

SEPTEMBER 19, 1977

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, September 19, 1977 at 7:00 P.M.

Present: Mayor T.W. Constable, in the Chair  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman D.A. Lawson (7:05 p.m.)  
Alderman W.A. Lewarne  
Alderman F.G. Randall  
Alderman R.D. Stewart  
Alderman V.V. Stusiak

Absent: Alderman G.D. Ast

Staff: Mr. B. McCafferty, Acting 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. B.D. Leche, Deputy Municipal Clerk

M I N U T E S

The Minutes of the Council Meeting held on September 12, 1977 came forward for adoption.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

"THAT the Minutes of the Council Meeting held on September 12, 1977 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing held on September 13, 1977 came forward for adoption.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

"THAT the Minutes of the Public Hearing held on September 13, 1977 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) Lake City Industrial Corporation Ltd.,  
Re: Exemption from the requirements of the  
Underground Wiring By-law.  
Spokesperson Mr. R.J. Dick

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN RANDALL:

"THAT the delegation be heard."

CARRIED UNANIMOUSLY

September 19, 1977

- a) Mr. R.J. Dick, speaking on behalf of Lake City Industrial Corporation then addressed Council on the request by Lake City Industrial Corporation Ltd., to avoid compliance with By-Law No. 6336 concerning underground wiring on a recent addition to 3121 Production Way, Burnaby, B.C.

The following is the text of Mr. Dick's address:

'The building in question was constructed in 1969 by our firm, and was serviced by overhead electrical wires from Eastlake Drive. During 1976, our tenant, Consumers Glass Company Limited, requested that we construct a 12,500 sq.ft. addition to the above building, which we completed in the Spring of this year.

The problem of underground electrical connection then was raised, and due to the fact that the underground service must cross two railway tracks we then obtained a temporary electrical connection in order that we could proceed with the building. This temporary connection, of course, involved the relocation of the existing Hydro pole to the West approximately 100 feet, at a cost of \$1,318.00. B.C. Hydro then enquired where we were going to locate the Kiosk in order that they could obtain the necessary permit from the railway company. Our firm asked that the Kiosk be placed on our North property line in order that it would be situated outside of the trucking area of the building. This would then be identical to the design used for placement of Kiosks for all our new construction.

We were advised by B.C. Hydro that, for technical reasons, the Kiosk could not be located this distance from the electrical room and it must be placed in the trucking area.

We are enclosing copies of various letters between ourselves, Consumers Glass Company Limited and B.C. Hydro, as evidenced by the attached photos and plans, the temporary pole is not noticeably visible as it blends in with the building. It is no different than what existed before the additional construction. We also enclose photos of adjacent properties to show the existing above ground Hydro lines which are now in the area.

The concern of Consumers Glass Company Limited over placing the Kiosk in the path of their general shipping area we feel is more than adequate reason for non-compliance by our firm with the By-law in question. Our firm designs and constructs warehouse buildings with great emphasis being placed on the trucking and shipping areas, and general safety. If we are required to install the Kiosk in the location indicated on the attached plans we would do so only with great concern for the safety of men and equipment working around this obstacle.

We ask that after considering all factors, but primarily the safety aspect, that our firm be allowed to retain the overhead electrical service to this building.'

Mr. Dick advised Council that he and Mr. D. Krizovensky, Vancouver Distribution Supervisor, Consumer Glass Company, one of the tenants of the building in question, were here primarily to answer any questions which members of Council may have on this question.

Council was advised that a staff report would be available for consideration on September 26, 1977 and further consideration of the subject was deferred until that time.

#### BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

"THAT:

'BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1977'

-#7094

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the by-law." 722

CARRIED UNANIMOUSLY

September 19, 1977

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT the Committee now rise and report progress on the by-law."

CARRIED

OPPOSED: Alderman Lewarne

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

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

CARRIED

OPPOSED: Alderman Lewarne

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT:

'BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1977'

-#7094

be now read two times."

CARRIED

OPPOSED: Alderman Lewarne

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 48, 1977'

-#7089

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 49, 1977'

-#7090

'BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1977'

-#7095

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 51, 1977'

-#7096

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 RANDALL:

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

CARRIED

OPPOSED: Aldermen Lewarne,  
Stewart and Stusiak  
to By-Law No. 7090.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

September 19, 1977

OPPOSED: Aldermen Lewarne,  
Stewart and Stusiak to  
By-Law No. 7090.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 48, 1977' -#7089

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 49, 1977' -#7090

'BURNABY LOAN AUTHORIZATION BY-LAW NO. 2, 1977' -#7095

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 51, 1977' -#7096

be now read three times."

CARRIED

OPPOSED: Alderman Lewarne,  
Stewart and Stusiak  
to By-Law No. 7090.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

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

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 47, 1977'." -#7087

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW  
NO. 47, 1977' -#7087

be now read a third time."

CARRIED UNANIMOUSLY

September 19, 1977

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 63, 1977 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Brentwood Park Ratepayers Association  
President, RE: Annual General Meeting -  
Brentwood Park School Gymnasium -  
Wednesday, September 28, 1977

A letter dated September 6, 1977 was received advising that the annual general meeting of the Brentwood Park Ratepayers Association would be held in the Brentwood Park School Gymnasium on Wednesday, September 28, 1977. Council members were invited to be present at 8:30 p.m. when time on the agenda will be reserved for them to respond to any comments or discussion by the residents of this area.

- b) Petition  
RE: Very Concerned about the possibility of a Major  
Fire here such as occurred last week in Nanaimo

A petition was received in the Office of the Municipal Clerk on September 12, 1977 from residents of Burnaby who are very concerned about the possibility of a major fire here such as occurred last week in Nanaimo. The petitioners requested information on the security systems of all facilities in the municipality which store explosive inflammable products. The petitioners believe that these facilities should have up-to-date surveillance and security systems in operation 24 hours a day.

The petitioners also requested that the Director - Fire Services report on the location and relative hazard of dangerous materials at the refineries, tank farms, distribution centres, chemical plants and other industries which use or store large amounts of explosive or flammable materials. It was the opinion of the petitioners that information on the following points should be included in the report:

- a) information on the proximity of such hazards to residential areas and the risks involved to neighbouring residents.
- b) an evaluation of the security systems in operation.
- c) an evaluation of resources presently organized to handle any major fire.
- d) his recommendations for improving fire safety and security.

The petitioners would like the Burnaby Detachment, Royal Canadian Mounted Police and the Burnaby Fire Department to develop master plans for the evacuation of specific areas in the event of a major fire.

The petitioners also believed that the Provincial Government should be reviewing and improving legislation governing the storage of flammable and explosive materials.

It was agreed that staff contact the North Slope Ratepayers Association and invite their input for the preparation of this report.

September 19, 1977

- c) Brentwood Park Ratepayers' Association  
Secretary, RE: Brentwood Mall Employee  
Parking on Residential Streets

A copy of a letter addressed to the Manager of Brentwood Mall dated September 12, 1977 was received concerning the parking problems at Brentwood Mall during the Christmas season. The Brentwood Park Ratepayers Association requested the co-operation of the Brentwood Mall Management to alleviate the extreme hazards and inconvenience caused by cars of the Mall employees being parked on Brentlawn Drive, Beta Avenue, and Ridgelawn Drive.

The Brentwood Park Ratepayers Association expressed the hope that an immediate reversal of Brentwood Mall parking restrictions to the employees of the Brentwood Mall may resolve this problem. Residents of the area are being advised to notify the proper authorities to rigidly enforce the three hour parking of the Municipal by-law.

His Worship, Mayor Constable advised that he had already attended a meeting with the President of the Brentwood Ratepayers Association, Mr. B. Townsend, Manager of Brentwood Mall, and the President of the Brentwood Merchant's Association.

Mayor Constable advised that he had requested Mr. Townsend and the President of the Brentwood Merchant's Association to meet with all the merchants to bring out a program whereby their employees would be encouraged to use car pools or alternative methods of transportation rather than have the mall employees park on the residential streets surrounding the Brentwood Mall.

- d) Alan R. Johnson  
RE: Acquire Lot 376, D.L. 86, Group 1, Plan 52766

A letter dated September 13, 1977 was received offering to acquire the subject property and enclosing a certified cheque for \$ 2,985. This is to cover the 5% deposit.

Mr. Johnson's total bid for the property is \$ 59,700. which is \$ 200.00 over the Municipal minimum bid requirements. (See Item (e)).

- e) Don Barnes,  
RE: Acquire Lot 362, D.L. 86, Group 1, Plan 52766

A letter dated September 13, 1977 was received offering to purchase the subject property and enclosing a certified cheque for 5% of the total bid of \$ 56,500. which is \$ 500. over the Municipal minimum acceptable bid on this lot.

Item 4, Municipal Manager's Report No. 63, 1977 pertaining to Items (d) and (e) under Correspondence and Petitions was brought forward for consideration at this time.

The Municipal Manager recommended:

1. THAT the bid from Mr. Don Barnes in the amount of \$ 56,500 for Lot #362 be rejected and that his deposit check be returned; and
2. THAT the bid from Mr. A. Johnson in the amount of \$ 59,700 for Lot #376 be rejected and that his deposit check be returned; and
3. THAT a copy of this report and the attached tendering document be sent to Messrs. Don Barnes and A. Johnson.

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 5, Municipal Manager's Report No. 63, 1977 was also brought forward for consideration at this time.

The Municipal Manager recommended:

1. THAT the highest bid for each of the 21 lots as specifically noted in the Land Agent's report be accepted; and
2. THAT the following lots on which no bids were received be re-offered for sale by public tender in the future:
  - a. Lot 234, D.L. 83, G. 1, Plan 48395
  - b. Lots 303 and 304, D.L. 80, G. 1, Pl. 47664
  - c. Lots 362, 372, and 376, D.L. 86, Plan 52766.

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

### ENQUIRIES

#### Alderman Lawson

Alderman Lawson enquired if the Municipal Engineer had any plans for providing a sidewalk along the connecting road between Canada Way and Gilpin Street on the Justice Building grounds. Alderman Lawson stated that she had received complaints on this subject and the area was particularly difficult for senior citizens and young mothers with baby carriages.

The Municipal Engineer reported that this matter had never been drawn to the attention of his department and there were no immediate plans for construction of sidewalks in this location. He stated, however, that as a result of Alderman Lawson's enquiry, his department would investigate the requirement for a sidewalk in this location.

Alderman Lawson requested information on the public walkways in the development plan for Blenheim Wood and asked that the Director of Planning provide her with a plan showing the walkways in question.

#### Alderman Lewarne

Alderman Lewarne noted that in the Deer Lake Development Plan the alignment of Royal Oak Avenue was shown along the shoulder of the hill. Alderman Lewarne recalled that the Planning Department had been requested to report on two alternative routings for Royal Oak Avenue and requested information on the status of this report. Alderman Lewarne was of the opinion that this report should be available to Council as soon as possible.

The Director of Planning advised that the Planning Department and the Engineering Department were working on the subject but would probably need the services of a consultant.

#### Alderman Randall

Alderman Randall enquired as to the current municipal policy concerning the construction of curb drop-offs for wheelchair ramps.

The Municipal Engineer advised that current municipal policy is that wheelchair ramps will be constructed in commercial areas when the sidewalks are either being constructed or reconstructed. There is no specific budget appropriation to allow a planned construction program for wheelchair ramps on existing sidewalks.

The Municipal Engineer indicated that this may be an appropriate time to consider the construction of wheelchair ramps on a planned basis and indicated that he would raise this matter before the Capital Improvement Committee.

Alderman Randall indicated that he would be introducing a resolution at the next meeting of Council to provide for a question period at Council meetings during which time individual citizens would be permitted to raise questions with Council.

September 19, 1977

Alderman Stusiak

Alderman Stusiak enquired as to the nature of the work presently being carried out on North Road.

The Municipal Engineer advised that the work in question is being done by the British Columbia Telephone Company.

Alderman Drummond

Alderman Drummond noted that a cutback in transit services had recently been announced for some Vancouver bus routes. Alderman Drummond requested a staff report on the effect such reductions in transit services in Vancouver would have on Burnaby citizens.

Alderman Drummond noted that it had come to his attention that the British Columbia Hydro and Power Authority was planning the construction of a new office building in downtown Vancouver. Alderman Drummond suggested that the British Columbia Hydro and Power Authority be invited to construct this building in the Burnaby Metrotown Centre.

Alderman Drummond requested information on a planned meeting of municipalities to study the conservation of energy on a joint basis.

The Municipal Engineer reported that he was aware of the planned conference and that he would be requesting authority from the Municipal Manager for Mr.V.D. Kennedy and Mr. W.M. Ross to attend this meeting.

Alderman Drummond suggested that His Worship, Mayor Constable appoint an elected official of the Municipality to attend this conference also.

Alderman Stewart

Alderman Stewart requested information on the principal source of funds for the Burnaby Lake Nature House.

The Acting Municipal Manager, Mr. McCafferty advised that the Burnaby Nature House was funded from time to time by the Parks and Recreation Department. Financing was also received in the way of L.I.P. grants.

Alderman Stewart requested that the Municipal Treasurer provide him with a statement concerning the municipal funding of the Burnaby Lake Nature House.

R E P O R T S

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable recommended that Council authorize the expenditure of \$ 718.20 to cover the cost of a one-half page advertisement in the Special Trade and Industry edition of that paper to be published on Thursday, September 29, 1977.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STEWART:

"THAT the recommendation of the Mayor be adopted."

CARRIED

OPPOSED: Alderman Lewarne

- a) The Municipal Clerk provided a Certificate of Sufficiency dated September 12, 1977 covering the 1977 Local Improvement Programme - Ornamental Street Lighting.



MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN RANDALL:

"THAT the Municipal Clerk's Certificate of Sufficiency covering the 1977 Local Improvement Programme - Ornamental Street Lighting be received and that the necessary construction by-laws be brought forward."

MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN STUSIAK:

"THAT Local Improvement Projects #77-013 and #77-015 be deleted from the 1977 Local Improvement Programme - Ornamental Street Lighting."

FOR: Aldermen Stewart and  
Stusiak.

OPPOSED: Mayor Constable,  
Aldermen Drummond, Emmott,  
Lawson, Lewarne and Randall.

MOTION DEFEATED

A vote was then taken on the original motion as Moved by Alderman Lawson and Seconded by Alderman Randall and same was CARRIED UNANIMOUSLY.

Alderman Drummond noted that a member of the Engineering department had recently attended a conference at which one of the topics discussed was the conservation of energy and street lighting and requested that the Municipal Engineer provide the details of the discussion on this particular subject which took place at that conference.

The Municipal Engineer indicated that he will advise Council in this respect.

b) The Municipal Manager presented Report No. 63, 1977 on the matters listed following as Items (1) to (16) either providing the information shown or recommending the courses of action indicated for the reasons given:

1. 1977 Annual Election and Voting on By-Law  
No. 7094 "Burnaby Loan Authorization  
By-Law No.1, 1977"

The Municipal Manager provided a report from the Municipal Clerk concerning the forthcoming 1977 annual election.

The Municipal Manager recommended:

1. a) THAT James Hudson, #7 - 6705 Arlington Street, Vancouver, B.C., V5S 3P1 be appointed Returning Officer for The Corporation of the District of Burnaby for the:
  - (i) 1977 Annual Election;
  - (ii) Voting on By-Law No. 7094 cited as "Burnaby Loan Authorization By-Law No. 1, 1977"
- b) THAT nominations for the 1977 Annual Election be held in the Burnaby Municipal Hall Council Chamber, 4949 Canada Way, Burnaby, B.C. V5G 1M2;
- c) THAT the Polling Day for By-Law No. 7094 be Saturday the Nineteenth day of November, 1977;
- d) THAT the poll required for the 1977 Annual Election and for By-Law No. 7094 be opened at the following places:

September 19, 1977

<u>Division Number</u>	<u>Polling Station</u>
1.	Gilmore School
2.	Burnaby Heights Junior Secondary School
3.	Capitol Hill School
4.	Westridge School
5.	Kitchener School
6.	Alpha Secondary School
7.	Brentwood Park School
8.	Lochdale School
9.	Sperling School
10.	Cameron School
11.	Schou School
12.	Cascade Heights School
13.	Douglas Road School
14.	Burnaby Municipal Hall
15.	Seaforth School
16.	Inman School

<u>Division Number</u>	<u>Polling Station</u>
17.	Marlborough School
18.	Windsor School
19.	Morley School
20.	Chaffey-Burke School
21.	Maywood School
22.	Suncrest School
23.	Nelson School
24.	Clinton School
25.	Edmonds House, 7282 Kingsway
26.	Stride Avenue School
27.	Edmonds School
28.	Second Street School
29.	Armstrong School
30.	Riverway West School
31.	Glenwood School
32.	Riverside School

- e) THAT authority be granted to the Returning Officer to appoint his own Deputy Returning Officers.

Section 53 of the "Municipal Act" provides in part:

'53. ...and the nomination for Aldermen shall be held in each year, at the place appointed on the last Monday of October (October 31) from ten o'clock in the forenoon to twelve o'clock Noon, and, ...the polling (if any) shall be held on the Third Saturday of November (November 19) from eight o'clock in the forenoon to eight o'clock in the afternoon.'

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

2. Short Term Forecast on Building Activity in the Municipality

The Municipal Manager provided a report from the Chief Building Inspector containing the additional information on building activities which Council requested on August 29th in connection with the receipt of a previous report on this matter.

It would appear that our permits for the year will total an amount in excess of \$100 million. The Chief Building Inspector is therefore of the opinion that the 80% recovery of costs which we have established as an objective is within reach of being obtained by year end.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

3. Exempt Staff Compensation - Benefits

The Municipal Manager submitted a report on the subject of Exempt Staff Compensation - Benefits.

It was recommended:

1. THAT Council authorize the retention of Towers, Perrin, Forster and Crosby as consultants to carry out a study of the exempt employee benefit package as outlined in the report received for a fee not to exceed \$ 2,650.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

4. Letters from:
- a. Mr. Don Barnes  
6331 Buckingham Drive, Burnaby
  - b. Mr. A. Johnson  
6340 Buckingham Drive, Burnaby
- Bids on Lots in D.L. 86

This item was dealt with previously in the meeting under Items 4(d) and 4(e) - Correspondence and Petitions.

5. Municipal Lot Sales, Lots 362-369 inclusive, Lot 370, 371, 375-379 incl., Lot 372, 373, 374, D.L. 86, Plan 52766 and Lot 337, D.L. 86, Pl. 46634 and Lot 342, D.L. 86, Pl. 49263 and Lot 385, D.L. 86, Pl. 52346 and Lots 303 and 304, D.L. 80, Pl. 47664 and Lots 305 and 307, D.L. 80, Plan 51483, and Lot 233, D.L. 83, Plan 48395 and Lot 234, D.L. 83, Pl. 48395

This item was dealt with previously in the meeting under Items 4(d) and 4(e) - Correspondence and Petitions.

6. Retirement - Mr. Michael A. Heskari

The Municipal Manager provided a report from the Personnel Director concerning the retirement of Mr. Michael A. Heskari who has been employed by the Municipality for twenty-five years.

The Municipal Manager recommended:

- 1. THAT the Mayor, on behalf of Council, send to Mr. Heskari a letter of appreciation for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN STEWART:

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

CARRIED UNANIMOUSLY

7. Application for Strata Title Approval on an Existing Duplex Lot 49, D.L. 205, Plan 24119 222/224 Fell Avenue

The Municipal Manager provided a report from the Director of Planning regarding a request for Strata Title Approval on the duplex at 222/224 Fell Avenue.

The Municipal Manager recommended:

- 1. THAT the subject Strata Title be approved subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

8. This item was withdrawn.
9. Proposed Sale of Property  
Lot 1, Block 90, D.L. 127, Plan 4953  
Lot 2 Ex. Sk. 10950, Block 90, D.L. 127, Plan 4953  
5041 - 5071 Hastings Street and Redundant Portion of  
Glynde Avenue between Capitol Drive and Hastings Street

The Municipal Manager provided a report from the Land Agent regarding the proposed sale of municipal property. Negotiation for this property was commenced in accordance with authorization that was obtained from Council in December, 1975.

This report should be considered together with the Director of Planning's report on Rezoning Reference #45/77 which is also on the agenda for this meeting of Council. The reason for this is because the continued interest of Fairway Investments Ltd. in acquiring the subject property is contingent on Council's favourable consideration of the firms application for rezoning.

The Municipal Manager recommended:

1. THAT the subject property be sold for \$ 65,000.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

10. Trust, Agency and Capital Savings Account N.P. 15  
Signing Officers

The Municipal Manager provided a report from the Municipal Treasurer regarding signing officers for the subject account.

The Municipal Manager recommended:

1. THAT the signing officers for the Trust, Agency and Capital Savings Account N.P. 15 be as follows:

Bart McCafferty, H.B. Karras, N. Bohan, A.M. Lewis, any one of them; and

M.J. Shelley, J. Hudson, B.D. Leche, Mayor T.W. Constable or the Acting Mayor, any one of them.

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

11. Rezoning Reference #35/77  
Comprehensively Planned Single Family Housing Development  
(Rezoning Report #3, July 18, 1977)

The Municipal Manager provided a report from the Director of Planning regarding rezoning reference no. 35/77.

The Municipal Manager recommended:

1. THAT Council authorize the Land & Planning Departments to pursue an appropriate land exchange as outlined in Section 3.5 of this report, to be the subject of a further more detailed report at a later date.

September 19, 1977

2. THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared, and that the rezoning be advanced to a Public Hearing on October 18, 1977 and that the following be established as prerequisites to the completion of the rezoning:
  - a) The consolidation of the net project site into one legal parcel.
  - b) The granting of any necessary easements.
  - c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The deposit of a levy of \$ 528./unit to go towards the acquisition of proposed neighbourhood parks.
  - g) The retention of as many existing mature trees as possible on the site.
  - h) Applicant's schedule for the construction staging of the subject proposal.
  - i) Submission of a suitable plan of development reflecting the provisions outlined in this report.
  - j) The completion of the requisite land exchange as per Section 3.5 of this report.

MOVED BY ALDERMAN STEWART:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

12. Replacement of Linden Trees on Deer Lake Place

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the replacement of trees on Deer Lake Place.

The Municipal Manager recommended:

1. THAT a tender be called for the supply and planting of 27 *Tilia euchlora*, having a calipre of 3" to 4", for planting on the west side of Deer Lake Place from Gilpin Street to Burnaby Central High School, with the estimated cost in the amount of \$9,450. to be charged to the Municipal Hall Renovations Account.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

"THAT this matter be referred back to staff for consideration of using smaller trees and providing protection from vandalism for such trees by the use of wrought iron cages which could be used at other locations when the trees in question have matured sufficiently and that the replacement of these trees as

September 19, 1977

a volunteer program by the students of the Burnaby Central High School be also investigated.

CARRIED UNANIMOUSLY

13. Request from B.C. Hydro for an Easement Adjacent to the  
Western End of the Lyndhurst Road Allowance

The Municipal Manager provided a report from the Director of Planning on a request from B.C. Hydro for an easement to protect existing and future services in an area adjacent to Lyndhurst Street.

The Municipal Manager recommended:

1. THAT authorization be given to grant the subject easement and to execute the requisite documents.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

14. Proposed Alternative to Undergrounding of Existing Above  
Ground Wiring on Underhill Avenue  
Rezoning Reference #45/75 - Burnaby 200 - Phase I

The Municipal Manager provided a report from the Director of Planning concerning a proposal from the Housing Corporation of British Columbia to provide an intensive landscape screen along Underhill Avenue as an alternative to undergrounding of existing overhead wiring.

The Municipal Manager recommended:

1. THAT Council approve the provision of a special landscape screen on the west boulevard of Underhill Avenue as an appropriate alternative to the undergrounding of the existing overhead wiring on Underhill Avenue, as provided for in the servicing agreement. The Letters of Credit submitted by the applicant initially totalling \$4,225,000. will be utilized as a bond to guarantee the completion of this requirement; and
2. THAT Council direct the municipal staff to work with the applicant in determining the final detailed appropriate landscape proposal.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED

OPPOSED: Alderman Stewart

15. Proposed Closure of Redundant Road Rights-of-Way  
Northeast of the Intersection of Willingdon Avenue  
and Canada Way - Road Closure #22/77 (D.L. 70)

The Municipal Manager provided a report from the Director of Planning on the proposed closure of redundant road rights-of-way in an area adjacent to Canada Way.

The Municipal Manager recommended:

1. THAT the Council authorize the preparation and introduction of a road closing by-law for those redundant road rights-of-way as illustrated on the attached sketch, subject to the granting of any requisite service easements.

September 19, 1977

2. THAT the Council authorize the Municipal Surveyor to prepare the survey plans for the road closing by-law and for the site consolidation.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

16. Rezoning Applications

The Municipal Manager provided a report from the Director of Planning covering various rezoning applications as follows:

1. Rezoning Reference No. 38/77 - 310 Boundary; 3706 - 3786 Albert St;  
311 Esmond; 3703 - 3791 Hastings St.

It was recommended that:

Council receive the report of the Planning Department and request that a rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on October 18, 1977 and that the following be established as prerequisites to the rezoning:

- a) The submission of a complete and suitable plan of development.
- b) The consolidation of the subject site.
- c) Dedication of any rights of way deemed requisite.
- d) The granting of any necessary easements.
- e) The deposit of a Bank Letter of Credit to cover the cost of all services necessary to serve this site.
- f) The completion of a Land Closing By-law with acquisition and consolidation of the lane by the applicant.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The approval of the Ministry of Highways and Public Works to the rezoning application.
- i) Deposit of a per unit levy by certified cheque for Parkland Acquisition as detailed under Section 3.17.
- j) That a Professional Engineer having a recognized specialty in acoustical design be retained by the applicant to conduct a noise evaluation of the site and to propose design solutions in collaboration with the project architect which reflect the adopted noise criteria.
- k) The installation of all electrical telephone and cable servicing underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- l) All existing improvements to the site be removed within six months of the rezoning being effected but not prior to Third Reading.
- m) The undergrounding of all existing overhead lines on all perimeter streets flanking the subject site from property line to curb.

September 19, 1977

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference No. 40/77 - 380 South Ellesmere Avenue

It was recommended that:

Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 18, 1977. It is further recommended that the following be established as prerequisites to the completion of the rezoning:

1. The submission of a suitable plan of development to reflect those conditions outlined in this report.
2. The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
3. The granting of any necessary easements.
4. The installation of all electrical, telephone and cable servicing and other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
5. The consolidation of the subject site and the adjacent Lots 9 and 10 fronting Hastings Street into one legal parcel.

MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference No. 41/77 - 6450, 6510 Thomas Street

It was recommended that:

Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on October 18, 1977 and that the following be established as prerequisites to the rezoning:

- a) The submission of a complete and suitable plan of development.
- b) Consolidation of the net project site into one legal parcel.
- c) Dedication of any rights of way deemed requisite.
- d) The granting of any necessary easements.
- e) The deposit of a Bank Letter of Credit to cover the cost of all services necessary to serve the site.
- f) Substantial completion of Engineering drawings for site services to the satisfaction of the Municipal Engineer prior to Final Adoption.
- g) The installation of all electrical, telephone and cable servicing and other wiring underground throughout the development and to the point of connection with the nearest existing service where sufficient facilities are available to serve the development.
- h) Approval of the Ministry of Highways and Public Works to the Rezoning Application.



- i) Deposit of moneys for Pedestrian Bridge Levy at 12.40¢ per square foot of gross building area. The funds to be held in Trust and returnable if Council decides not to proceed with the pedestrian bridge.
- j) Completion of a suitable Lease Contract approved by Council prior to Final Adoption.
- k) Agreement by the applicant to make available to nonmembers at all times 1 tennis court and 1 racquetball court as detailed on Pg. 11 in the applicant's proposal to Council.

Authority be given for the Municipal Engineer, in collaboration with the applicant, to arrange for and commence preloading of the site and the Thomas Street right-of-way in order to adequately prepare for the development of the site.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

4. Rezoning Reference No. 42/77 - 4499 East Pender Street

It was recommended that:

Council receive the report of the Planning Department and not favourably consider the subject rezoning request.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Alderman Lewarne

5. Rezoning Reference No. 43/77 - 8392 Lougheed Highway

It was recommended that:

Council receive the report of the Planning Department and not give favourable consideration to the subject rezoning request.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN STEWART:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference No. 45/77 - 5041-81 East Hastings  
5121-31 East Hastings

It was recommended that:

Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a future Public Hearing subsequent to a further report to Council, and that the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development to reflect the concerns outlined in this report, including any necessary design and construction measures determined to be necessary as a result of the consultant's noise study to meet the HUD criteria.
- b) The completion of the requisite Road Closing By-Law of that redundant portion of Glynde Avenue.
- c) Acquisition of Municipal property in accordance with the required land assembly.

- d) The dedication of that portion of the site deemed necessary for future road widening along Capitol Drive and East Hastings Street.
- e) The consolidation of the net project site into one legal parcel.
- f) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-Law.
- g) The granting of any necessary easements.
- h) The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the upgrading to full Municipal standards of that portion of Capitol Drive adjacent to the subject site.
- i) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- j) The deposit of a per unit levy (\$1,125. per unit) to go towards the acquisition of proposed neighbourhood park development in the immediate area.
- k) The maintenance of as many existing mature trees as possible throughout the site.

A Professional Engineer having a recognized specialty in acoustical design be retained by the applicant to conduct a noise evaluation of the site and to propose design solutions which reflect the adopted noise criteria.

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

#### N E W   B U S I N E S S

Alderman Lewarne was of the opinion that in view of the recently proclaimed amendments to the Assessment Act and due to the complexity of this subject, that His Worship, Mayor Constable arrange a meeting between Council and the B.C. Assessment Authority at which time these amendments could be discussed in detail.

It was agreed that His Worship, Mayor Constable would arrange a meeting between Council and the British Columbia Assessment Authority for the purpose of discussing amendments to the Assessment Act.

In response to a question by Alderman Emmott as to whether the Burnaby Lacrosse Team had been recognized for their accomplishment in winning the Minto Cup, His Worship, Mayor Constable advised that he had met the team at the airport on their arrival in Vancouver, arranged for accommodation for the team to hold a reception, and had presented pins to each member of the team as authorized by Council. Mayor Constable advised that he considered that the Lacrosse Team should be complimented by this Council on winning the Minto Cup and furthering the identification of Burnaby.

It was agreed that Mayor Constable would write a letter to the Burnaby Lacrosse Team thanking them for their tremendous efforts in winning the Minto Cup.

September 19, 1977

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY