4(h), Correspondence and Petitions.

10. Release of a Restrictive Covenant
Lot 130, D.L. 85, Plan 33880

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

"A Restrictive Covenant under Section 24A of the Land Registry Act was registered over the subject lot (see sketch) precluding house construction due to the absence of sanitary sewer facilities. As a result of a recent subdivision adjacent to the subject lot, sanitary sewer is now available to Lot 130. It is, therefore, now in order that the restrictive covenant be released. The Municipal Solicitor has informed the Planning Department that this can be accomplished subject to the approval of Council."

It was recommended by the Municipal Manager that Council approve the release of the restrictive covenant registered against Lot 130 of D.L. 85, Plan 33880.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

11. Letter dated March 20, 1976 from Mrs. A. Lesley
7864 - 17th Avenue, Burnaby - Sprott/Lubbock Farm

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

12. Road Exchange By-Law
Rezoning Reference #35/75

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

On October 20, 1975, Council received a report from the Planning Department outlining a rezoning proposal for certain properties located at Kingsway and 15th Avenue, as shown on the attached sketch. Contained within that report were the following general comments:

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- "3.2 A 20' dedication along 15th Avenue is required to increase the width of 15th Avenue right-of-way to 60'. Fifteenth Avenue will be constructed to the full standard by the applicant, including a 36 foot pavement width, a separated sidewalk and street trees along the southerly side, curb and gutter on the northerly side, and street lighting. Overhead wiring along the southerly side is to be placed underground by the applicant in conjunction with the road widening, if deemed feasible in the context of adjacent development.
- 3.3 A 16' dedication is required along the southerly side of Humphries Court which will be developed to the full Municipal standard, including street trees.
- 3.4 A 16.5 foot dedication is required along Kingsway for future road widening.
- 3.5 A cul-de-sac will be created and constructed to full municipal standard at 15th Avenue and Kingsway.
- 3.8 A Lane Exchange By-law will be introduced involving the northerly 110' of the lane off 14th Avenue and a triangular piece of property which projects to the south of the subject site. This exchange will result in a straighter, more logical southerly site boundary.

With respect to comment 3.5, it has been determined that the 15th Avenue allowance from Kingsway to the lane parallel to Kingsway can be cancelled and consolidated with the subject development. Due to the existence of B.C. Hydro, B.C. Telephone, and municipal utilities within this area, certain easements must be provided in order to protect these facilities. It is also proposed that the north 20' of the 40' allowance be covered by a public access easement to protect pedestrian movement along the existing sidewalk.

The Land Agent has recommended that the closure of 15th Avenue and the lane allowance outlined in comment 3.8 be exchanged for the required dedications on Kingsway, 15th Avenue and Humphrie Court with no compensation to either the developer or the Corporation. The developer has concurred with the exchange as outlined and the provision of any necessary easements."

It was recommended that Council authorize the introduction of a road exchange By-law, subject to the conditions as noted in the Director of Planning's report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

13. Rerouting Fast Buses via Willingdon - Hastings

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

"B.C. Hydro and Power Authority - Transit Planning Department have recently advised us of a proposed route change to the existing 619 Scott, 621 King George and the 933 Loughheed fast bus service to become effective April 30, 1976. The proposed new route will be

Willingdon Avenue and Hastings Street in both directions, instead of the present route along Willingdon Avenue, Halifax Street, Douglas Road and Boundary Road to Hastings Street.

The proposed change is to overcome operating problems at Boundary Road and Hastings Street due to the steep grade on the Boundary Road approach. They also feel that this new route will provide better service penetration for this area of the Municipality.

The proposed new route will eliminate only one existing stop, this being the stop east bound on Douglas at Boundary Road; however, with the additional stops on Hastings Street fast bus patron service will be greatly increased for that general area.

The attached list of bus stop requirements have been requested in order to accommodate this proposed rerouting. We have considered these requests and find that none of the locations will present any major problems to our present traffic operational functions along the route."

It was recommended by the Municipal Manager that Council approve the proposed rerouting of the 619 Scott, 621 King George and the 933 Lougheed fast bus service along Willingdon Avenue and Hastings Street as outlined in the Engineer's report.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

14. Proposed Art Gallery Extension Project

The Municipal Manager reported as follows:

"The Executive Committee of the Burnaby Art Gallery Association has unanimously agreed to the following course of action:

1. That the Agreement for the design of the proposed Art Gallery extension structure be between Mr. Ian Davidson and the Corporation of Burnaby.
2. That all contracts or sub-contracts for the construction of the proposed Art Gallery extension be between the contractor or sub-contractor and the Corporation of Burnaby.
3. That the Corporation of Burnaby invoice the Art Gallery Association for all costs incurred by them for Architects services (Mr. Ian Davidson); for contractors services; for sub-contractors services; for materials and equipment and for construction management services associated with the construction of the proposed Art Gallery extension.

Attached is a report from the Chief Building Inspector on this matter. A letter dated March 10, 1976 to the Chief Building Inspector from Mr. N. Howard is attached."

It was recommended by the Municipal Manager that:

1. Council, acting on behalf of the Art Gallery Association, authorize execution of the Agreements with:

Mr. Ian Davidson	-	Architect
V. Rotgans & Company Ltd.	-	Electrical
Vinto Engineering Ltd.	-	Mechanical
Tamm Tacy Engineering Ltd.	-	Structural; and

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2. Expenditures totalling \$10,239 be authorized against these accounts until such time as the Municipal Manager is satisfied that the additional funds required from time to time from the Association are available.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendations of the Municipal Manager be amended to include an Item 3 as follows:

3. That a copy of the report be forwarded to the Parks and Recreation Commission for information purposes."

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

15. Turn Restriction Signs at Cameron Street and North Road (Item 8, Report No. 16, March 15, 1976)

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

"At its meeting of Monday, March 15, 1976, Council considered a request from the Council of the District of Coquitlam to remove existing turn restrictions at the captioned signalized intersection, i.e., NO RIGHT TURN 7 - 9 A.M. for southbound North Road traffic into Cameron Street and NO LEFT TURN 4 - 6 P.M. eastbound Cameron Street into North Road.

The Burnaby Council decision was that the turn restrictions were to remain in effect at least until the Broadway extension was completed at which time Council would again consider Coquitlam's request.

As the restrictions were now to be of an extended duration, we felt that improved signing was justified and had taken steps to erect over Cameron Street on a davit lane use signing.

On Tuesday morning March 23, 1976, crews from the District of Coquitlam, on orders from their Council, removed all turn restriction signing mounted within the intersection. A sign prohibiting left turns was mounted on the signal davit on the east side of North Road and would have been inside the Coquitlam boundary. The sign restricting right turns was mounted at the curb on the west side of North Road and would have been on the Burnaby side of the boundary.

We have advised the Coquitlam staff that we will be reposting the right turn restrictions on the Burnaby side of North Road and that left turns will be restricted off Cameron by use of the aforementioned lane use sign davit on Cameron Street 200' west of North Road."

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

16. Request for Approval to Issue P.P.A. #3536
D.L. 155B, Lot 24, Plan 34357 - 5784 Byrne Road

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

"Application has been received by the Planning Department for the development of a warehouse extension and site improvements at the above address. Council will note that this location is within the Big Bend Study area.

Preliminary Plan Approvals have been given in the past for various structures related to the manufacture of sawmill equipment. The existing zoning is M3 (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M2 zoning and use. This type of operation is permitted in both M3 and M2 districts, therefore, the expanded use would also be permitted, provided that the other requirements of the By-law are met.

The proposed warehouse addition totals 5,100 sq. ft. and is to be constructed to match the existing buildings. The site improvements include the asphaltting of parking areas and the provision of a 325 sq. ft. long landscape screen belt. The addition of the warehouse will help to improve the efficiency of the plant and the landscape belt will eventually help to screen the building from the south slope. The additions, therefore, will be beneficial toward the desired upgrading of the site. The applicant has been advised of the suggested site elevation of approximately 109.0."

It was recommended by the Municipal Manager that the Planning Department be given authorization to grant preliminary plan approval to the proposed development at 5784 Byrne Road.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

17. Letter dated March 9, 1976 from Dunhill Development Corporation Ltd. - MacInnis Place Twin Towers
Rezoning Reference #26/75

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

18. Letter dated March 19, 1976 from the North Fraser Harbour Commission - Oak Street Wharf, Foot of Oak Street, South Vancouver - Proposed Sale of Dredged Soil Material to the Municipality.

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

19. Lease of Kapoor Property - Kask Brothers Ready Mixed Concrete Ltd.

The Municipal Manager reported as follows:

March 29, 1976

"On January 12, 1976, Council adopted the following recommendation in connection with the lease of a portion of the Kapoor property to Kask Brothers Ready Mixed Concrete Ltd:

"That the lease to Kask Bros. Ready Mixed Concrete Ltd. be renewed at a rate of \$0.446 per sq. ft. per annum for on-shore land, and \$0.045 per sq. ft. per annum for water area being used, with the lease area to be determined by survey to delineate actual area being used."

Council on that date also established March 1, 1976 as the effective date for the increased lease rate with the understanding that if the increased rate is unacceptable to the firm, that the subject property will be vacated as of February 29, 1976, and that if tenancy is continued beyond that time, that it be on a month-to-month basis with the rate payable on the first of each month.

Attached is a report from the Land Agent on a proposal to apply the lease rate adopted by Council to the 0.603 acres of land that is being used by the firm for storage purposes.

The rents that were calculated before the firm's survey was conducted are contained in the attached letter dated February 23, 1976 from the Land Agent to Mr. John Kask. Based on the survey conducted for the firm by a B.C. Land Surveyor, the rents are now as follows:

- a. Land Area
43,080.8 sq. ft. @ \$0.446 per sq. ft. = \$19,214.04 per annum
- b. Water Area
21,344.4 sq. ft. @ \$0.045 per sq. ft. = \$ 960.50 per annum
- c. Total Annual Rent = \$20,174.54
- d. Total Monthly Rent = \$ 1,681.21

It will be noted that one recommendation concerns the need for a fence to contain stored material within the perimeter of the area that is defined by the survey plan. It should be understood that this is in no way intended to mean or even suggest that the Municipality is prepared to continue the tenancy longer than is absolutely necessary. In fact, the Municipal Manager is now in the process of meeting with representatives of the firm for the purpose of establishing a date on which it would be possible for the firm to vacate the subject premises. It is nevertheless felt that a fence is essential because without the type of delineation that a fence would provide, staff would be required to constantly monitor the area for encroachment beyond the established limits.

Because the plan is oversized, it is attached only to Council's reports."

It was recommended by the Municipal Manager that:

1. The per square foot lease rates adopted by Council on January 12, 1976 be applied to the area as defined in the Land Agent's report subject to the following two conditions:
 - (a) Installation of a fence acceptable to the Municipal Manager to be constructed on the perimeter of the land area being leased so that there will be no encroachment from that area onto the residue of Municipal property, with the understanding that all costs associated with the construction and maintenance of the fence will be borne by Kask Brothers Ready Mixed Concrete Ltd.; and
 - (b) The chain and "Private Property" sign at the entrance to the property be removed by the firm; and
2. A copy of this report be sent to the Parks and Recreation Commission.

March 29, 1976

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT recommendation No. 1(b) be amended to read 'That the Chain and "Private Property" sign at the entrance to the property be removed by the next Council Meeting, and if it is not removed that the Land Agent remove it and charge the cost of removal to Kask Brothers Ready Mixed Concrete Ltd.'."

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EMMOTT:

"THAT the foregoing amendment to recommendation No. 1(b) be amended to read 'That the Chain and "Private Property" sign at the entrance to the property be removed within a three week time limit and if it is not removed, the Land Agent remove it and charge the cost of removal to Kask Brothers Ready Mixed Concrete Ltd.'."

*** See Minutes of April 5, 1976

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

"THAT an Item 1(c) be added as follows:

'(c) Council direct the Municipal Manager to continue to meet with representatives of Kask Brothers Ready Mixed Concrete Ltd. for the purpose of establishing the earliest possible date at which Kask Brothers would vacate the subject premises in accordance with previously established Council policy.'."

CARRIED

OPPOSED: Aldermen Emmott, Lawson
and Stusiak.

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN STUSIAK:

"THAT an Item 1(d) be added as follows:

'(d) That the Municipal Manager negotiate a performance bond or equivalent to the Lease Agreement to be used by the Municipality to move the Kask operation back to within its boundaries and to repair the fence should such operation encroach beyond the boundaries of the fence and further, renegotiate the Lease if additional lands are being utilized.'."

CARRIED UNANIMOUSLY

The original Motion, as amended, was then voted on and CARRIED UNANIMOUSLY.

20. Boundary Road

The Municipal Manager provided a report of the Director of Planning discussing the Boundary Road truck route in the context of the recent history of Boundary Road and the status of improvements proposed for this route.

March 29, 1976

It was recommended by the Municipal Manager that:

1. Vancouver City Council be requested to:

- (a) Not proceed with the proposed intersection redesign and construction at Boundary Road and S.E. Marine Drive.
- (b) Provide the Municipality of Burnaby with an estimate of additional truck traffic that is proposed for diversion to this route, together with a report on the likely environmental impact of this additional truck traffic on adjacent residential areas...
with the understanding that discussions will be initiated with the City of Vancouver upon receipt of the requested information; and

2. A copy of this report be sent to Mr. Basil D. Whitehead who appeared as spokesman for Boundary Road residents at March 15, 1976 Meeting of Council.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

21. 1976 Mapping Program Preparatory Work
(Item 18, Supplementary, Report No. 15, March 8, 1976)

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

"Further to our report to Council dated March 8, 1976, requesting the release of funds to cover the cost of targeting work for aerial photography, we are now ready to proceed with the aerial photography part of the program and we would request that funds be released from the 1976 C.I.P. Budget Code 10-01-066 for the cost of carrying out this work.

Several proposals were received and analyzed and the low bidder was chosen. We would request that the amount of \$3,500. be released from the C.I.P. Budget."

It was recommended by the Municipal Manager that funds in the amount of \$3,500. be authorized so that work can proceed immediately.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT Item 19, Manager's Report No. 16, Council Meeting March 15, 1976 re Heritage designation of house and lands at 6561 Canada Way (Brunette House) be lifted from the table."

CARRIED UNANIMOUSLY

March 29, 1976

The following Municipal Manager's recommendations were then before the Council:

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

Alderman Emmott advised, as Chairman of the Committee, that the house in question had been reviewed and it was indicated that the house was suitable to be designated as a Heritage building and site, pursuant to Section 714(a) of the Municipal Act.

It was also suggested that further participation by the Council might be in the way of a suitable plaque for this designation.

A vote was then taken on the original Motion as Moved by Alderman Ast and Seconded by Alderman Randall "that the recommendations of the Municipal Manager be adopted" and 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 the Council now resolve itself into a Committee of the Whole 'In Camera'."

CARRIED UNANIMOUSLY