

1978 MARCH 20

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1978 March 20 at 19:00 h.

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

Staff: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. D.G. Stenson, Assistant Director, Current Planning
Mr. J.G. Plesha, Administrative Assistant to Manager
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Deputy Municipal Clerk

M I N U T E S

The Minutes of the Council Meeting held on 1978 March 13 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"THAT the Minutes of the Council Meeting held on 1978 March 13 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- a) Gower, Yeung & Associates Ltd.,
S. Bonnettemaker, RE: Nikolai Millwork Industries
Limited, 5820 Byrne Road.
Spokesman - Mr. S. Bonnettemaker
- b) Svend J. Robinson, RE: Covered Bus Shelter
to Serve Residents Of The Swedish Canadian
Home And Manor.
Spokesman - Mr. S.J. Robinson

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Mr. S. Bonnettemaker then addressed Council on the subject of the proposed subdivision of the property at 5820 Byrne Road and the construction of new lumber facilities on the property for use by Nikolai Millwork Industries Limited.

The following is the text of Mr. Bonnettemaker's submission:

'During a meeting held on Wednesday, March 1st, 1978, attended by Mr. Stenson, Mr. Nikolai and the writer, we discussed the details of the proposed development and were informed of a policy which precludes granting subdivision approvals unless the land is serviced with a sanitary sewer.

We acknowledge the Planning staff's duty to enforce rather than vary from, established policies and we are satisfied that they have given us total cooperation within their power. As suggested by the

Planning staff, on March 1st, 1978 we submitted an application for the subdivision, which we understand will be followed by a Planner's report describing the proposed future service improvements and the rationale as to why our application should not be approved at this time.

The reason for having to subdivide as a requirement for an ongoing industrial expansion program, is to permit the sale of approximately five acres upon which another developer has agreed to construct kilns and dry-sheds, and then lease the facilities back to Nikolai Millwork Industries. Although our client would prefer to be able to develop these facilities himself, recent additions and modernization of the existing plant and office have necessitated major capital investments to such an extent that these proposed facilities can now only be realized through the lease-back arrangement.

We understand that a planned subdivision of the adjoining Meadowland Peat property will eventually provide those services that will qualify our client's property for subdivision approval. However, there exists an urgent need for developing the kilns and dry-sheds at this time. By coincidence, these facilities are not dependent upon sanitary drainage, as there will be no industrial waste whatsoever, and suitable staff washroom facilities already exist within a 70 ft distance.

Our client has recently established a significant export market for his locally grown and finished wood products, which will be lost without adequate manufacturing facilities, hence our urgent request for assistance.

On the assumption that the present policies will allow a subdivision at some future time, we request that Council consider an interim arrangement whereby:

- a) our client is granted a conditional approval for subdivision.
- b) the Municipality's interest is protected by performance deposits, restricted registerable covenants or other suitable forms of undertaking as recommended by Municipal Solicitors.'

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 16, Municipal Manager's Report No. 22, 1978*March '20 pertaining to this subject be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

*The Municipal Manager provided a report from the Director of Planning concerning the proposed subdivision of the Nikolai Millwork Industries Limited property at 5820 Byrne Road. (Subdivision Reference No. 24/78)

The Director of Planning noted that Mr. Bonnettemaker had suggested that Council consider entering into an interim agreement whereby:

- a) his client is granted a conditional approval for subdivision.
- b) the Municipality's interest is protected by performance deposits, restricted registerable covenants or other suitable forms of undertaking as recommended by Municipal Solicitors.

This alternative is not viable as it clearly contravenes the Subdivision Control By-law. It is not possible to exempt a particular property as we need to maintain a consistent set of standards which are universally applied and not administered on an ad hoc basis. In the subject case, while the proposed use may not place a heavy demand on the sanitary sewerage facilities, it is conceivable that the use could change or the parcel be sold once subdivided. If indeed a subdivision was permitted which contravened the subdivision control by-law, a precedent would be set and the by-law effectively weakened.

At the present time, the Approving Officer is in receipt of a subdivision application which will be processed and a letter of tentative approval or disapproval granted accordingly.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. S. Bonnettemaker of Gower, Yeung and Associates Ltd.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the recommendation of the Municipal Manager be adopted and that the Planning Department continue to work with the applicant for this particular subdivision in an attempt to arrive at a fair and equitable solution to the problem of providing sewer facilities to this site."

CARRIED UNANIMOUSLY

- b) Mr. Svend J. Robinson then addressed Council on the subject of providing covered bus shelters to serve residents of the Swedish Canadian Home and Manor. Mr. Robinson advised that he was representing approximately 160 residents of the Swedish Canadian Home and Manor, 25 of whom are in attendance at the Council meeting this evening and requested that Council take immediate action to have a covered bus shelter installed at Halifax Street and Duthie Avenue for the use of the residents of the Swedish Canadian Home and Manor.

Mr. Robinson noted that Council in 1976 had provided \$ 25,000. in the budget for the construction of bus shelters. To the best of his knowledge only one bus shelter had been built under that program. As a result of a proposal received from private companies to provide bus shelters in the Municipality in return for free advertising on these shelters, the Municipal Engineer had held in abeyance the construction of further bus shelters by the Municipality. Council subsequently accepted a recommendation from the Transit Committee that a proposal call be issued for the construction of bus shelters in the Municipality by private companies. To date, however, this proposal call has not been issued and Mr. Robinson was of the opinion that Council should proceed with the construction of a bus shelter at Halifax Street and Duthie Avenue utilizing the funds previously set aside for this purpose.

Mr. D.G. Stenson, Assistant Director - Current Planning advised that the issuance of the proposal call for providing bus shelters by private companies had been delayed due to the necessity of preparing amendments to the Burnaby Sign By-law which would allow advertising on bus shelters. The proposal call has now been finally drafted and it is anticipated that it will be issued in the very near future.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 14, Municipal Manager's Report No. 22, 1978, March 20 pertaining to this subject be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report from the Municipal Engineer concerning Mr. Robinson's request for a bus shelter at Halifax Street and Duthie Avenue.

The Municipal Engineer advised that the Planning Department in the recent letter to Mr. Robinson dated 1978 February 27 advised him that the recommendations of the Transit Committee to accept the offer of private placement of bus shelters in return for advertisement privileges had been accepted by Council and that a proposal call was being prepared for acceptable submissions. Once we have a program established for the placement of bus shelters favourable consideration will be given to senior citizens developments as top priority locations.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. Svend J. Robinson.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"THAT the recommendation of the Municipal Manager be adopted and that the Planning Department keep Mr. Robinson and Mrs. Karen Anderson, 226-1812 Duthie Avenue, Burnaby, B.C. V5A 3R3 advised of future developments with

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regard to the provision of bus shelters in the Municipality and particularly senior citizen's developments."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"THAT:

'BURNABY SEWER CHARGE BY-LAW 1961, AMENDMENT -#7160
BY-LAW 1978'

'BURNABY WATERWORKS REGULATION BY-LAW 1953, -#7166
AMENDMENT BY-LAW 1978'

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

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN AST:

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. 22, 1978 March 20 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Union Of British Columbia Municipalities,
Executive Director, RE: B.C. Council Of
Public Sector Employers

A letter dated 1978 March 03 was received advising of the recent establishment of the British Columbia Council Of Public Sector Employers. This organization has been formed at the initiation of the Provincial Government to coordinate public sector compensation in British Columbia through exchange of information among public sector employers and to maintain an relationship with pay in the private sector.

The members of the Council are expected to be the Provincial Government, Crown Corporations, Crown Agencies, Universities, Colleges, Schools, Health and Municipal Organizations.

The Union Of British Columbia Municipalities had been kept informed of the development of the Council since its beginning and has been requested to join in the activities of the Council.

The Union of British Columbia Municipalities Executive has determined that the Union of British Columbia Municipalities will not apply for full membership in the Council to represent all Union of British Columbia Municipalities members but that each Municipality or Regional District either individually or in groups as appropriate, should decide whether they wish to join the Council and make application directly for that purpose.

- b) Union of British Columbia Municipalities,
Executive Director, RE: Municipal And
Regional District By-laws

A letter dated 1978 March 03 was received advising that the Executive of the Union of British Columbia Municipalities urges, in the strongest

terms possible, that Municipalities and Regional Districts undertake a review of all their by-laws to ensure:

- a) they are not outdated.
- b) they are still necessary.

One other matter to be considered when reviewing Municipal by-laws is the potential liability of a Municipality keeping in mind the recent recommended changes to the liability aspects contained in the report of the Law Reform Commission on Tort Liability of Public Bodies (we are not aware whether the proposals of the Law Reform Commission will be acted upon by the Province, but we do recommend that in the review of Municipal by-laws these recommended changes be kept in mind).

- c) British Columbia Police Commission, Chairman,
RE: Information on 1977 Crime Rates And Changes
In Crime Statistics For All Municipalities With
Their Own Police Departments Or Royal Canadian
Mounted Police Contracts.

A letter dated 1978 March 06 was received enclosing information on 1977 Crime Rates and Changes in Crime Statistics for all Municipalities with their own police departments or Royal Canadian Mounted Police contracts. These communities are listed in order of population, using Statistics Canada 1976 Census status.

The 'crime rate' refers to the common calculation relating the number of crimes to the population. In this case, we use the total number of criminal code offenses (excluding traffic) per thousand people.

- d) Union of British Columbia Municipalities,
Executive Director, RE: Regional District
Review Committee

A letter dated 1978 March 01 was received advising that the Executive of the Union of British Columbia Municipalities had considered the matter of presenting a brief to the Regional District Review Committee. Acknowledging the fact that many municipalities and regional districts have already presented formal presentations to the Committee, the Executive felt that it would greatly assist in their deliberations if a questionnaire were to be circulated to all members soliciting the opinions of Councils and Boards to specific matters.

A copy of the questionnaire was attached to the letter received.

His Worship, Mayor Constable advised that at a recent meeting of the Executive Committee of the Greater Vancouver Regional District it had been suggested that this questionnaire be circulated to individual members of Council and to members of various municipal boards and commissions and that the questionnaire be completed by individual members of Council and the boards and commissions so as to provide a better cross section of opinion to the Union of British Columbia Municipalities.

It was agreed that the foregoing procedure would be followed.

- e) Greater Vancouver Convention And Visitors Bureau,
General Manager, RE: Our Request Be Reconsidered
by Council And Hopefully It Will Be Agreed To Restore
The Full \$20,000. Funding

A letter dated 1978 March 09 was received concerning the Bureau's request to The Corporation of the District of Burnaby for a 1978 Investment of \$ 20,000. The General Manager of the Greater Vancouver Convention and Visitors Bureau requested that the Bureau's request be reconsidered by Council and hopefully it will be agreed to restore the full \$ 20,000. funding.

This item will be considered later in this meeting as Item 8(a) under Reports.

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- f) Federation of Canadian Municipalities,
Executive Director, RE: 41st Annual Conference,
Edmonton, Alberta - 1978 June 04 to 07
(Sunday to Wednesday)

A letter dated 1978 March 08 was received enclosing registration and hotel reservation forms together with a preliminary program for the 41st Annual Conference of the Federation of Canadian Municipalities to be held in Edmonton on 1978 June 04 to 07.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN AST:

"THAT any member of Council wishing to attend the 41st Annual Conference of the Federation of Canadian Municipalities in Edmonton, Alberta on 1978 June 04 to June 07 be authorized to do so and that the expenses be borne by the Municipality of Burnaby."

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT four voting delegates only be authorized to attend the 41st Annual Conference of the Federation of Canadian Municipalities in Edmonton, Alberta from June 04 to June 07."

FOR: Aldermen Lewarne
and Mercier.

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

MOTION DEFEATED

A vote was then taken on the original motion as Moved by Alderman Lawson and Seconded by Alderman Ast and same was CARRIED with Aldermen Lewarne and Mercier opposed.

- g) Union of British Columbia Municipalities,
Executive Director, RE: Tort Liability of
Public Bodies

A letter dated 1978 March 10 was received advising that the Executive of the Union of British Columbia Municipalities has recently examined the report of the Law Reform Commission on British Columbia respecting Tort Liability of Public Bodies and has expressed its strong objections to the report and recommendations in a letter to the Attorney General of British Columbia.

It was pointed out in the correspondence that three years ago the Union of British Columbia Municipalities expressed positive objections to Working Paper Number 11 of the Commission in a brief presented to the Commission's chairman Mr. Len Getts and noted that numerous municipalities and regional districts had also opposed it. Despite these efforts, the final report is not substantially changed from the Working Paper.

Union of British Columbia Municipalities President Mayor J.J. Volrich has requested an early meeting with the Attorney General to explain the Union of British Columbia Municipalities objections and to oppose action by the Provincial Government in implementing any of the reports proposals.

- h) Burnaby Arts Council, President And
Coordinator, RE: Loftus House -
6110 Price Street

A letter dated 1978 March 14 was received advising that the Burnaby Arts Council wished to inform Council of its interest in Loftus House. The Burnaby Arts Council proposal for the use of Loftus

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House is being prepared and will shortly be submitted.

- 1) Judge L.S. Eckardt, Commissioner,
RE: Province Of British Columbia, Public
Hearing Royal Commission On Electoral Reform,
1978

A letter dated 1978 March 14 was received requesting Municipal participation in the public hearings of the Royal Commission on Electoral Reform, 1978.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN GUNN:

"THAT His Worship, Mayor Constable, write to Justice L.S. Eckardt expressing concern at the extremely tardy receipt of the notification of the Public Hearing of the Royal Commission on Electoral Reform, 1978 and the offhanded manner in which this notification was received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN AST:

"THAT this item of correspondence be referred to the Election Procedures Committee."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 1, Municipal Manager's Report No. 16, 1978 February 27 concerning '1978 Capital Budget - Replacement of Mini Fleet Vehicles' tabled on 1978 February 27 be now lifted from the table."

CARRIED UNANIMOUSLY

The Municipal Manager provided a report from the Municipal Treasurer on the comparative costs of operating a municipally-owned mini fleet of vehicles as compared to the operation of privately owned automobiles.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

N O T I C E O F M O T I O N

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN GUNN:

" WHEREAS a recent survey carried out by the Social Planning And Review Council of British Columbia and the Greater Vancouver Regional Board revealed that:

1. Seventy per cent of the handicapped people were paying 25% or more of their income on rent;
2. And of these, 39% were paying more than 45% of income on rent; and

WHEREAS handicapped people have not had a cost of living increase in more than two years; and

WHEREAS handicapped people have not received a basic increase in rate structure from the Ministry of Human Resources since 1976 January;

THEREFORE BE IT RESOLVED that the Municipal Council of The Corporation of the District of Burnaby ask the Minister of Human Resources to increase the rates of income assistance for the handicapped people of British Columbia."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- a) His Worship, Mayor Constable advised that some members of Council had informed him that with reference to the Greater Vancouver Convention and Visitors Bureau application for a grant, upon further investigation they are now better informed on this matter.

His Worship advised that under Section 180 of the Municipal Act, he was bringing back for reconsideration the above mentioned question.

The following motion as Moved by Alderman Lawson and seconded by Alderman Ast, 'That the Greater Vancouver Convention and Visitors Bureau be given a grant of \$ 20,000.' was then before Council for reconsideration.

A vote was then taken on the aforementioned motion with the following results:

FOR: Mayor Constable,
Aldermen Ast, Emmott,
Gunn, Lawson and Randall.

OPPOSED: Aldermen Drummond,
Lewarne and Mercier.

MOTION CARRIED.

- b) His Worship, Mayor Constable submitted a report in which it was recommended that the following persons be appointed to the Transportation Committee:

Mr. William Ramsell, nominated by the Burnaby Chamber of Commerce;

Mr. Robert W. Tarling, nominated by the Burnaby Residents' Joint Council;

Mr. Vaughan D. Kennedy representing the Engineering Department;

Mr. A.L. Parr, representing the Planning Department.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- c) The Municipal Manager presented Report Number 22, 1978 on the matters listed following as Items (1) to (19) either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Request for a Class "A" Liquor License
Fraternal Order of Eagles
1791 Douglas Road
 - a) Letter from Mr. Doug Brice Which Appeared on the Agenda for the 1978 February 20 Meeting of Council (Item 4g)
 - b) Item 5, Report No. 14, 1978 February 20

The Municipal Manager provided a report from the Director of Planning regarding the request for a Class "A" liquor license for the Fraternal Order of Eagles, 1791 Douglas Road.

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and that Council resolve to approve the request for a Class "A" liquor license for the Fraternal Order of Eagles subject to the satisfaction of those requirements of the Chief Public Health Inspector, the Chief Fire Prevention Officer and the Chief Building Inspector.
2. THAT upon the satisfaction of these relevant requirements, Council's resolution be forwarded to the General Manager of the General Manager of the Liquor Control and Licensing Branch in Victoria.
3. THAT Mr. Brice of the Fraternal Order of Eagles be sent a copy of this report and advised to take whatever action necessary to comply with the requirements of the relevant Municipal Departments.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference #48/77
7103 Cariboo Road and 9070 Stormont Avenue
(Lots 7 and 8 of Lot 1, Blk. 2, D.L. 74, Pl. 12158)

The Municipal Manager provided a report from the Director of Planning regarding Rezoning Reference No. 48/77.

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 April 18 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 consolidation of the net project site into one legal parcel.
 - d) The granting of any necessary easements.
 - e) The deposit of sufficient monies to cover the costs of all services necessary to serve 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.
 - f) 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.

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- g) The dedication of any rights-of-way deemed requisite.
- h) The approval of the Ministry of Highways and Public Works to this rezoning application.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #49/77
4010 Canada Way
Lot 125, D.L. 68, Plan 47246

The Municipal Manager provided a report from the Director of Planning concerning Rezoning Reference No. 49/77.

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 April 18 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 to include the road construction outlined in Section 3.3. 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 dedication of any rights-of-way deemed requisite.
 - g) The retention of as many existing mature trees as possible on the site and incorporation into a landscape plan.
 - h) The approval of the Ministry of Highways and Public Works to the rezoning application.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Engineer's Special Estimate

The Municipal Manager provided a report from the Municipal Engineer concerning his Special Estimate of Work in the total amount of \$ 3,400. as more particularly detailed in the report received.

The Municipal Manager recommended:

1. THAT the estimate be approved as submitted.

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MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

5. Province of British Columbia
Youth Employment Program 1978

The Municipal Manager provided a report from the Municipal Treasurer concerning the Province of British Columbia Youth Employment Program 1978.

The Municipal Manager recommended:

1. THAT Youth Employment Program applications Nos. 1 to 18 totalling \$ 248,250.86 against which \$148,323.20 in grants may be received, be approved.
2. THAT supplementary applications Nos. 19 to 21 totalling \$212,176.96 against which \$ 109,588.00 in grants may be received, be approved.
3. THAT the Mayor and Municipal Clerk be authorized to sign the necessary agreements.
4. THAT the Municipal Treasurer be designated as the signing authority in the agreements.
5. THAT the Municipal Treasurer be instructed to submit the applications for grants and the accompanying agreements to Victoria.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN GUNN:

"THAT information on the Youth Employment Program for 1978 be circulated to the Burnaby Senior Secondary Schools advising of the availability of jobs and giving information on where to apply for such employment."

CARRIED UNANIMOUSLY

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

6. Canadian Management Centre Course
on Managing the Accounting Department
1978 April 03 - 05 - Bayshore Inn, Vancouver

The Municipal Manager provided a report from the Municipal Treasurer concerning the attendance of the Comptroller of Accounting at the three day course on Managing the Accounting Department, sponsored by the Canadian Management Centre in Vancouver on 1978 April 03 - 05.

The Municipal Manager recommended:

1. THAT the Comptroller of Accounting attend the three day course on Managing the Accounting Department, sponsored by the Canadian Management Centre in Vancouver on 1978 April 03 - 05.

11.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

7. Royal Canadian Mounted Police Monthly Report
- February 1978

The Municipal Manager provided a report from the Officer-In-Charge, Burnaby Detachment, Royal Canadian Mounted Police covering the policing of the Municipality for the month of February 1978.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

8. Lakeview Neighbourhood Area -
Mayfield Street cul-de-sac

The Municipal Manager provided a report from the Director of Planning concerning the proposed construction of a cul-de-sac on Mayfield Street and Canada Way.

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED

At 21:00 the Council meeting recessed.

OPPOSED: Alderman Lewarne

At 21:15 the Council meeting reconvened with Alderman Emmott absent.

9. Sabbatical - Conrad J. Dickhoff

The Municipal Manager provided a report on the employment of Mr. Conrad J. Dickhoff during his sabbatical from the British Columbia Institute of Technology.

The Municipal Manager recommended:

1. THAT Mr. Conrad J. Dickhoff be taken on service for the period of 1978 September 01 to 1979 June 30 to work in the departments outlined in Item 23, Municipal Manager's Report No. 69, 1977 October 11 at no salary cost to the Municipality.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

10. Effective Communications Seminars

The Municipal Manager submitted a report advising that tentative arrangements have been made to hold an "Effective Communications Seminar" this spring. The seminar will be run twice, both times with the same content, with each seminar accomodating 30 people, 25 of whom would be senior supervisors from Burnaby. As with the previous seminar, 5 places in each group would be held for senior staff from neighbouring municipalities.

Each seminar would be two days in length (April 20-21 and May 25-26) and would be held at the Vancouver Training Centre in Stanley Park.

As the instructor for the program we have been fortunate in obtaining Dr. Vern Buck who has had extensive experience with both public and private organizations. Dr. Buck is currently on the staff of the Banff Centre teaching communications for five of their programs including

those in Municipal Management and Executive Development.

The cost of the two seminars is estimated at approximately \$4,000. which would include two lunches for each participant, reproduction of course materials, miscellaneous expenses and Dr. Buck's fees which are \$ 570.00 per day. Participants from other municipalities would reimburse Burnaby on a cost basis except those from Vancouver which is providing its facility free of charge. These funds are provided for in the 1978 Annual Budget.

The Municipal Manager recommended:

1. THAT Council approve the "Effective Communications Seminar" as outlined in this report and the retention of Dr. Vern Buck at \$ 570. per diem plus expenses.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

11. Burnaby Tennis Club - Renewal of Lease

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the proposed renewal of a lease with the Burnaby Tennis Club.

The Municipal Manager recommended:

1. THAT Council authorize execution of the renewal lease between The Corporation of the District of Burnaby and the Burnaby Tennis Club for a further five-year period ending 1983 March 31.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN MERCLER:

"THAT further consideration of this subject be tabled to enable staff to provide answers to the questions raised this evening."

CARRIED

OPPOSED: Aldermen Ast, Lewarne and Randall

12. Proposed Sale of a Mini Park Site at 8190 14th Avenue Eastburn Neighbourhood Improvement Programme

The Municipal Manager submitted a report from the Parks and Recreation Administator concerning the proposed sale of a Municipal lot on 14th Avenue.

The Municipal Manager recommended:

1. THAT Council authorize the sale of 8190 14th Avenue (Lot 11, Block 11, D.L. 27, Plan 697) with the revenue less expenses to be credited to the Eastburn Neighbourhood Improvement Program fund.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

13. Boundary Road

The Municipal Manager provided a report from the Director of Planning regarding Boundary Road. Related cost information is not available at this time; when this is obtained, staff will be in a position to present, for the consideration of Council, recommendations on the various alternatives.

Attached to the report of the Director of Planning was a report received from Vancouver which is being placed before Vancouver Council for information during its regular meeting on 1978 March 21. Subsequently, Vancouver Council will be entertaining delegations at an evening Council Meeting to be held on 1978 April 04.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT this report item be referred to the Transportation Committee."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"THAT a copy of this report be forwarded to the Burnaby Citizens Roads Committee and that they be advised of Council's action in this regard."

CARRIED UNANIMOUSLY

14. Letter from Mr. Svend J. Robinson
7486 Kraft Place
Swedish Canadian Rest Home and Manor

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

15. Inspection Services for 1978 Capital Works Program

The Municipal Manager provided a report from the Municipal Engineer on proposals from consultants relative to 1978 Capital Works Program.

The Municipal Manager recommended:

1. THAT the services of R.F. Binnie Ltd. be retained for contract preparation, survey control, and construction inspection on the 1978 L.I.P. Program dated 1978 March 03.
2. THAT the services of Ker, Priestman and Associates Ltd. be retained for contract preparation, survey control and construction inspection on the 1978 storm sewer program in accordance with Ker, Priestman and Associates Ltd.'s proposal dated 1978 March 07.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

16. Letter from Gower, Yeung and Associates Limited
Suite 360, 522 7th Street, New Westminster
Proposed Subdivision of Nikolai Millwork Industries Limited Property
5820 Byrne Road
Subdivision Reference #24/78

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

17. Proposed Sale of Property
Lot 172, D.L. 74N, Plan 49150
5150 Still Creek Street
Zoning M2 - 1.242 Ac.

The Municipal Manager provided a report from the Land Agent concerning the sale of the subject property.

The Municipal Manager recommended:

1. THAT Lot 172, D.L. 74N, Plan 49150 - 5150 Still Creek Street, be offered for sale by public tender with a minimum acceptable bid of \$170,000. subject to the retention of a 20 ft easement over the northerly portion.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

18. Rezoning Applications

The Municipal Manager provided a report covering various rezoning applications.

The Municipal Manager recommended:

1. THAT Council set a Public Hearing for this group on Tuesday, 1978 April 18, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

1. Rezoning Reference #1/78

Application for the rezoning of:

Lot 115, D.L. 130, Plan 47649

From: Comprehensive Development District (CD)

TO: Amended Comprehensive Development District (Amended CD)

6200 Loughheed Highway

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 April 18 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 granting of any necessary easements.
 - c) The deposit of sufficient monies to cover the costs of all services necessary to serve 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.
 - d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- e) The dedication of any rights-of-way deemed requisite.
- f) The approval of the Ministry of Highways and Public Works to the rezoning application.
- g) Completion of the current Kensington Overpass Study and incorporation in the plan of development of any requirements affecting this property that might result from Council's consideration of the study.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference #2/78

Application for the rezoning of:

Lot 7E $\frac{1}{2}$, Blk. 3, D.L. 99, Plan 3513

From: Residential District Five (R5)

To: Neighbourhood Institutional District (P1)

4564 Imperial Street

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 April 18 and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development incorporating those design measures outlined in the body of this report.
 - b) The granting of any necessary easements.
 - c) The dedication of any rights-of-way deemed requisite.
 - d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - e) The deposit of sufficient monies to cover the costs of all services necessary to serve 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.
 - 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.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

3. Rezoning Reference #3/78

Application for the rezoning of:

Lot 4 of Lot 6, Blk. 4, D.L. 206, Plan 1323

From: Special Industrial District (M4)
TO: Community Commercial District (C2)

491 Clare Avenue

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT a Rezoning By-Law be prepared and that the rezoning be advanced to a Public Hearing on 1978 April 18."

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN MERCIER:

"THAT Rezoning Reference #3/78 be referred back to staff for an additional report on the matters that have been raised this evening."

CARRIED

OPPOSED: Aldermen Drummond and Randall.

4. Rezoning Reference #4/78

Application for the rezoning of:

Lot 3 of "A", Blk. 6, D.L. 30, Pl. 20549; Lot 14 & 15, Blk. 6, D.L. 30, Pl. 20569; Lot F, Blk. 5, D.L. 30, Pl. 13734; Lot 54, Blk. 6, D.L. 30, Pl. 24471; Lot E, Blk. 5, D.L. 30, Pl. 13734; Lot 1, S.D. "A", Blk. 6, D.L. 30, Pl. 20569; Lot 2, S.D. "A", Blk. 6, D.L. 30, Pl. 20569; Lot 8, Blk. 6, D.L. 30, Pl. 3036; Lot 3, Blk. 6, D.L. 30, Pl. 13906; Lot 9, Blk. 6, D.L. 30, Pl. 3036; Lot "B", Blk. 6, D.L. 30, Pl. 10411; Lot B, Blk. 5, D.L. 30, Pl. 13601

From: Drive-In Restaurant District (C7); General Commercial District (C3); Residential District Five (R5)
TO: Park and Public Use District (P3)

7437/39 Edmonds Street; 7418/19/22/23/27/28/29/34/38/40 Vista Crescent; 7223 Humphries 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 April 18 at 19:30 h.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

It was agreed that the prerequisites normally established for the rezoning proposal would be available for the information of Council in connection with Rezoning Reference #4/78 at the time of the Public Hearing.

5. Rezoning Reference # 5/78

Application for the rezoning of:

Lots 23 & 24, Blk. 2, D.L. 30, Plan 3036; Lot 81, D.L. 30, Plan 30406

From: Residential District Five (R5); Multiple Family Residential District (RM3) and General Commercial District (C3)
To: Service Commercial District (C4)

7246 Fulton Avenue; 7411 Edmonds Street; 7410 Vista Crescent

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 April 18, and that the following be established, as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) That a suitable restrictive covenant under Section 24A of the Land Registry Act be drawn up and registered with the land limiting the development and use of the site to a bowling alley and/or roller rink with ancillary service facilities.
 - c) 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.
 - d) The dedication of any lands necessary for road rights-of-way.
 - e) The granting of any necessary easements.
 - f) The deposit of a Bank Letter of Credit 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.
 - g) 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.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

6. Rezoning Reference #13A/71

Application for the rezoning of:

Lot 58, D.L. 152, Group 1, Plan 40837

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

4940 Kingsway

1978 March 20

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and request that a zoning by-law be prepared and that the rezoning be advanced to a Public Hearing on 1978 April 18 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 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.
 - c) Deposit of the Metrotown Amenity Levy in the amount of \$ 22,367.50.
 - d) The deposit of sufficient monies to cover the costs of all services necessary to serve 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.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

19. East Burnaby Neighbourhood Improvement Program
Proposed Mini Park Site at 8190 14th Avenue
Lot 11, Block 11, D.L. 27, Plan 697

The Municipal Manager provided a report from the Municipal Treasurer concerning the sale of the subject property.

The Municipal Treasurer reported that when Lot 11, Block 11, D.L. 27, Plan 697 is sold, the proceeds should be placed in the tax sale fund, and subsequently a by-law should be brought down for a specific capital expenditure. The appropriate recommendation concerning this expenditure will be brought down when the time comes.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

1978 March 20

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY