

1978 SEPTEMBER 18

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1978 September 18 at 19:00 h.

PRESENT: Mayor T.W. Constable, In the Chair
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman B.M. Gunn
Alderman D.A. Lawson (19:07 h)
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Alderman G.D. Ast

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. B.D. Leche, Deputy Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

M I N U T E S

The Minutes of the Public Hearing (Zoning) held on 1978 September 11 came forward for adoption.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Public Hearing held on 1978 September 11 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Council Meeting held on 1978 September 11 came forward for adoption.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Council Meeting held on 1978 September 11 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

Imperial Oil Limited, Sr. Accounts
Executive - Development
Re: Zoning Change - Imperial Oil Service Station,
3720 Imperial Street At Boundary Road
Spokesman - Mr. S. A. Ruocco

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT the Delegation be heard."

CARRIED UNANIMOUSLY

Mr. S.A. Ruocco, Sr. Accounts Executive - Development, Imperial Oil Limited, then addressed Council on the subject of a zoning change at the Imperial Oil Service Station at 3720 Imperial Street. The following is the text of Mr. Ruocco's address:

"We have examined your Planning Department report related to our re-application for a zoning change at the subject outlet. This report and recommendation reaffirms Planning's original report and recommendation on January 23 of this year.

Basically, Planning's recommendations are based on the guidelines set out by this Council. We respectfully disagree with these same guidelines as they, in effect, are telling a marketer the manner in which he will sell consumer products and services in a "Free Enterprise" system. Industry should be allowed to seek its own level in the market place providing these same levels are acceptable to the Consumer. The Consumer has told us by his patronage that our methods of doing business are acceptable. He has not taken up any petitions nor has he appealed to you, his elected delegates, for protection. The only people who have contacted Councils are those with personal vested interests at stake and as such, do not represent the motorist whom we serve.

Your Planning Department makes no reference to the petition that our Dealer, Mr. George Janzen, had signed by over 300 customers at the zoning application site we are discussing tonight. This petition can be classified as a Poll of Public Opinion and if carried on, would no doubt have reached a number double or triple in the records. These then are the people you are supposed to represent on this Council with your decisions.

Planning also makes no reference to the letter that our Esso dealer sent to Council stating he was in favour of Self Serve Gasoline facilities. Mr. Janzen can hardly be classified as a victim of an oil company's supposed selfish policies.

In obtaining signatures for his petition, our dealer, Mr. Janzen, informed the motorists that he would provide the following:

- Lower retail gasoline prices.
- Canopies for inclement weather.
- No reduction in service bay capability.
- Extended hours of operation.
- Underhood safety checks upon request.
- What he didn't mention was that there would be no loss of employment.

Why then would the motorist not want Mr. Janzen and his company to install Self Serve Gasoline facilities?

Your Planning Department refers to housewives who normally require assistance at a service station. We disagree as the normal housewife is foremost in seeking out purchase savings and if this entails Self Serve gasoline, she will do so as it imposes no difficulties. You only have to ask yourself who are the people dealing at the existing successful Self Serve service stations? The day of implying women are inferior to men is no longer acceptable.

Your Planning Department also refers to maintenance inspections at Pump Islands. We say to you as intelligent members of Council, when was the last time you had a maintenance safety inspection at a Served Pump Island? It doesn't happen this way in today's market. The average Served Dealer cannot afford this service as a general rule. You, as the motorist, have to request these services. Therefore, at our proposed facility, these same maintenance inspections are available on request. The Car Manufacturer's Manual tells the Car Owner when he should have Safety Checks done - they are not done daily or weekly.

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We would like to mention Motor Oil sales on a Cash and Carry basis or Serve yourself. There is a very real saving involved and the motorist will take advantage of these savings - he cannot afford not to. We ask this Council only to assess the Cash and Carry Motor Oil sales carried on at Department Stores, Hardware Stores, etc. and Service Stations. The facts speak for themselves.

We appeal to this Council for the fair decision that allowed a competitor to rezone Canada Way and Edmonds for a Self Serve facility. We, as marketers, cannot see any difference in area locations and potentials outside of our proposed facilities being in a position of offering complete service and facilities. The method of dispensing gasoline should not have a bearing on our zoning application.

Your Worship and Members of Council, it is up to you to render an impartial and unbiased decision related to our appeal and comparable to that which you rendered at Canada Way and Edmonds."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 4 of Item 10 of the Municipal Manager's Report No. 64, 1978 September 18, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in that report:

"THAT Council receive the report of the Planning Department and not favourably consider this rezoning request."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

FOR: Mayor Constable, Aldermen Drummond, Gunn and Randall.

OPPOSED: Aldermen Emmott, Lawson, Lewarne and Mercier.

The votes being equal for and against the question, the question was declared negatived and the motion was declared defeated.

His Worship, Mayor Constable, agreed that he would return this matter to Council for reconsideration within the time limits stipulated in Section 180(1) of the Municipal Act.

B Y - L A W S

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT By-law No. 7249 "Burnaby Zoning By-law 1965, Amendment By-law No. 21, 1978" 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 LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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The Council reconvened.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT By-law No. 7249 "Burnaby Zoning By-law 1965, Amendment By-law No. 21, 1978" be now read two times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT By-law No. 7255 "Burnaby Lease Authorization By-law No. 6, 1978" be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-law."

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT By-law No. 7255 "Burnaby Lease Authorization By-law No. 6, 1978" be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT Council do now resolve itself into a Committee of the Whole to consider and report on By-laws No. 7252 "Burnaby Short Term Capital Borrowing By-law No. 1, 1978" and No. 7253 "Burnaby Short Term Capital Borrowing By-law No. 2, 1978'."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT By-laws No. 7252 'Burnaby Short Term Capital Borrowing By-law No. 1, 1978' and No. 7253 'Burnaby Short Term Capital Borrowing By-law No. 2, 1978' be now read a third time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

"THAT By-law No. 7256 'Burnaby Reserve Fund By-law 1978' be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN DRUMMOND:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 64, 1978 September 18 which pertain thereto, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Burnaby Arts Council, President,
Co-ordinator,
Re: "Loftus House", 6110 Price Street

A letter dated 1978 September 07 was received advising that the Board of Directors of the Burnaby Arts Council respectfully proposes to the Corporation of the District of Burnaby that "Loftus" house (6110 Price Street) be used as a small-format centre for exhibits, performances and meetings. It also proposes that this Centre be placed under the jurisdiction of the Burnaby Arts Council, which serves as an umbrella for almost 150 individual members, for 36 member groups (which themselves have total memberships in excess of 3,000 persons) and, ultimately and ideally, for the entire community of Burnaby.

Item 3, Municipal Manager's Report No. 64, 1978 September 18, pertaining to this subject, was brought forward for consideration at this time.

The following are the recommendations contained in that report:

1. THAT staff undertake a review of all the submissions received for the use of the former "Loftus" house for the consideration of the Parks and Recreation Commission and Council.
2. THAT a copy of this report be sent to the Burnaby Arts Council, 6450 Gilpin Street, Burnaby, B.C. V5G 2J3.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT this matter be referred to the Parks and Recreation Commission for consideration."

CARRIED UNANIMOUSLY

- (b) Province of British Columbia, Ministry Of
Municipal Affairs And Housing, Honourable
H. A. Curtis, Minister
Re: Harold Winch Park Project

A letter dated 1978 September 07 was received advising that the Ministry of Municipal Affairs and Housing had decided to place Enclaves 5 and 6 of the Harold Winch Park Project on the market and, in the last few days, had begun to advertise these two Enclaves for sale by public tender. Proponents will, of course, be required to meet Municipal regulations which were previously specified for this project by the Community Plan. However, as this Community Plan was instituted some time ago, the Minister was asking for the Municipality's cooperation in providing the flexibility for development of these projects in line with today's market conditions and optimum use.

The Minister has also instructed the Ministry to carry out additional works, amounting to approximately \$200,000, which are required by Burnaby prior to any consideration by the Municipality of changes to the Community Plan which may be requested by prospective purchasers. These works are currently under way by the Housing Corporation who will be in contact with your respective departments concerning design, approvals and so forth.

Item 1, Municipal Manager's Report No. 64, 1978 September 18, pertaining to this subject, was brought forward for consideration at this time.

The following is the recommendation contained in this report:

"THAT the report of the Director of Planning be received for information purposes and a copy of the report be forwarded to the Minister of Municipal Affairs and Housing, and that the attention of the Minister be particularly directed to the remarks of the Director of Planning concerning the clarification of the "additional" works mentioned in the Minister's letter."

CARRIED UNANIMOUSLY

- (c) Western Canada Oldtimers Recreational Hockey,
Executive Director,
Re: Host An Oldtimers' Hockey Tournament

A letter dated 1978 September 11 was received requesting that the Municipality of Burnaby host an Oldtimers' Hockey Tournament.

Item 6, Municipal Manager's Report No. 64, 1978 September 18, pertaining to this subject, was brought forward for consideration at this time.

The following is the recommendation contained in this report:

"THAT a copy of this report be sent to Western Canada Oldtimers Recreational Hockey, No. 8 - 2265 Lorne Street, Regina, Saskatchewan, S4P 2M8."

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

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- (d) Edie Fisher,
Re: Appointing Of Persons To Citizen
Committees In Burnaby

A letter dated 1978 September 07 was received concerning the appointing of persons to Citizen Committees in Burnaby. Mrs. Fisher suggested that the next issue of "Information Burnaby" carry an item explaining the citizen committee system and issue an invitation to qualified persons to submit their names and pertinent information, such as educational qualifications, volunteer experiences, interests, available time, references, etc., to the Mayor or Council. Mrs. Fisher was sure from such applications new and willing talent will be discovered.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN EMMOTT:

"THAT this item of correspondence be referred to his Worship, Mayor Constable, for consideration in conjunction with the review of this subject presently being conducted by him."

CARRIED UNANIMOUSLY

- (e) The Corporation Of The City Of Port
Coquitlam, City Clerk
Re: Unloading Transit Deficits Onto Property Tax

A letter dated 1978 September 12 was received enclosing a copy of a resolution recently adopted by the Municipal Council of the Corporation of the City of Port Coquitlam concerning the unloading of transit deficits onto property tax.

The following is the text of the resolution adopted by the Municipal Council of the City of Port Coquitlam:

"WHEREAS the recently passed Urban Transit Authority legislation provides for imposing additional property taxes to meet anticipated transit deficits;

AND WHEREAS the property tax is a regressive form of taxation and the property taxpayer is already under considerable pressure to raise monies for services other than property services; e.g. school tax, social services and now transit;

AND WHEREAS the present Provincial Government in 1975 promised to remove school levies from property taxation;

AND WHEREAS other more appropriate sources of taxation are available such as income tax and resource taxes;

NOW THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities, in convention assembled;

1. Condemns the Provincial Government's action of shifting the burden of transit deficits onto property taxes;
2. Requests that the provisions for property taxes as a source of revenue be removed from the Urban Transit Act forthwith."

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN MERCIER:

"THAT this Council endorse the resolution of the Municipal Council of the Corporation of the City of Port Coquitlam with respect to the unloading of transit deficits onto property tax, and that the Union of British Columbia Municipalities, the Premier of the Province of British Columbia, and the Minister of Municipal Affairs and Housing be so advised."

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MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LAWSON:

"THAT the word 'condemns' in the 'Therefore be it resolved' portion of the City of Port Coquitlam's resolution be replaced with the words 'is concerned with respect to'."

CARRIED

OPPOSED: Aldermen Drummond, Gunn
and Randal

A vote was then taken on the original motion as moved by Alderman Gunn and seconded by Alderman Mercier, as amended, and same was carried unanimously.

- (f) Mrs. J. Foote
Re: Property Was Again Vandalized,
This Being The Third Time In The Past Year

A letter dated 1978 September 12 was received advising that Mrs. Foote's property at 4692 Victory Street had again been vandalized, this being the third time in the past year.

Council was advised that a staff report on this subject will be submitted on 1978 September 25 and further consideration of the matter was deferred until that time.

- (g) Reverend W. E. Shank
Re: Proposed Barricade -
Sperling Avenue at Canada Way

A letter dated 1978 September 14 was received expressing opposition to the proposed road closure of Sperling Avenue at Canada Way. The Reverend Shank was of the opinion that this problem could be dealt with by the simple expedient of making the intersection of Sperling Avenue and Buckingham Avenue a three-way stop. This would cut down on the amount of commuter traffic, as the extra stop would make it less worth the while of commuters to take the route as a "cut off".

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN GUNN:

"THAT consideration of this item of correspondence be deferred until the report of the Traffic Safety Committee is considered later this evening."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Randall

Alderman Randall drew Council's attention to a recent article in a local newspaper which indicated that Burnaby was required to pay the sum of \$3,794.00 as a result of a Supreme Court action arising from an instance where a Municipal employee had allegedly given erroneous information concerning a fire prevention requirement in an apartment building. Alderman Randall stated that he could not recall this matter coming before Council previously, and requested information from the Municipal Manager in this respect.

The Municipal Manager provided Council with the background information requested by Alderman Randall. The Municipal Manager advised that staff was still investigating the feasibility of appealing the Supreme Court decision in this case, and if it was considered advisable to appeal this decision, Council would be so advised.

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MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN LEWARNE:

"THAT Council be informed of all instances wherein the Municipality is involved in litigation similar to that outlined above."

CARRIED UNANIMOUSLY

Alderman Gunn

Alderman Gunn reported that he had received three complaints from residents in North Burnaby concerning the very strong odour emanating from the Oil Refineries in North Burnaby over the past weekend. Alderman Gunn requested information on these odours.

The Municipal Manager indicated that staff would take follow-up action on Alderman Gunn's request.

Alderman Drummond noted that the Pollution Committee was also investigating previous complaints of a similar nature received previous to the one referred to by Alderman Gunn.

Alderman Lawson

Alderman Lawson advised that she had received complaints of confusion being caused by south bound traffic on Boundary Road turning left onto Regent Street.

The Municipal Engineer indicated that although his Department had received no complaints on this subject, the matter would be investigated immediately and corrective action taken.

Alderman Lawson also noted that she had received complaints regarding the lack of restaurant facilities in the industrial areas in Burnaby, and suggested that Council receive a report on this subject.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT the Planning Department bring forward a report on the feasibility of allowing restaurants in industrial areas in Burnaby."

CARRIED UNANIMOUSLY

Alderman Drummond

Alderman Drummond inquired as to the present status of the report he had requested as to who was eligible to vote on neighborhood surveys in connection with the establishment of neighborhood pubs.

The Director of Planning replied that this report would be available to Council on 1978 September 25.

R E P O R T S

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- (a) His Worship, Mayor Constable, verbally reported that he had received a request that the Municipality host a forthcoming meeting of the Lower Mainland Municipal Officers Association and that the estimated cost would be approximately \$175.00.

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His Worship recommended that the Municipality host a forthcoming meeting of the Lower Mainland Municipal Officers Association at an approximate cost of \$175.00.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LAWSON:

"THAT the recommendation of His Worship, The Mayor, be adopted."

CARRIED UNANIMOUSLY

(b) Advisory Planning Commission

The Advisory Planning Commission submitted a report in which it was recommended that Council reconsider the recommendation of the Advisory Planning Commission and to adopt Alternative 2(a) (Sketch 7A) due to the fact that should Alternative 3(a) be implemented, this will require an additional expenditure of \$614,000 dollars for road right-of-way acquisitions and the possible future expenditure of untold dollars for future road construction and maintenance than for the implementation of Alternative 2(a) (Sketch 7A) which the Advisory Planning Commission recommended to Council on 1978 May 29.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

"THAT the report of the Advisory Planning Commission be received for information purposes."

CARRIED UNANIMOUSLY

(c) Traffic Safety Committee

The Traffic Safety Committee has submitted reports on the following:

1. Closures of Sperling Avenue, Chiselhampton Street, Rugby Avenue and Haszard Street at Canada Way.

The Traffic Safety Committee recommended:

1. That a total closure of Chiselhampton Street, Haszard Street and Sperling Avenue at Canada Way be implemented by the placement of barricades.
2. That a partial closure of Rugby Avenue at Canada Way be implemented to allow right turn only egress from the area.
3. That a special gate be installed at Sperling Avenue and Canada Way to ensure that emergency vehicles would not be unduly delayed in getting into the Buckingham Heights area.
4. That the motoring public be notified of these changes by traffic signs to be determined by the Municipal Engineer.
5. That Mr. Fairservice, Mr. Friesen and Mrs. Steele be sent a copy of this report.
6. That this situation be reviewed by the Traffic Safety Committee in six months time.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN EMMOTT:

"THAT the Parks and Recreation Commission be requested to examine the future parking and traffic access plans for Heritage Village and Deer Lake with the Sperling access eliminated."

CARRIED UNANIMOUSLY

2. Intersection of Willingdon Avenue and Sardis Street

The Traffic Safety Committee recommended:

1. That the existing school patrol signal at the intersection of Sardis Street and Willingdon Avenue be replaced with a full pedestrian-operated signal.
2. That the Chaffey Burke School be requested to maintain the present school patrol.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

Alderman Mercier absented himself from the Council Chamber at 20:10 h.

3. Grant For School Safety Patrol Incentive Program

The Traffic Safety Committee recommended:

1. That a cheque be prepared in the amount of \$2,000.00, and forwarded to Mr. F.W. Hurford, Assistant Secretary-Treasurer, Burnaby School District No. 41, for their School Safety Patrol Incentive Program.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

4. Oversize Vehicle Parking - Garden Grove Drive

The Traffic Safety Committee recommended:

1. That the request for signing the subject parking prohibition be denied.
2. That Conse-C Enterprises be sent a copy of this report.
3. That the Burnaby Detachment Royal Canadian Mounted Police be requested to monitor this situation.

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

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5. Eighteenth Avenue - Sixth Street to Second Avenue

The Traffic Safety Committee recommended:

1. That a copy of this report be sent to the Secretary of the East Burnaby Ratepayers' Association.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

6. Damage to Property As A Result Of Vehicles Losing Control At The Intersection Of Howard Avenue and Meadedale Drive

The Traffic Safety Committee recommended:

1. That the request for an extension of the 20 kmh. speed limit and stop signs at Howard Avenue and Meadedale Drive be denied.
2. That Mrs. M. Cofman be sent a copy of this report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Concern Expressed By Residents Of New Chelsea Homes With Respect To Crossing Canada Way In The Vicinity Of Douglas Road

The Traffic Safety Committee recommended:

1. That no action be taken on the requests for marked crosswalks or pedestrian signals on Canada Way.
2. That Mr. Caplin be sent a copy of this report.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

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

(d) Transportation Committee at 20:25 h.

The Transportation Committee submitted a report on the proposed Public Information Brochure.

The Transportation Committee recommended:

1. That Council endorse the brochure entitled "Towards A Comprehensive Transportation Policy For Burnaby", amended as suggested by individual Members of Council this evening.
2. That this brochure be distributed to all residents within Burnaby.

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MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

"THAT the recommendations of the Transportation Committee be adopted."

CARRIED UNANIMOUSLY

- (e) The Municipal Manager presented Report No. 64, 1978 on the matters listed following as Items 1 to 12 either providing the information shown, or recommending the courses of action indicated for the reasons given:

1. Letter From the Ministry of Municipal Affairs and Housing
Parliament Buildings, Victoria, B.C. V8V 1X4
Harold Winch Park Project
Burnaby 200
R.Z. #45/75, S.D. #118/75

This Item was dealt with previously in the meeting as Item 4(b) under Correspondence and Petitions.

2. Water Supply to Burnaby Centennial Pavilion

The Municipal Manager provided a report from the Municipal Engineer on a proposed easement agreement for the water supply to Burnaby Centennial Pavilion.

The Municipal Manager recommended:

1. That the easement agreement with Simon Fraser University for a future water main be executed, and that the related easement plan be prepared, signed and registered.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

3. Letter From The Burnaby Arts Council
6450 Gilpin Street, Burnaby, B.C. V5G 2J3
Use of Former "Loftus" House
6110 Price Street

This Item was dealt with previously in the meeting as Item 4(a) under Correspondence and Petitions.

4. Engineer's Special Estimates

The Municipal Manager provided a report from the Municipal Engineer covering a Special Estimate of Work in the total amount of \$3,100.

The Municipal Manager recommended:

1. That the estimate as submitted by the Municipal Engineer be adopted.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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5. R.C.M.P. Monthly Report - 1978 August

The Municipal Manager provided a report from the Officer-In-Charge, Burnaby Detachment, R.C.M.P., covering the policing of the Municipality for the month of August, 1978.

The Municipal Manager recommended:

1. That the report of the Burnaby Detachment, R.C.M.P., be received for information purposes.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

6. Letter From Western Canada Oldtimers Recreational Hockey
#8-2265 Lorne Street, Regina, Saskatchewan
Oldtimers Hockey Tournament

This Item was dealt with previously in the meeting as Item 4(c) under Correspondence and Petitions.

7. Administrative Manual and Employee Handbook

The Municipal Manager provided a report from the Personnel Director concerning the development of a personnel manual and an employee handbook.

The Municipal Manager recommended:

1. That authority be granted to develop simultaneously a personnel manual and an employee handbook, using outside resources at a cost not to exceed \$7,000.
2. That authority be granted to re-allocate \$3,500. in the 1978 Recast In-house Training account, and to provide \$3,500. in the 1979 Provisional In-house Training account, for development of the manual and handbook.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT this matter be referred back to the Municipal Manager for a report on the feasibility of using Municipal staff personnel to prepare the manual and handbook."

CARRIED UNANIMOUSLY

8. Siting Approval For A New Dwelling Within the Chevron
Landscaped Buffer Area
4208 McGill Street

The Municipal Manager provided a report from the Director of Planning regarding a property on McGill Street.

The Municipal Manager reported that from time to time the Municipality has issued permits to homeowners in the buffer area to undertake improvements which have been relatively minor in nature.

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This is the first time, however, that an application has been received for construction of a dwelling since the inception of the policy under which houses within the defined area are to be purchased by Chevron when they become available.

With respect to expropriation, this means of acquiring property has never been contemplated because the plan calls for acquisitions to be made by Chevron (who does not have authority to expropriate), and for the lands so acquired to be subsequently turned over to the Municipality.

The Municipal Manager recommended:

1. That the report of the Director of Planning be received for information purposes.
2. That a letter be sent to the applicant for siting approval advising him that his property is located within the area scheduled for future acquisition by Chevron Canada Ltd. for use as a buffer zone between adjoining residential areas and the Refinery subject to the owner of any property within the buffer area wishing to sell his property.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the policy previously established by Council with relation to the creation of a buffer zone between the adjacent residential areas and the Chevron Canada Ltd. Refinery in North Burnaby be reviewed."

FOR: Aldermen Drummond and Gunn.

OPPOSED: Mayor Constable, Aldermen Emmott, Lawson, Lewarne, Mercier and Randall

MOTION DEFEATED

9. By-Law No. 7019 - "Burnaby Central Park Parking Regulation By-Law"

The Municipal Manager provided a report on the need for a Municipal By-Law to govern parking in Central Park. The Municipal Manager reported that this By-Law is being prepared by the Municipal Solicitor and is ready to be brought forward for Council's consideration.

The Municipal Manager recommended:

1. That the By-Law be brought forward.
2. That the British Columbia Telephone Company be notified when the By-Law has been adopted.
3. That a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

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MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"THAT this matter be referred back to the Municipal Manager for a complete review of the parking situation at Central Park."

CARRIED UNANIMOUSLY

10. Rezoning Applications

The Municipal Manager provided reports 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 October 17 at 19:30 h, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item 1 - Rezoning Reference No. 19/78

Application for the rezoning of:

Lot 4, Blk. 89, D.L. 127, Plan 4953; Lot 1 Pt, Blk. 86, D.L. 127, Plan 4953; Portion of Springer Avenue

From: Residential District Four (R4)

To: Multiple Family Residential District (RM3)

5191 and 5209 East Hastings Street

The Municipal Manager recommended:

1. 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 which reflect the adopted noise criteria.
2. That Council authorize the Land Agent to enter into negotiations for the sale of the redundant portion of Springer Avenue between East Hastings Street and Capitol Drive, to be the subject of a further Council report.
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 October 17 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 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 Springer Avenue.

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- c) Acquisition of the Springer Avenue road allowance in accordance with the required land assembly as per Section 3.3 of this report.
- d) The dedication of any necessary rights-of-way.
- 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 to include the pedestrian access easement described in Section 3.4.
- 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. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- 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.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

It was agreed that the Director of Planning bring forward a report on the advisability of requiring a noise evaluation of any site under consideration for rezoning.

Item 2 - Rezoning Reference No. 20/78

Application for the rezoning of:

Portion of Lot C exc. Expl. P1. 10599 & Expl. P1.
26541, Blk. 2, S.D. 1 & 2, D.L. 73, Plan 4326

From: Residential District Five (R5)

To: Light Industrial District (M5)

4591 Canada Way

The Municipal Manager recommended:

1. That Council receive the report of the Planning Department and request that "Burnaby Zoning By-law #1965, Amendment By-law No. 7(1977)", By-law #6995, (Rezoning Reference #46/76) be abandoned and replaced by a new rezoning by-law and that the subject rezoning be advanced to a Public Hearing on 1978 October 17 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 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.
- c) The granting of any necessary easements.
- d) 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.
- e) 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.
- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of as many existing mature trees as possible on the site.
- h) The approval of the Ministry of Highways to the rezoning application.
- i) Written confirmation from the applicant that he proposed to build the Phase II office buildings.
- j) Written consent from the applicant to the closure of the existing 33' Beta Avenue right-of-way and consolidation with the adjacent Municipal lands to the west.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Item 3 - Rezoning Reference No. 21/78

Application for the rezoning of:

Pcl. A Expl. Pl. 11436, Blks. 2 & 9, D.L. 97,
Plans 10161 & 824.

From: Service Commercial District (C4)

To: Drive-In Restaurant District (C7)

5970 Kingsway

The Municipal Manager recommended:

1. 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 October 17 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:

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- a) The submission of a suitable plan of development.
- b) The granting of any necessary easements.
- c) The dedication of any rights-of-way deemed requisite to include the Waltham Avenue and Kingsway dedications as described in Sections 3.3 and 3.4 of this report.
- d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the upgrading of Waltham Avenue to full Municipal standards adjacent to the site. 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.
- e) 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.
- f) The approval of the Ministry of Highways and Public Works to this rezoning.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Item 4 - Rezoning Reference No. 22/78

Application for the rezoning of:

Lot 36, D.L. 150, Plan 36286

From: Gasoline Service Station District (C6) and
Parking District (P8)

To: Gasoline Service Station District - Self-Serve (C6a)
3720 Imperial Street

This item was dealt with previously in the meeting as Item 2 under Delegations.

Item 5 - Rezoning Reference No. 23/78

Application for the rezoning of:

Parcel "A" Ref. Pl. 52179 except N.W. 876
(south westerly portion only) D.L. 85, Plan 49534.

From: Comprehensive Development District (CD)

To: Residential District (R1)

5480 Sperling Avenue

The Municipal Manager recommended:

1. 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 October 17 at 19:30 h.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item 6 - Rezoning Reference No. 24/78

Application for the rezoning of:

Lot B except Expl. Plan 8898,
Blk. 31, S.D. 1, D.L. 152, Plan 5641.

From: Gasoline Service Station District (C6)

To: Community Commercial District (C2)

5157 Imperial Street

The Municipal Manager recommended:

1. That Council receive the report of the Planning Department and that the subject rezoning request not be given favourable consideration.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

11. Relocation of Existing Dwelling At
3883 Price Street; Lot "B", Expl. Plan 13798,
Block 40, D.L. 35, Plan 1563

The Municipal Manager provided a report from the Deputy Chief Building Inspector regarding the relocation of a dwelling from Price Street to Elwell Street.

The Municipal Manager recommended:

1. That Council authorize the issuance of a moving permit to Lazo Construction for relocation of the dwelling at 3883 Price Street to 6461 Elwell Street, subject to compliance by the applicant with all appropriate and applicable by-laws and regulations.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

12. 1979/80 R.C.M.P. Staffing Requirements

The Municipal Manager provided a report from the Officer-In-Charge, R.C.M.P. Burnaby Detachment, regarding staffing requirements for the period 1979 April 01 to 1980 March 31.

The Municipal Manager recommended:

1. That contractual staffing positions for the R.C.M.P., Burnaby Detachment, not be increased for the fiscal period commencing 1979 April 01.

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MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY