

1978 JULY 17

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1978 July 17 at 19:00 h.

Present: Acting Mayor A.H. Emmott, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

Absent: Mayor T.W. Constable
Alderman B.M. Gunn

Staff: Mr. M.J. Shelley, Municipal Manager
Mr. W.M. Ross, Assistant Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. B.D. Leche, Deputy Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

PUBLIC HEARING

1. "Burnaby Highway Exchange By-Law No. 2, 1978" -#7216

A By-Law To Stop Up And Close to Traffic a
Portion Of Cluny Avenue (3193 Cluny Avenue)
In Exchange For A Portion Of Lot 9 of Block "D"
Of Block 1, District Lot 75, Group 1, Plan
4147 (6151 Darnley Street).

There were no submissions received in connection with this Public Hearing.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

MINUTES

The Minutes of the Council Meeting held on 1978 July 04 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Council Meeting held on 1978 July 04 be now adopted."

Alderman Ast noted that on page 10 of the minutes of the Council Meeting held on 1978 July 04, that the last motion concerning the Urban Transit Authority Act should read as follows:

'That action on the foregoing motions be deferred for two weeks.'

A vote was then taken on the original motion as Moved by Alderman Ast and Seconded by Alderman Mercier, 'That the Minutes of the Council Meeting held on 1978 July 04 be now adopted.' as amended, and same was CARRIED UNANIMOUSLY.

DELEGATIONS

The following wrote requesting an audience with Council:

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- a) Burnaby Aquatic Club, Secretary,
RE: Find Ourselves With No Money For
Capital Expenditures To Make Our Operation
A Safe And Desirable Sport For Younger
Members Of Our Population.
Spokesperson - Mrs. Lois Fisk.
- b) Advisory Planning Commission, Vice Chairman,
RE: Proposed Revision To The Sub-Area Between
Cameron Street And Sullivan Street - Community
Plan Area "G".
Spokesman - Mr. G.H.F. McLean - Chairman
or - Mr. T.K. Bastable - Vice-Chairman
- c) Messrs. Dedemus And Russell, Lloyd Dedemus,
RE: Rezoning Application #12/78 - 7174 Barnet Road.
Spokesman - Mr. Lloyd Dedemus
or - Mr. Kenneth Russell
- d) Lougheed Town Community Association, President,
RE: Recent Proposals For The Cameron Neighbourhood.
Spokesperson - Anita Morris.
- e) L.O. Lund & Associates, Cliff Young,
RE: Rezoning Application No. 16/78 -
Southwest Corner of Willingdon Avenue and
Buchanan Street
Spokesman - Mr. Cliff Young

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Mrs. Lois Fisk, Secretary, Burnaby Aquatic Club, then addressed the Council on the subject of the Burnaby Aquatic Club obtaining financial assistance from the Municipality to acquire much needed equipment for the young children's program.

The following is the substance of Mrs. Fisk's address:

"The Burnaby Aquatic Club has been in operation in Burnaby for approximately ten years, and since 1972 has had the pleasure of the use of the excellent kayak and canoeing facility at Burnaby Lake. We enjoy the prestigious position of having two of our members on the Canadian National Team - Frank Bartik and Hugh Fisher. The latter won the Nottingham England K1 - 500 in June of this year and our treasurer, Dennis Hendry came 5th in C1-1000 in the Nottingham trials. Our latest win was K4 - 1000 in the Dominion Day Race in Toronto.

As you can see, we are very competitive and have a training program that spawns fine athletes but to serve Burnaby as a family club as well, with many younger children competing in the sport (the Mississauga Canoe Club of Ontario has 60 members between the age of 10 and 12), we are badly in need of safety equipment to make this type of programme possible.

Last fall we ran a high school War Canoe competition and were lucky enough to be able to borrow from Parks and Recreation the 45 life jackets necessary to have three War Canoes compete at one time. This program had to be cancelled this spring because of lack of safety equipment.

Our young children's program is only limping along because of lack of training boats (a smaller boat that is easier to maneuver with more stability and therefore safer for younger members to begin paddling). We have none of these boats at this time. Unfortunately our priorities had to be with our current members and their requirements which were mainly coaching, sport development (War Canoe Regatta), and Canadian Canoe Association fees. We find ourselves with no money for capital expenditure to make our operation a safe and desirable sport for younger members of our population.

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A request for these requirements are as follows:

45 life jackets (enough for 3 War Canoes) @ \$ 38.00 average price	\$ 1,710.00
1 safety motor 9.9 horsepower (Simpson Sears price)	944.00
10 small training kayaks @ \$ 550.00	5,500.00
10 short kayak paddles @ \$ 58.00	580.00
Shipping	700.00
	<hr/>
	\$ 9,434.00

With two lakes in our midst, the above request would help make them a natural centre of recreation for the youth of Burnaby."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"THAT the submission of Mrs. Fisk be referred to the Grants and Publicity Committee and to the Parks and Recreation Commission for comment and subsequent report to Council."

CARRIED UNANIMOUSLY

- b) Mr. T.K. Bastable, Vice-Chairman, Advisory Planning Commission then addressed Council on the proposed revision to the Sub-Area between Cameron Street and Sullivan Street - Community Plan Area "G".

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

"I am here tonight representing the Advisory Planning Commission.

It was with regret that the Commission learned of Council's decision regarding the Sub-Area between Cameron Street and Sullivan Street Community Plan Area "G".

As you are probably aware the Commission was requested by Council to review the proposed revisions of the subject area. After three very lively meetings a recommendation was made to Council. Our recommendations were outlined in our Chairman's Report to Council and consisted of the following:

1. THAT alternative No 2 (sketch 7), be approved for use as a guideline for the completion of Community Plan Area "G" with the understanding that Reese Avenue as shown on sketch 7, from Sullivan to Cameron Street, be maintained as a walkway, with the full right-of-way, until such time as the residents north of Cameron Street request construction of Reese Avenue.
2. THAT the Planning Department be requested to give consideration to the realignment of the proposed Beaverbrook extension as shown on sketch 7, further to the west, and maintain an adequate buffer for the existing single family dwelling on the east side of Noel Drive north of Cameron Street.
3. THAT the area east of the proposed Beaverbrook extension bounded by the library site to the east, Cameron Street to the south, and the existing single family dwellings on Sullivan Street to the north, be referred to the Parks and Recreation Commission for consideration of the development of a possible parksite in this area rather than the proposed low density multiple housing as shown on sketch 7.
4. THAT the area to the west of the proposed Beaverbrook extension be considered for possible park usage or maintained as an open green space.

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5. THAT the matter of sewers to service the residents on the south side of Sullivan Street be given priority.

I can assure Council that none of the recommendations just read were arrived at through hasty decisions and were in fact the results of considerable thought, in-depth discussions, delegation participation and a tour of the subject area.

What is disturbing to the Commission is that after all the effort put forth by not only the Advisory Planning Commission but the Parks and Recreation Commission and the Library Board the end result was almost exactly as per staff's recommendations. I say almost exactly because some concession appears to have been made regarding the land use for the area to the east of the Library/Recreation site and the adoption of Reese Avenue as a walkway. This proposal asks for further study by the Parks and Recreation Commission to determine if this land could be suitable to their needs. It was the Advisory Planning Commission's opinion that this area was a natural park site and therefore should be preserved accordingly.

I would like at this point to make some comments regarding Manager's Report No. 44 on which Council apparently based its decision.

As with any good staff report it is full of information conveniently put together to obtain an end result favourable to staff's point of view. This report was no exception.

During Advisory Plannings consideration of this item the Sullivan Heights Ratepayers appeared as a delegation. During our discussions with them it was determined that the decisions made by that group and subsequently forwarded to Council in their letter of March 29, 1977, were based solely on the understanding that only three options were available to them. There was no choice given as to possible parks use and each option provided for a Beaverbrook Extension and multiple family dwellings. With those guidelines they attempted to make recommendations that would be within the guidelines but tried at the same time to soften some of the more objectionable aspects of the plan.

Advisory Planning asked the SHRA to hold another meeting of residents to see if given the chance to start over again in their planning and if they were not tied down to picking the best of three proposed plans what differences would be evident. The SHRA did hold a meeting on February 22, 1978. The results of that meeting were reported back to the Advisory Planning Commission in the form of the SHRA minutes.

It contained the following seven (7) motions:

1. Beaverbrook should not be extended into the above mentioned area and that there should be no additional housing for the area west of the proposed Reese Avenue.
2. The lane in Motion #1 should be used for parks and recreation facilities.
3. Access along the Reese right-of-way be for pedestrian use only.
4. No further intrusions north of Cameron, either commercial or multiple family dwellings.
5. Cameron Street be extended to the west to link with Eastlake Drive.
6. Speed bumps be installed on Noel Drive between Cameron Street and Beaverbrook.
7. A stop sign be installed on Sullivan Street at the intersection of Sullivan and Noel Drive.

It seems very strange that although a representative from the Planning Department was present at our Advisory Meeting where these minutes were presented -- absolutely no mention of them was made in the Planning Department's report to Council.

Instead of the revised position of the SHRA appearing in the Manager's Report for Council's current information the original letter of the SHRA which reflected their forced decisions was submitted. It obviously was favourable to the Planning Department's position.

On Page 2 of the Manager's Report a rebuttal of Advisory Plannings recommendations by the Planning Department is available.

An argument is brought forth regarding the use of Cameron Street as a local collector and community feeder street. It further states that the use of Cameron Street should be played down.

The Commission's point of view was very simple. Why create a new road if there is already one available to do the job. It doesn't make sense. Secondly, reference is made to the Parks Commission not liking the idea of a busy street near their new Library/Recreation site. I ask you is it better to have TWO busy streets?

Additionally, the rebuttal goes on to say that the selection of sketch 7a would restrict playing field options in this area. What could be more restricting than sandwiching such a park site between two collector roads?

From the beginning, the Planning Department has been in favour of the two road system mainly because the remaining area would not be suitable for anything else but the multiple family dwelling development. One only needs to look around the present condominium developments to see the vacancy states already in existence. The question then arises... Is more development really needed? From all evidence available this site is much more adaptable to park facilities than the proposed Stoney Creek area.

On Page 5 of the Manager's Report an item headed up Specific Groups With An Interest in the Area sets out eleven specific groups. Evaluations of these specific groups are provided in Schedule 1 attached to the Manager's Report. The preamble to the report indicates that this is a highly judgemental study however, it is felt to be a useful tool in evaluation. Although it appears to accurately reflect the Municipal Commission's preferences it distinctly indicates a wrong position of the SHRA. Using the information as provided still does not indicate a strong trend for either of the plans. If this information was used by the Council to base their decision it should be reviewed.

When Council refers items to the various Municipality appointed groups it generally does so because it is trying to have all points of view available. Obviously, from the results of these groups efforts there is still a wide divergence of opinions. How then can Council make a decision knowing that these differences still exist? The work of all these Commissions appears to be wasted and basically unheeded by Council.

Our Commission spent considerable time on this matter and, thus the reasons for my being here this evening.

I would urge Council to reconsider this matter and if more study is required -- so be it --. This particular area of Burnaby has been pushed far enough by development and is saying to Council -- enough is enough.

Thank you for allowing me this time this evening."

- c) Mrs. Anita Morris, President, Lougheed Town Community Association then addressed Council on the subject of the Proposed Revision to the Sub-Area between Cameron Street and Sullivan Street - Community Plan Area "G".

The following is the text of Mrs. Morris's address:

"I am presenting a petition opposing any arterial (through road) and public uses in the Cameron subdivision, and ask reconsideration of and postponement of implementation of any plan concerning the Cameron subdivision until all alternatives have been presented to Council and considered.

After Planning came out with its new plan, Planning did not discuss it with the residents affected before placing it before Council.

Planning's report to Council (June 12) reported original discussions with groups on Noel Drive, Sullivan Street and the East Lake area but made no mention of Cameron Street residents - for the simple reason that no discussions were held with these - the most affected of the residents.

We object to the fact that, also this new plan is being rushed through in summer when it is not possible to get proper citizen input.

We ask for the same consideration that has been extended to the Kensington residents. Time to study all alternatives.

The Kensington Overpass was a plan of many years, standing and passed unanimously by Council - yet Council reversed itself on it.

I would point out that the Cameron subdivision plan is (1) a new one being imposed on (2) an established neighbourhood (3) was not passed unanimously (Alderman D. Mercier opposed) and (4) was not discussed with residents after proposal by Planning. This matter is more complicated than the Kensington Overpass since, among other things, it plans to remove a large number of homes from the tax base.

A further study should result in a final plan that would remove the major objections of residents. The new plan does the opposite. It incorporates all that the residents do not want. It continues, in one form or another, to reflect Planning's original blind spots. It is a taxpayers' nightmare.

The only real difference in the Planning Departments new plan is that it is a bigger, more expensive version of the bad things the community has been fighting.

Therefore, we ask again for more study (reconsideration can be brought forward within one month after the final adoption at the next regular -- or a special meeting of Council and especially, a reconsideration of the rezoning of the four properties on Cameron Street."

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MERCIER:

"THAT the Municipal Manager submit a report at the next meeting of Council on the points raised by the delegations this evening in connection with the use of the land west of the proposed recreation/library complex and the location of the Beaverbrook extension."

CARRIED UNANIMOUSLY

- d) Mr. Kenneth Russell then addressed Council on the subject of Rezoning Reference No. 12/78 - 7174 Barnet Road.

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

"I am here this evening to speak on behalf of myself Ken Russell, and my partner Lloyd Dedemus, concerning the rezoning of 7174 Barnet to C1 for the purpose of constructing and operating a neighbourhood pub.

First a word about ourselves...

I spent my early childhood 1 block from the site at the top of Pandora and my teen years until I got married on Sierra Drive - just a stone throw from Mayor Tom Constable's back step. After marriage I lived on 6700 Grant Street, approximate 1 mile from the site, then moved out to Surrey where I live now. All together 26 of my 34 years were spent in the area where the pub will be located.

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Lloyd Dedemus was also born, raised, married and raised a family of three, all within ½ mile of the proposed site. His father helped pioneer Burnaby, with his company, "Burnaby Bulldozing".

I am presently employed as an electrician. Lloyd has done some developing and owns his own electrical outfit, a couple of blocks from the proposed site, at Duncan & Hastings.

When we received "Pre Site" approval from the Provincial Government, we then turned to our local alderman for advice as to which was the best way to tackle the problem of rezoning. Acting on their advice and after applying at Planning for rezoning, we together went door to door in the immediate area and took an unofficial survey of the local residences. Copy of the survey is here for your inspection.

You will notice on the first page of the survey that there are a number of items brought to their attention before they were asked to sign - in favour - not in favour or indifferent. Lets just spend a minute and go over those items and what was said by us on each point.

1. Closing Hours 11,12 or 1 o'clock

On this item we mentioned that the final choice of closing hours would be up to them as there is going to be an official survey done by a survey outfit hired by Burnaby and paid for by us. This official survey would come in the not too distant future.

2. Brand New Building - Architecturly Designed

At this point the artist's concept was shown to them and exactly where it was going to be. The aerial photograph we had, helped them to find the spot.

3. English Pub Interior

We mentioned the open beams, couches, settees, stand up bar, pewter mugs and other decor that is indicative of the english pub. Ample Parking - our site shows 20 stalls which is 8 stalls over the required 12. We point out at this time, that we are going to do our best to encourage the local clientele and hope that the customers will use their own garage for parking, and walk over for a beer and a sandwich. We do have 1300 people within 430 yards.

4. 60 Seats and 15 Standeers

We mentioned that this is our OK from Victoria.

5. Luncheons & Light Dinners

We are going to have full kitchen facilities and serve lunches and light dinners - not a whole ream of entrees but a ½ dozen or so.

6. Owner Operators

At this point we explained to the people who we are and all about ourselves. Piano Bar, Quiet Background Music - we are going to have piano at night and quiet background music during the day. No Strippers and no dancing.

7. Cards, Darts, Backgammon and Cribbage

All of these games will be available for the patrons.

8. Pleasant Place for a Couple of Beers

We stress that this is the atmosphere that we are going to strive for.

9. Name the Pub Contest (\$100. Prize and Pewter Mug)

We don't have a name yet, and we thought we might as well let the people who are going to use the pub, pick the name.

10. Neighbourhood Oriented, Sponsor Soccer and Lacrosse Teams, Etc.

To make this a community effort we plan to sponsor teams, donate cups and display team pictures, sort of encourage the neighbourhood spirit.

After these points were explained to the people, they were asked to sign.

The Final Talley Goes as Follows:

Total Number of Houses Called On	390
Total Number of People Home	286
Total Number of Yes's	228
Total Number of No's	40
Total Number of Indifferent	18

Of the 268 who signed Yes or No, 228 were Yes's or Just over 85 %. Please note that the streets polled are those right adjacent to the Pub.

The Planning Department has 4 reasons why they question a pub on that site. We would like to list them, and answer them in turn as we go.

1. It would introduce a relatively high intensity commercial use that would be incompatible with its immediately adjacent residential uses wherein the relatively passive character of this area would be disrupted.

This can be answered by the results of the survey we have just conducted. 85% of the people not only signed in favour but are behind the project and feel that it is about time we had a decent place in the neighbourhood to have a beer and a sandwich. Most felt that they would be able to walk and thus do away with the drinking driver aspect as well as the increase in the vehicular traffic problem.

2. Would contradict the intent of encouraging service commercial uses to locate in the designated commercial core area along East Hastings Street where the intensity of such activities may be appropriately buffered from adjacent residential uses.

This can be answered with two reasons 1st is that the Provincial Government will not allow a pub on a main street such as Hastings Street. The second is that in a commercial area it would do away with the walk in neighbourhood trade and encourage drinking drivers.

3. Would create a spot zoning situation that would set an unwanted precedent for similar requests in this immediate area and in other areas of the Municipality.

We would first like to mention that under the present Provincial legislation pubs cannot be located nearer than 1 mile from each other. Second, we realize that spot zoning is a pain in the neck as far as every one else wanting the same privilege, but the pub concept is a new concept and everything should be taken on its own merits.

4. Commercial development on the site would frustrate the attempt of redeveloping the block for appropriate low density multiple family housing, where the establishment of a suitable buffer and interface between the proposed facility and future residential units would be difficult to accomplish.

On this final point we feel 180 degrees from Planning. This land has sat like it has for the last 20 years. Our project can only create interest in that area. We plan to put up a building in excess of \$ 200,000. As far as interface and buffer, we plan to have our side yards landscaped to provide the maximum seclusion from its future neighbours.

Planning, however, does concede that a pub would be OK if it were part of an all encompassing plan of the undeveloped area and using the Comprehensive Development District (CD). Please note that there are

approx. 7 acres in the whole triangle and Planning would give approval on 15 units to the acre, hence we are looking at 105 new units maximum. Now there is no way 105 units could supply enough clientele to support a pub. This means the neighbours will have to use it - as they have already pointed out that they want to. If the pub were inside the complex then the people outside would have to walk all over the developed area to get to it. The logical answer, is to provide a pub on the perimeter of the development area, so that both can use it - the existing residents, as well as the future residents. Now, the only draw back is the interface with the new development but if we are willing to go to the expense of putting the proper buffer landscaping between us and the new developments there should be no problem to ensure this buffer zone - which appears to be the only point on which we are apart - we are willing to put our project under a CD zoning, ensuring proper buffer zone, and also, that there will only be a pub there: Not a Pub today and a garage tomorrow.

In summary, we do not possess the time, the financial backing, or the expertise to undertake developing the Whole "Triangle", the fact that the development has remained underdeveloped for 20 years is maybe an indication that a spark is needed to ignite interest in the area. We, if given the chance, will provide the needed injection for the future development, as well as look after the requirements of the present population. If the land, searching for a developer for the last 20 years, has to wait for one outfit to assemble all the land, obtain all the financing, obtain all the zoning, it may have to wait, much to the adjacent neighbours disgust for another 20 years.

What we are asking for at this time is that you the Council give us your permission to advance this project along to a Public Hearing phase and let the people of the area have a chance to express their thoughts to you."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 2 of Item 23, Municipal Manager's Report No. 52, 1978, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in that report:

1. It is recommended that Council receive the report of the Planning Department and authorize this department to work with the applicant towards a suitable plan of development reflecting those design principles outlined in Section 3.5 of this report to be the subject of a further detailed report to Council.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

"THAT Rezoning Reference No. 12/78 be advanced to a Public Hearing on 1978 August 15 at 19:30 h under Comprehensive Development District zoning."

CARRIED UNANIMOUSLY

- e) Mr. Cliff Young, spokesman for L.O. Lund and Associates Limited failed to appear as a delegation in connection with Rezoning Reference No. 16/78.

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 3, Municipal Manager's Report No. 52, 1978, pertaining to:

'BURNABY SECURITY ISSUING BY-LAW NO. 3, 1978" -#7237

be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

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The following are the recommendations contained in that report:

1. THAT a security issuing by-law be brought down in the amount of \$ 1,070,000.
2. THAT the Corporation of the District of Burnaby's application indicate that funds borrowed, if possible, not be repayable in other than Canadian currency.
3. THAT the Treasurer be instructed to make application to the Greater Vancouver Regional District for this financing.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"THAT:

'BURNABY SECURITY ISSUING BY-LAW NO. 3, 1978' -#7237

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"THAT:

'BURNABY SECURITY ISSUING BY-LAW NO. 3, 1978' -#7237

be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"THAT:

'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1978' -#7239

'BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1978' -#7240

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

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"THAT:

'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 3, 1978' -#7239

'BURNABY LEASE AUTHORIZATION BY-LAW NO. 4, 1978' -#7240

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1978' -#7221

'BURNABY USE OF SURPLUS FUNDS BY-LAW 1978' -#7233

'BURNABY LOCAL IMPROVEMENT TEMPORARY FINANCING BY-LAW NO. 2, 1978' -#7235

'BURNABY SECURITY ISSUING BY-LAW NO. 2, 1978'." -#7236

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED

OPPOSED: Aldermen Drummond
and Randall to By-Law
No. 7221.

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED

OPPOSED: Aldermen Drummond
and Randall to By-Law No.
7221.

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MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1978' -#7221

'BURNABY USE OF SURPLUS FUNDS BY-LAW 1978' -#7233

'BURNABY LOCAL IMPROVEMENT TEMPORARY FINANCING BY-LAW NO. 2, 1978' -#7235

'BURNABY SECURITY ISSUING BY-LAW NO. 2, 1978' -#7236

be now read a third time."

CARRIED

OPPOSED: Aldermen Drummond
and Randall to By-Law No.
7221.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT:

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 3, 1978' -#7185

'BURNABY LOAN AUTHORIZATION BY-LAW NO. 1, 1978' -#7211

'BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1978' -#7216

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1978' -#7225

'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 16, 1978' -#7226

'BURNABY EXPROPRIATION BY-LAW NO. 4, 1978' -#7231

'BURNABY REFUSE BY-LAW 1967, AMENDMENT BY-LAW NO. 1, 1978' -#7238

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

CARRIED

OPPOSED: Aldermen Lawson
and Randall to By-Law No.
7226.

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 52, 1978 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) School District No. 41, Burnaby, Secretary-Treasurer,
RE: Election For School Trustees - Saturday,
1978 November 18

A letter dated 1978 June 29 was received advising that the Burnaby School Board on 1978 June 22nd had approved the following three recommendations:

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1. THAT the Secretary-Treasurer advise the Municipal Clerk that an election for School Trustees has to be conducted in November 1978 and that five positions of school trustees must be filled for one year, and that the Municipal Clerk be asked to conduct the election.
2. THAT the Secretary-Treasurer advise the Municipal Clerk that the Board has provided funds to cover the cost of the election in accordance with the provisions of the Public Schools Act.
3. THAT the Board appoint Mr. James Hudson as Returning Officer for the election noted.

Item 4, Municipal Manager's Report No. 52, 1978, pertaining to this subject was brought forward for consideration at this time.

4. The Municipal Manager reported that the Municipal Clerk is in agreement to act as Returning Officer for this election and feels that it is a logical move as the Clerk's Department has the necessary expertise, trained staff and equipment to conduct the election. The sum of \$ 33,000. has been provided in the District of Burnaby 1978 Annual Budget - Code 10-07-52 Elections for the 1978 Election costs but this estimate was based on an election for three school trustees as; at budget preparation time, Victoria had not yet approved the School Board's request to increase the total number of school trustees from five to seven. Election costs, no matter what they are, are recoverable from the school board, and there is a revenue item shown as Code 01-4-15 for \$ 33,000.

The Municipal Manager recommended:

1. THAT a copy of this report be forwarded to Mr. A.I. Guttman, Secretary-Treasurer, School District No. 41 - Burnaby, 5325 Kincaid Street, Burnaby, B.C.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- b) North Central Burnaby Ratepayers' Association,
Secretary, RE: Request That Notices Of Council
Meetings And Any Actions That Council Might Implement
Be Forwarded

A letter dated 1978 June 29 was received advising that citizens living in the area bounded on the west by Boundary Road, on the east by Willingdon Avenue on the north by 401 Freeway and on the south by Moscrop Street have been duly registered in Victoria, British Columbia as the North Central Burnaby Ratepayers' Association. It was requested that notices of Council Meetings and any actions that Council might implement that would effect the residents within this area be forwarded to the Secretary at the address shown. In addition, it was requested that information on actions that would effect any citizen (taxpayer) within the Municipality be forwarded.

Item 11, Municipal Manager's Report No. 52, 1978, pertaining to this subject, was brought forward for consideration at this time.

11. The Municipal Manager recommended:

1. THAT a copy of this report item be forwarded to Mr. L. Feenie, 3743 Kincaid Street, Burnaby, B.C. V5G 1V4.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- c) J.R. Bezanson Limited, R. Devenport,
RE: Loughheed Hotel - 4343 Loughheed Highway -
Closing Time Extended To 01:00 h For The
Pub Area

A letter dated 1978 July 04 was received regarding the hours of business for the pub area at the Loughheed Hotel. Located within the area of the existing beverage room, we understand that closing time can be extended to 01:00 h for this area if approval of the Municipality is granted.

Item 21, Municipal Manager's Report No. 52, 1978 pertaining to this subject was brought forward for consideration at this time.

21. The Municipal Manager recommended:

1. THAT Council receive the report of the Director of Planning.
2. THAT Council approve the request subject to the satisfaction of the requirements of the Municipal Building, Environmental Health and Fire Prevention Departments.
3. THAT Council's resolution be forwarded to the General Manager of the Liquor Control and Licencing Branch in Victoria.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- d) Lower Mainland Municipal Association,
Secretary-Treasurer, RE: Resolutions Submitted
By The District Of Burnaby

A letter dated 1978 June 30 was received advising that the resolutions submitted by the District of Burnaby were considered by the Lower Mainland Municipal Association at its meeting held on 1978 June 29. The following action was taken upon the resolutions:

1. Tort Liability of Public Bodies - the resolution was endorsed, with rewording to make it of more general application, that is, as a submission from the Lower Mainland Municipal Association.
2. Ancillary Services for Health Departments - the Association felt that this was a matter which should be referred to the appropriate Crown Minister, rather than being submitted to U.B.C.M.
3. Occupancy Permits - this resolution was amended with slight rewording to make the resolution of general application.
4. Provision for the Establishment of Building Lines Along Major Streets - this resolution was endorsed.
5. The Including Of The Cost of Parking for Apartment Buildings In the Rent - this resolution was endorsed.
6. The Revision of the Present Requirements for Public Hearing Notices and the Advertising of the Rezoning Applications - this resolution was endorsed.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this Council communicate directly with the appropriate Provincial Minister regarding Item 2 and 5, aforementioned due to the importance which Council attaches to the subject of these specific resolutions."

CARRIED UNANIMOUSLY

- e) Thelma Bishop, RE: Ever Since The
Grandview Highway Was Extended Across Boundary
Road Through The 3900 Clydesdale Street The People
Have Been Faced With Many Problems.

A letter dated 1978 July 07 was received requesting that the Municipality give consideration to purchasing Mrs. Bishop's property at 3729 Grandview Highway.

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MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the Municipal Manager investigate with the Land Agent the viability of the Municipality of Burnaby purchasing the property at 3729 Grandview Highway."

CARRIED

OPPOSED: Alderman Lewarne

- f) The Ryan's Rockettes Softball Team,
Public Relations, RE: Challenge Burnaby Municipal
Council To A Friendly Softball Game.

A letter dated 1978 July 07 was received challenging the Burnaby Municipal Council to a friendly softball game with the Ryan's Rockettes.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the invitation of the Ryan's Rockettes to a friendly softball game with the Burnaby Municipal Council be accepted."

CARRIED UNANIMOUSLY

- g) Parks And Recreation Department, Assistant
Supervisor - Centres and Playgrounds,
RE: "Burnaby Salutes Captain Cook" - Saturday,
1978 August 12 - 16:00 h to 21:00 h - Kensington
Rink Sports Complex - Curtis Street And Fell Avenue

A letter dated 1978 July 04 was received extending an invitation to Members of Council and their families and friends to join in the "Burnaby Salutes Captain Cook" event to be held at the Kensington Rink Sports Complex on Saturday, 1978 August 12.

- h) Burnaby Chamber Of Commerce, Manager,
RE: Miss Burnaby Pageant

A letter dated 1978 July 06 was received requesting a grant in the amount of \$ 800.00 to enable the Burnaby Chamber of Commerce to sponsor the Miss Burnaby contest for the main purpose of her entry into the P.N.E. pageant. Unfortunately the Burnaby Jaycees are not in a position to undertake this function this year due to reorganization. The Chamber understands that by next year they will be fully active again.

The Burnaby Chamber of Commerce has been advised by the P.N.E. that "failure to enter in any year cancels the existing franchise which would then be allotted to one of the other communities on our waiting list". In these circumstances, the Chamber wishes to make sure that Burnaby still retains the right to enter the Miss P.N.E. pageant annually and for this year the Chamber is prepared to take on this function.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

"THAT a grant in the amount of \$ 800.00 for 1978 only be made to the Burnaby Chamber of Commerce for the purpose of sponsoring the Miss Burnaby contest."

FOR: Acting Mayor Emmott,
Aldermen Drummond, Mercier,
and Randall.

OPPOSED: Aldermen Ast, Lawson,
and Lewarne.

MOTION DEFEATED

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- i) Sheraton-Villa Inn, General Manager,
RE: Change Of Hours "A" Pub - Sheraton -
Villa Inn, 4331 Dominion Street

A letter dated 1978 July 10 was received requesting that Council approve the hours of operation for the "A" pub to conform with the existing Public House hours. Public House hours are 11:00 h to 01:00 h, Monday through Saturday.

Item 21, Municipal Manager's Report No. 52, 1978, pertaining to this subject, was brought forward for consideration at this time.

The following are the recommendations contained in that report:

1. THAT Council receive the report of the Director of Planning.
2. THAT Council approve the request subject to the satisfaction of the requirements of the Municipal Building, Environmental Health and Fire Prevention Departments.
3. THAT Council's resolution be forwarded to the General Manager of the Liquor Control and Licencing Branch in Victoria, B.C.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- j) Redl Sports Distributors, General Manager,
1978 June 26, RE: Strongly Suggest That The
Original Kensington Overpass Proposal Be Adopted
- k) Raymond J. Beaton, 1978 July 03,
RE: Please Now Consider The Facts Relative To
This Question Of A North-South Route For Burnaby
- l) P.M. Nielsen, 1978 July 03,
RE: Kensington Overpass - Council Has A Responsibility
To Very Seriously Consider Any New Concept Brought
Before Them Whether It Crosses The Lougheed Highway
Or Not.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT Correspondence Items (j), (k), (l) aforementioned be referred to the Transportation Committee for consideration."

CARRIED UNANIMOUSLY

- m) A.A.F. Ltd., Supervisor, General Accounting,
RE: 1052 Boundary Road - 1978 Real Property
Tax Levy Of \$ 18,934.59 Represents An Increase
Of Approximately 35% Over Last Year's Bill.

A letter dated 1978 June 26 was received asking how the Municipality could justify such an astronomical increase in taxes.

- n) J.R. McMaster, RE: Shocked To See That Taxes
On Our Vacant Lot - 6830 MacPherson Avenue -
Had Risen By \$ 447.31, A 46% Increase.

A letter dated 1978 June 27 was received protesting the 46% increase on the vacant lot at 6830 MacPherson Avenue. Mr. McMaster advised that he had enclosed a cheque for \$ 1,668.32 being the 1978 taxes in full for 6810 MacPherson Avenue of \$ 699.99 and \$ 968.33 which were the 1977 taxes on 6830 MacPherson Avenue and which he considered to be outrageous last year.

Mr. McMaster went on to say that since it is the Municipality who has demanded the sale of his property, Council will no doubt be quite happy

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to wait until this can be accomplished to collect the inflationary producing 46% increase. The simple truth of the matter is that the Municipality has applied taxation pressure beyond Mr. McMaster's level of financial and personal tolerance.

- o) Canadian Electro Drives Ltd., President,
RE: Protest 33% Increase In Our Taxation Portion
Of 2242 Alpha Avenue.

A letter dated 1978 June 27 was received protesting the 33% increase in the correspondents taxation portion of 2242 Alpha Avenue, Burnaby, B.C.

- p) Robco Construction Ltd., J.P. Robillard,
RE: Object Strongly To The Unreasonably
High Increase In Property Tax From Its 1977
Level - 1050 Boundary Road - 35%

A letter dated 1978 June 26 was received objecting strongly to the unreasonably high increase in the Municipality's property taxes from its 1977 level - 35%.

- q) Robco Construction Ltd., J.P. Robillard,
RE: Object Strongly To The Unreasonably High Increase
In Property Tax From Its 1977 Level - 2242 Alpha Avenue - 36%

A letter dated 1978 July 06 was received strongly objecting to the unreasonably high increase in the Municipality's tax level from its 1977 level on the property at 2242 Alpha Avenue - 36%.

- r) Canadian Centennial Manufacturing, M. Wallach,
RE: Against The Crazy Double Increase In
Taxes On Small Businesses.

A letter dated 1978 July 10 was received advising that the writer was against the crazy double increase in taxes on small businesses and that a further protest letter would follow.

It was agreed that the usual reply would be sent to the writers of correspondence items (m) to (r) inclusive.

- s) Landon Leasing Ltd., P. Nairn McConnachie,
RE: 2800 Douglas Road - Abolition Of The Business
Tax Has Nothing To Do With The Position Of the
Owner Of The Property Unless It Is Owner Occupied

A letter dated 1978 July 11 was received pointing out that the abolition of the business tax has nothing to do with the position of the owner unless it is owner occupied. The owner does not realize any of the removal of the business tax and in the writer's case the taxes have gone up by 38% not by 9.89%.

Mr. McConnachie also requested additional information on the development plan for the 3800 and 3900 block East Hastings Street and the amount of lost tax revenue being experienced by these properties not being developed.

Item 20, Municipal Manager's Report No. 52, 1978, pertaining to this subject was brought forward for consideration at this time.

20. The Municipal Manager recommended:

1. THAT a copy of this report be forwarded to Mr. P. Nairn McConnachie, Landon Leasing Ltd., 97 North Refrew Street, Vancouver, B.C.

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MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Lawson

Alderman Lawson noted that although the Information Burnaby Committee's recommendations were accepted by Council with regard to individual or organizations which have won contests or awards on a National or Provincial basis, the necessary follow-up action has not been taken.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN AST:

"THAT the Acting Mayor institute a method for monitoring award winners at the National and Provincial level for the purpose of bringing recommendations to Council for the presentation of awards."

CARRIED UNANIMOUSLY

Alderman Randall

Alderman Randall noted that the Liquor Control and Licencing Board had apparently instituted a moratorium on "C" class liquor licences in Burnaby.

Alderman Randall requested information as to how long the moratorium had been in effect and as to whether the Municipality had received advice from the Liquor Control Board in this matter.

The Director of Planning was requested to supply this information to Alderman Randall.

Alderman Randall drew Council's attention to a letter which had been received by Members of Council from Mr. Walter W. Campbell, 6350 Winch Street, complaining of the condition of the lane at the rear of his property.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

"THAT the Municipal Manager submit a report on the condition of the lane at the rear of 6350 Winch Street and the action proposed to correct this situation."

CARRIED UNANIMOUSLY

Alderman Drummond

Alderman Drummond enquired as to whether the Municipal Manager had carried on discussions with the Minister of Municipal Affairs and Housing during the past week relative to the Urban Transit Authority Act.

The Municipal Manager advised that there had been a meeting of the Regional Administrative Advisory Committee which, in essence, is the Committee made up of all the Managers. This meeting had been attended by Mr. Bell, Deputy Minister and the Urban Transit Authority Act was reviewed. The information at this meeting is presently being reviewed and, if appropriate, a further report on the matter will be submitted to Council.

Acting Mayor Emmott also advised Council that the Transportation Committee of the Greater Vancouver Regional District will be meeting this coming Wednesday morning and will then proceed to Victoria to discuss the Urban Transit Authority Act with the Premier.

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NOTICE OF MOTION

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

" WHEREAS the Provincial Government has enacted legislation to assist the communities' transportation needs; and

WHEREAS the Lower Mainland Transit Commission appears to be the Committee of the British Columbia Urban Transit Authority Board that will manage the regional transportation needs; and

WHEREAS the British Columbia Urban Transit Authority may be given the authority to borrow without the assent of the electors; and

WHEREAS this could allow the British Columbia Urban Transit Authority the right to borrow large sums of money for transportation;

THEREFORE BE IT RESOLVED that the Municipal Council of The Corporation of the District of Burnaby not proceed with major improvements to the transportation system and the associated costs without same firstly having received the assent of the electors of the transit service area."

CARRIED

OPPOSED: Acting Mayor Emmott,
and Alderman Ast

The Council recessed at 21:15 h.

The Council reconvened at 21:25 h with Mayor Constable and Alderman Gunn absent.

REPORTS

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

a) The Municipal Manager presented Report No. 52, 1978 on the matters listed following as Items (1) to (24) either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Council Inquiry of 1978 May 29
Employment of Handicapped Persons

The Municipal Manager provided a report from the Personnel Director concerning the Municipality's policy with reference to the hiring of handicapped persons.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

2. 1977 Annual Report
Burnaby Detachment
Royal Canadian Mounted Police

The Municipal Manager submitted the 1977 Annual Report of the Burnaby Detachment of the Royal Canadian Mounted Police.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

"THAT the 1977 Annual Report of the Burnaby Detachment, Royal Canadian Mounted Police be received for information purposes."

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3. Burnaby Loan Authorization By-Law No. 1, 1978
By-Law No. 7211 - Drainage Works
Security Issuing By-Law

This item was dealt with previously in the meeting as Item 4(a) under By-Law No. 7237.

4. Letter from Mr. A.I. Guttman, Secretary-Treasurer,
School District No. 41 - Burnaby
Election for School Trustees - 1978 November

This item was dealt with previously in the meeting as Item 5(a) under Correspondence and Petitions.

5. Engineering Services for the design and Supervision
of Watermain Construction on the Barnet Highway

The Municipal Manager provided a report from the Municipal Engineer regarding an Engineering Agreement required for the design and supervision of watermain construction on the Barnet Highway.

The Municipal Manager recommended:

1. THAT the Corporation of Burnaby enter into an Engineering Agreement with Associated Engineering Services Ltd. to provide the necessary engineering services as outlined in the Municipal Engineer's letter to them dated 1978 June 20, and in accordance with the consultant's proposal dated 1978 July 06, for upset fees including disbursements of \$ 21,200. for design and \$ 5,300 for office administration of construction and hourly rates for time actually spent for resident supervision and field layout.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

6. Letter dated 1978 June 27 from Mr. W.J. Harris,
Garton & Harris, which appeared on the Council Agenda
for the Meeting of July 04 Regarding the Purchase
of a Vacant Municipal Lot at 5571 Spruce Street

The Municipal Manager provided a report from the Director of Planning on the proposed purchase of a portion of a vacant lot - Parcel "A", Explanatory Plan 16112, Block 43, D.L. 80, Plan 10063 - 5571 Spruce Street.

The Municipal Manager recommended:

1. THAT the Council not approve the sale of a portion of Pcl. "A" as proposed in the letter from Mr. Harris.
2. THAT a copy of this report item be forwarded to the Parks and Recreation Commission for review and recommendation with respect to the use of this property for a mini-park and as part of the pedestrian walkway system included in the Linear Park Study currently being prepared by the Planning Department.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

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MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN AST:

"THAT a decision on Recommendation No. 1, aforementioned be held in abeyance until such time as a report has been received on Recommendation No. 2, aforementioned."

CARRIED UNANIMOUSLY

7. Letter which appeared on the Agenda for the 1978 July 04 Meeting of Council from Mrs. J. Dahlstrom, 7520 First Street, Burnaby, B.C. Requesting Permission to Subdivide 7510 First Street

The Municipal Manager provided a report from the Approving Officer on a proposal received from Mrs. Dahlstrom, for the subdivision of property she owns at 7510 First Street.

The Approving Officer reported that he could not support the subdivision of the subject lots and would confirm that they are suitable for single family development only.

The Municipal Manager recommended:

1. THAT a copy of this report item be forwarded to Mrs. J. Dahlstrom.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

8. Janitorial Services - Municipal Hall Complex

The Municipal Manager provided a report from the Purchasing Agent concerning janitorial services for the Municipal Hall Complex.

The Municipal Manager recommended:

1. THAT tenders be invited for this work for the years 1979 to 1980.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Alderman Mercier absented himself from the Council Chamber.

9. Rezoning Reference #21/77
Westerly portion of Lot "A", Pl. 11227, Lots 1W $\frac{1}{2}$ & E $\frac{1}{2}$,
2,3,9,10,11,12 (also road allowances), Blk. 19,
D.L. 69, Plan 1321.
4008/18/48/68 Regent Street
4007/25/41/57 Clydesdale Street
From Residential District Five (R5)
To Light Industrial District (M5)

The Municipal Manager provided a report from the Director of Planning on Rezoning Reference No. 21/77.

The Municipal Manager recommended:

1. THAT Council authorize the culverting of the existing natural watercourse within the subject site with the registration of an appropriate easement as referred to in Section 2.3 of this report.
2. THAT Council authorize the introduction of a Road Closure By-Law according to the terms outlined in Section 2.2 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning By-law.

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3. 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 1978 August 15 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
 - b) The completion of the requisite Road Closure By-Law as outlined in Section 2.2 of this report.
 - c) The granting of any necessary easements.
 - d) The granting of any rights-of-way deemed requisite.
 - e) 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.
 - f) The consolidation of the net project site into one legal parcel.
 - g) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - h) The acquisition of Corporation properties and the redundant road allowances as outlined in Section 2.2 of this report.
 - i) The Approval of the Ministry of Highways and Public Works to this rezoning.
 - j) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the construction of Regent Street to full Municipal standards as outlined in Section 2.4 of this report. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Alderman Mercier returned to the Council Chamber and took his place at the Council table.

10. Self Serve Gasoline Service Stations

The Municipal Manager provided a report from the Director of Planning on the usefulness of the special zoning for self-serve gasoline service stations.

The Municipal Manager recommended:

- 1. THAT no changes be made to the existing Zoning By-law regulations governing the development of self-serve gasoline service stations.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Aldermen Lewarne
and Mercier.

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11. Letter from Mr. L. Feenie, North Central Burnaby Ratepayers Association c/o 3743 Kincaid Street. Request for Information re Council Meetings and Action taken by Council that would Affect Residents in the North Central Burnaby area

This item was dealt with previously in the meeting as Item 5(b) under Correspondence and Petitions.

12. B.C. Hydro Transit Changes Proposed for 1978 August 18

The Municipal Manager provided a report from the Director of Planning relative to B.C. Hydro Transit Changes Proposed for 1978 August 18.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

"THAT the British Columbia Hydro and Power Authority be requested to ensure proper identification is provided for bus stops along Hastings Street between Boundary Road and Willingdon Avenue and at Gilmore and Hastings Street so that the public will be aware of the changes in routes to No. 30 - Willingdon, No. 31 - Douglas and No. 32 - Grandview Highway buses and also that the Willingdon Heights Neighbourhood Improvement Program Committee, the Burnaby School Board and B.C.I.T. be apprised of the changes."

CARRIED

OPPOSED: Alderman Mercier

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

"THAT additional information be obtained on the changes to the Surrey/Delta buses and the effect that such changes may have on bus patrons in Burnaby and on changes in the bus schedules on Marine Drive between 18:00 h and 22:00 h and the effect that such changes will have on Marine Drive bus patrons."

CARRIED

OPPOSED: Aldermen Lewarne and Mercier.

13. Zoning Regulations: Outdoor Garden Shops
Period Open During The Year
Council Inquiries - 1978 January 30 and 1978 July 04

The Municipal Manager provided a report from the Director of Planning on the rationale behind the stipulation that outdoor garden shops are permitted for not more than six months in any year in the C1, C2, and C3 Commercial Zoning Categories.

The Municipal Manager recommended:

1. THAT no changes be made in the present 6 month limit in any year specified for outdoor garden shops in the C1, C2 and C3 Districts in the Burnaby Zoning By-Law.

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MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

14. Request for "Caution" Sign at the Intersection of MacDonald Avenue and Cambridge Street from Mrs. Esther Leitch

The Municipal Manager provided a report from the Municipal Engineer containing information on the proposed Cassiar/Cambridge route which is intended to divert traffic from Oxford Street to Cambridge Street at Cassiar Street.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

15. Engineer's Special Estimates

The Municipal Manager submitted a report from the Municipal Engineer on the Engineer's Special Estimates in the amount of \$ 164,012. as more particularly detailed in the report received.

The Municipal Manager recommended:

1. THAT the estimates be approved as submitted.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

16. Municipal Lot Sales

Lots 388,389,393, D.L. 87, Group 1, Plan 48101 NWD
7700/7800 Block Burris Street, and
Lot 304, D.L. 80, Group 1, Plan 47664 (Atlee Avenue)
Lot 234, D.L. 83, Group 1, Plan 48395 (Corner of Percival
and Monarch Streets), and
Lots 57 - 62 inclusive, D.L. 15, Group 1, Plan 49449 NWD
(Rathburn Drive)

The Municipal Manager provided a report from the Land Agent regarding the proposed sale of eleven Municipal lots. Bids were only received on three lots. Revenue totalling \$ 116,700. would be realized if the highest bid for each of the lots is accepted.

The Municipal Manager recommended:

1. THAT the highest bid for the three lots as specifically noted in the Acting Land Agent's report be accepted.
2. THAT the following lots on which no bids were received be re-offered for sale by public tender in the future:
 - a) Lot 389, D.L. 87, Group 1, Plan 48101, NWD
 - b) Lot 234, D.L. 83, Group 1, Plan 48395, NWD
 - c) Lots 57 - 62 inclusive, D.L. 15, Group 1, Plan 49449, NWD

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

17. Scoreboard - Swangard Stadium

The Municipal Manager provided a report from the Acting Administrator, Parks and Recreation Department concerning a new scoreboard for Swangard Stadium. The Acting Administrator reported that at its meeting on 1978 July 05, the Parks and Recreation Commission received the staff report advising that a suitable scoreboard could be purchased and installed for \$ 5,400.00. This would leave a balance of \$ 3,456.56 which the Commission has agreed to provide from its 1978 Minor Development Account and a 1977 Central Park surplus account.

The Municipal Manager recommended:

1. THAT a copy of this report be forwarded to Mr. Erwin M. Swangard, President of the Hunior Amateur Sports Stadium Society.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

18. Water Supply to Burnaby Mountain Centennial
Park Pavilion -- Contract # 7805

The Municipal Manager provided a report from the Purchasing Agent concerning Contract #7805 - Water Supply to Burnaby Mountain Centennial Park Pavilion.

The Municipal Manager recommended:

1. THAT the lowest tender submitted by Timm Construction Limited in the amount of \$ 212,453.00 be accepted with final payment to be based on actual quantities and unit prices tendered.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of this matter be tabled to allow individual members of Council to obtain more detailed information on the proposed structure."

CARRIED UNANIMOUSLY

19. Contract # 7813
Local Improvement Projects
1978 Phase II

The Municipal Manager provided a report from the Purchasing Agent regarding Contract #7813.

The Municipal Manager recommended:

1. THAT the lowest tender which was submitted by Jack Cewe Ltd. for the sum of \$ 459,520.97 be accepted with final payment to be based on actual quantities and the unit prices tendered.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

1978 July 17

20. Letter dated 1978 July 11 from Mr. P. Nairn McConnachie, Landon Leasing Ltd., 97 Refrew Street, Vancouver, B.C. Regarding 1978 Taxes and Progress on 3800 and 3900 block East Hastings Street - Hastings Urban Renewal Site

This item was dealt with previously in the meeting as Item 5(s) under Correspondence and Petitions.

21. a) Letter from Mr. Hermann G. Schaad, General Manager, Sheraton-Villa Inn, 4331 Dominion Street, Burnaby dated 1978 July 10.
b) Letter from Mr. R. Evenport, J.R. Bezanson Limited, 1726 West Fifth Avenue, Vancouver, B.C. Regarding the Lougheed Hotel dated 1978 July 04
Requests To Extend The Operating Hours For Class "A" Pub Licences For The Sheraton-Villa Inn and the Lougheed Hotel

This item was dealt with previously in the meeting as Item 5(i) under Correspondence and Petitions.

22. Air Conditioner - Computer Room

The Municipal Manager provided a report from the Municipal Treasurer regarding an air conditioner for the computer room.

The Municipal Manager recommended:

1. THAT a purchase order be issued to the lowest bidder, Broadway Refrigeration and Air Conditioning Co. Ltd., for \$ 13,964.00 to supply and install an Ed Pac air conditioning unit, Model No. CDXW-9EC.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

23. Rezoning Applications

The Municipal Manager submitted a report from the Director of Planning covering various rezoning applications.

The Municipal Manager recommended:

1. THAT Council set a Public Hearing for this group on Tuesday, 1978 August 15, at 19:30 h, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

1. Rezoning Reference No. 39/76A

Application for the rezoning of:

Lot 165, D.L. 77, Plan 42281

From: Comprehensive Development District (CD)

To: Amended Comprehensive Development District (CD)

6501 Sprott Street

1978 July 17

The Municipal Manager recommended:

1. THAT Council abandon "Burnaby Zoning By-Law 1965, Amendment By-Law No. 36, 1977 - # 7064" as outlined in Section 3.4 of this report.
2. THAT upon Final Adoption of the subject rezoning that Council forward in writing a favourable resolution regarding the subject Class "A" Liquor Facility Expansion to the General Manager of the Liquor Administration Branch.
3. 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 1978 August 15 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development incorporating the development considerations outlined in Section 4.0 of this report.
 - b) The Approval of the Ministry of Highways and Public Works to this rezoning.
 - c) The submission of a statement from the applicant regarding the manner in which the use of the liquor facility will be restricted to those patrons of the recreation complex.
 - d) The granting of any necessary easements.
 - e) The granting of any right-of-way deemed requisite.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference No. 12/78

Application for the rezoning of:

Pcl. "B" exc. Expl. Pl. 29119, Blk. 2, D.L. 207, Pl. 4032

From: Multiple Family Residential District (RM2)

To: Neighbourhood Commercial District (C1)

7174 Barnet Road

This item was dealt with previously in the meeting as Item 3(c) under Delegations.

3. Rezoning Reference No. 13/78

Application for the rezoning of:

Pcl. "A", Ref. Pl. 41588 exc. S 10' and exc. Ref. Pl. 33213, Blk. 35, D.L. 94, Pl. 720; Pcl. "B", Ref. Pcl. 2552, Blk. 35, D.L. 94, Pl. 720

From: Special Industrial District (M4)

To: Service Commercial District (C4)

6726 and 6776 Royal Oak Avenue

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and that Council authorize the Planning Department to work with the applicant towards identifying a specific development proposal for the site which will be the subject of a further report to Council.

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MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Rezoning Reference No. 14/78

Application for the rezoning of:

Lot 5, D.L. 149 N.W.½, Plan 3602

From: Residential District Five (R5)

To: Neighbourhood Institutional District (P1)

4252 Imperial Street

The Municipal Manager recommended:

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

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

5. Rezoning Reference #15/78

Application for the rezoning of:

Pcl. "B", Ref. Pl. 4142 exc. N. 132', Blk. 11, D.L. 79, Pl. 536;
N. 132' of Pcl. "B", Ref. Pl. 4142, Blk. 11, D.L. 79, Pl. 536;
Pcl. "C", Ref. Pl. 4676, Blk. 11, D.L. 79, Pl. 536

From: Residential District (R4)

To: Comprehensive Development District (CD)

3837, 3903 and 3937 Norland Avenue

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and authorize this Department to work with the applicant towards a suitable plan of development for this site incorporating the principles outlined in this report, to be the subject of a further detailed submission at a later date.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

CARRIED UNANIMOUSLY

"THAT Council give consideration to re-evaluating its position on the proposed closure of Norland Avenue south of Sprott Street."

CARRIED

OPPOSED: Acting Mayor Emmott,
Aldermen Lawson and Mercier.

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6. Rezoning Reference #62/75B

Application for the rezoning of:

Lot 129, D.L. 124, Pl. 51872;
Lot 131, D.L. 70 & 124, Pl. 51872
Lot 130, D.L. 70 & 124, Pl. 51872

From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (CD)

2548 Eastbrook Parkway; 4611 and 4665 Still Creek Avenue.

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and authorize this Department to work with the applicant toward a suitable plan of development for this site incorporating the principles outlined in this report and the Community Plan, to be the subject of a further detailed submission at a later date.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Section 3.5 under General Comments in the Director of Planning's Report be deleted."

FOR: Acting-Mayor Emmott,
Aldermen Lewarne and
Mercier.

OPPOSED: Aldermen Ast,
Drummond, Lawson and
Randall.

MOTION DEFEATED

A vote was then taken on the original motion as Moved by Alderman Lewarne and Seconded by Alderman Randall, 'That the recommendation of the Municipal Manager be adopted.' and same was CARRIED UNANIMOUSLY.

7. Rezoning Reference No. 16/78

Application for the rezoning of:

Lot 6 & 7, Blk. 3, D.L. 119E $\frac{1}{2}$, Pl. 2855,
Lot A, N 52' and Lot A exc N 52', Blk. 3,
D.L. 119E $\frac{1}{2}$, Pl 10580

From: Residential District Five (R5)
To: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council adopt Sketch 6 of the Brentwood Town Centre Community Plan as described in Section 4.0 of this report for use by applicants as a development guideline with reference to the rezoning of specific sites within the subject Community Plan Area.
2. THAT Council reject the current rezoning application as the proposed consolidation is in conflict with the Community Plan.
3. THAT the applicant be informed that a rezoning application would be favourably entertained for an intensive commercial proposal for the consolidated Site 1, Sketch 6 which includes the two lots 12 and 13 fronting onto the Loughheed Highway.

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MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT further consideration of Rezoning Reference No. 16/78 be deferred until such time as the Advisory Planning Commission has submitted a report to Council on Community Plan 9A and the Brentwood Town Centre Study Area and that the Advisory Planning Commission be requested to report to Council on this subject in three months."

CARRIED UNANIMOUSLY

24. Size of Corner Stores - Shops Closing By-Law

The Municipal Manager provided a report from the Chief Licence Inspector regarding the size of local convenience stores.

The Municipal Manager recommended:

1. THAT the Lower Mainland Independent Grocers Association and other interested parties be invited to make submissions to Council concerning the selling area and other conditions which may be applicable in regulating the closing hours of grocery stores.
2. THAT a copy of this report be forwarded with the invitation to the Lower Mainland Independent Grocers Association, 243 East Georgia Street, Vancouver, B.C.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY