

1978 MARCH 28

A Regular Meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1978 March 28 at 19:00 h.

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

Absent: Alderman A.H. Emmott

Staff: Mr. B. McCafferty, Acting Municipal Manager
Mr. V.D. Kennedy, Acting Municipal Engineer
Mr. A.L. Parr, Director of 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 20 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Council Meeting held on 1978 March 20 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) Robert Gardner & Associates,
Robert C. Gardner, RE: Mrs. Lillian
Mann Expropriation
Spokesman - Mr. S.J. Robinson
- b) Hillstrom Oil Company Limited, President,
RE: Application For Rezoning - 7274 Canada Way
Spokesman - Mr. D.E. Hillstrom
- c) New Westminster And District Labour Council,
President, RE: Deeply Concerned About The Present
Unemployment Problems Facing Workers Today.
Spokesman - Mr. G.A. Stoney
- d) Mr. D.G. Alexander,
RE: Mayfield Street Cul-De-Sac
Spokesman - Mr. D.G. Alexander
- e) Lougheed Town Community Association, President,
RE: Land Use and Intimidation
Spokesperson - Anita Morris

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN LEWARNE:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Mr. Svend J. Robinson then addressed Council on the subject of the expropriation of the property of Mrs. Lillian Mann at 9637 Cameron Street.

Mr. Robinson noted that Mrs. Mann has lived at her present address on Cameron Street for approximately twenty-three years and has lived in Burnaby since 1929. Mrs. Mann has two children, a son and a daughter presently attending Simon Fraser University. Mrs. Mann is a widow of a veteran of World War II. The home in which she is presently residing is a home which is held in the name of the Director of the Veterans' Land Act. Mr. Robinson then reviewed a letter which Mrs. Mann had written to the Director of the Veterans' Land Act in Vancouver relative to the expropriation of her property by Burnaby. (Council Members are in possession of a copy of this letter). Mr. Robinson noted that the house itself is in excellent condition and could be considered a heritage part of Burnaby and that to tear it down would be a terrible mistake. The first indication Mrs. Mann had received of the planned expropriation was on 1978 January 10. Less than two weeks later Council gave three readings to an expropriation by-law and a week after that the by-law was reconsidered and finally adopted.

Mr. Robinson stated that it was his position that this by-law had been improperly passed in that no consent was given by the Governor-in-Council. Pursuant to the provisions of the Veterans' Land Act where a property is invested in the Director of the Veterans' Land Act there has to be consent granted. Mr. Robinson suggested that this consent is not asked for after a by-law is passed but is asked for before hand. The reason for the expropriation is to make way for a recreation and library complex. Mr. Robinson further noted that in the original Community Plan Area "G" there was no provision for such a complex. Mr. Robinson contended that no effective amendment to Community Plan Area "G" had ever been provided by Council to accommodate the recreation and library complex. Mr. Robinson suggested that Council had entered into the expropriation far too quickly and he respectfully suggested that Council on behalf of Mrs. Mann, that Council rescind the expropriation by-law. There is a good possibility that it was passed illegally and a strong possibility that it will not be approved by the Federal Government.

Mrs. Mann and her two children should be permitted to live in peace until the situation is properly settled. The present procedure is making a mockery of an expropriation process and making a mockery of the life of a woman who has lived in Burnaby for over fifty years, is a widow of a War Veteran, and who intends to live on that particular piece of property.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT Item 11, Municipal Manager's Report No. 24, 1978 March 28 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 containing background information on the points raised by Mrs. Mann in her letter to the Director of the Veterans' Land Act in Vancouver.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. Robert Gardner.

1978 March 28

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN RANDALL:

"THAT Mr. Svend J. Robinson and Mrs. Lillian Mann be requested to be present at the 'In Camera' portion of the Council Meeting later this evening at which time this matter can be discussed in greater detail."

FOR: Aldermen Gunn, Mercier,
and Randall.

OPPOSED: Mayor Constable,
Aldermen Ast, Drummond,
Lawson, and Lewarne.

MOTION DEFEATED

- b) Mr. D.E. Hillstrom then addressed Council in connection with his application for rezoning of the property at 7274 Canada Way from Commercial District (C2) to Gasoline Self Serve Service Station District (C6A). Mr. Hillstrom advised that the subject property had been purchased by the Hillstrom Oil Company Limited from its previous owners, Mr. and Mrs. N. Shogan on 1978 March 10. The previous owners leased this property to Chevron Canada Limited from 1958 March 07 to 1978 April 30.

The existing improvements are badly outdated and are no longer economical or viable to operate.

The subject property is a C2 site at the northeast corner of Canada Way and Edmonds Street. The property has 120 feet frontage on Canada Way and 104.63 feet frontage on Edmonds Street. The site is presently used for gasoline service station, which is a conforming use under the C2 zoning.

This intersection has a heavy traffic volume particularly during rush hours. Canada Way is a major connector to the 401 Freeway and links Burnaby, New Westminster and Surrey with Vancouver. Edmonds Street is a major community commercial street which also is heavily used as a connector to Canada Way and Kingsway.

It is the intention of the Hillstrom Oil Company to develop a new modern Gasoline Self Serve Station complete with a Control Center, 12 Dispensers and covered by a large attractive canopy. The control building is centrally located on the site which allows for the maximum open space on a well landscaped site.

Hillstrom Oil Company Limited is a privately owned British Columbia Company registered on 1973 February 26. The company is owned and operated by D.E. and D.J. Hillstrom of 7027 Ramsay Avenue, Burnaby, B.C. It is proposed to operate this site on a 24 hour basis 365 days per year and will create employment for six (6) people plus some part time staff. The company presently owns and operates a large Gasoline Self Serve Center located at 128th Street and 102nd Avenue in Surrey.

The Company has made a very substantial investment in this site, and require approval of our building permit in order to turn our development into an asset for this community and provide the local residents and the motoring public with petroleum products at competitive prices.

Mr. Hillstrom requested approval of their building permit for 1978 May 01.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 7, Municipal Manager's Report No. 24, 1978 March 28 pertaining to this subject be brought forward for consideration at this time."

1978 March 28

The Municipal Manager recommended:

1. THAT the subject request for rezoning from Mr. D.E. Hillstrom be considered by Council on the next scheduled date which is 1978 May 23, with appropriate Public Hearing to follow on 1978 June 20.
2. THAT a copy of this report be sent to Mr. D.E. Hillstrom.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- c) Mr. G.A. Stoney, President, New Westminster and District Labour Council, then addressed Council concerning present unemployment problems facing workers today.

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

"First of all may I express my appreciation for the opportunity of appearing before your Council to convey to you our concerns about the steadily deteriorating employment situation in the Municipality of Burnaby and surrounding districts.

As you are no doubt aware, we have made a similar presentation to the City of New Westminster, and the Vancouver Labour Council is presently making submissions to municipalities in their jurisdiction.

We realize this is a national problem affecting workers and their families throughout the country, but we feel it is necessary for all communities and their representatives to be aware of the seriousness of the problem.

On behalf of the 33,000 members affiliated to the New Westminster and District Labour Council, I would draw to your attention the following points:

In Burnaby and the surrounding districts construction workers are experiencing the worst unemployment at the present time, with an average of more than 30% of all construction workers unemployed. The Carpenters' Union alone now has more than 40% of their members out of work, up from 32% six months ago.

The United Steelworkers of America, which has many members employed in Burnaby, has seen a reduction from 2,000 members employed in late 1976 to fewer than 900 at this date.

These layoffs are in the foundries, fabricating shops and other steel-related industries such as Weiser Lock.

What appears to be a bright spot in the overall picture, the manufacturing section of the forest industry, is presently shadowed by the recent announcements of the permanent closure at Weldwood's Ash Street plant, and the 200- person permanent layoff at MacMillan Bloedel's Vancouver Plywood operation.

All IWA members working in plywood plants throughout B.C. are now wondering which operation will be permanently closed next.

Although they have not received the publicity that Vancouver Plywood's threatened closure received, numerous IWA operations have announced closures in the past year. In Burnaby, Consumer Pallet Ltd. and Burnaby Lath & Band Co. are the most recent announcements of companies gone into receivership or permanently closed.

The Effects of Unemployment

It has become more noticeable during the past year the number of local businesses that have cut back on staff, and in some cases closed their doors for good. It is our opinion that many of these layoffs and closures can be attributed to the reduced purchasing power of the regular customers at these businesses who now find themselves unemployed. This spin-off effect of people becoming unemployed will eventually affect all of us in the community if it is allowed to continue

The Cost of Unemployment

Unemployment places an even greater burden on our community and its citizens. The increased taxes levied on workers and businesses to provide Unemployment Insurance payments to unemployed workers is all money which could be better spent stimulating the economy through reinvestment in business and added purchasing power to the workers and their families.

Students

Students leaving school, college, or university into today's employment situation are unable to find work. Their group presently has one of the highest unemployment ratios. They quickly become disillusioned with our system and lose their ambition and any hopes they had of making a place for themselves in society. This is one of the worst effects of unemployment as we will create for ourselves a whole generation of persons, who, because the opportunity was denied them, may have no desire to work and play their part in the community.

Training

There are only limited training courses available for students and unskilled workers to develop the skills of tradesmen and technicians we will need in the future. We have an abundance of capable, although unskilled, workers for whom there are no job vacancies, and yet we still find it necessary to go outside the province and the country to acquire skilled tradesmen.

Social Problems

Many social and welfare-type problems develop after a family has endured a long period of unemployment. A discussion with local police or social service representatives quickly identifies that there are more broken homes, mental breakdowns, suicides, crime and general social unrest where unemployment is high than in a community where everyone is able to find a job.

All levels of government should exert the maximum effort and resources available to them to help produce a permanent program which will resolve the unacceptable rate of unemployment we are experiencing. We cannot continue to accept the high levels of employment in the community, and we call on your Council to take immediate action to help create jobs for the citizens of Burnaby and surrounding districts.

We urge you to:

- a) Press the federal and provincial governments for:
 - i) immediate funds to finance Federal-Provincial-Municipal capital works program similar to the 1971 job creation program.
 - ii) an immediate \$50.00 a month increase in the federal old age pension to offset the cost of living and again help stimulate the economy.
 - iii) immediate funding for a light rapid-transit system so urgently needed in the lower mainland.
 - iv) Funding for a program to provide affordable housing for working people and the poor in our communities.
- b) An endorsement by this Council of the trade union movement's 'Citizens Lobby for Jobs' on March 30th in Victoria."

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN GUNN:

"THAT this Council endorse Recommendations (a) and (b) as contained in the foregoing brief of the New Westminster and District Labour Council."

CARRIED UNANIMOUSLY

- d) Mr. D.G. Alexander speaking on behalf of the Lakeview Neighbourhood Area Residents then addressed Council and advised that he supported the recommendations of the Traffic Safety Committee with regard to the construction of a cul-de-sac on Mayfield Street at Canada Way as proposed by the Traffic Safety Committee, which will be considered by Council this evening.
- e) Mrs. Anita Morris, President, Lougheed Town Community Association, then addressed Council on the subject of Land Use and Intimidation by Municipal Employees in land acquisitions in the Cameron Street area.

Mrs. Morris expressed concern about what has been happening with relation to Mrs. Mann's property and was of the opinion that this was the most recent of at least a half dozen cases in which intimidation had been used by Municipal employees relative to land acquisitions in the Cameron Street area and it seems to be an ongoing thing and it would appear that something is wrong somewhere. First, there was a Mr. McCallum on Cameron Street who had a very bad heart and the Municipality now has his property. He was afraid to fight it because of danger to his health. Going back a few years, there was the intimidation regarding the bridge property, Stoney Creek Bridge. That property was expropriated by the Municipality. It was expropriated under rather odd circumstances. There was an appeal to the Community Association at that time made by the affected property owner because the house on it was sold and the Municipality was taking over without the signatures of both him and his wife who were joint tenants. His wife was seriously ill, she was in and out of hospital, and her doctor's advice was that no one approach her because she was that ill. Her husband did not want to fight with the Municipality on that account. There was another case where there was a park near Lyndhurst school and Mrs. Morris believed there had been a fist fight and threats. The property owner in question had been threatened and there were several witnesses to the threat. In the case of Mrs. Mann, the same Municipal employee was involved. Speaking for herself, Mrs. Morris had found this employee's approach to be unethical and deserving of censure. Mrs. Morris stated that this was a serious charge which she did not like to make but this kind of thing had been going on for many years. It is unethical to tell people that they must settle quickly or they will have to settle for less, that the neighbours have already sold, and that people only have a few weeks before they have to move. Mrs. Morris was of the opinion that Council should take proper steps to look into the actions of members of staff who are involved in land acquisitions to see if something cannot be done about their attitudes and approaches. If expropriation is required in any given case it should be handled with utmost courtesy and consideration to the people involved.

Mrs. Morris noted that the Advisory Planning Commission had yet to come in with its report on this subject. There were recommendations and input requested from the community yet action is being taken in advance of getting this information in. Mrs. Morris was of the opinion that this was very poor and made a farce of the whole thing. It is a serious matter for people living in the community and hoping to have that community a pleasant place in which to live. Mrs. Morris stated that she had several concerns such as the wastage of land in the area, a public use being thrown in with the residential use, trucks, commercial and a parking lot all within a residential area. Mrs. Morris went on to review previous decisions of Council with regard to the Beaverbrook extension. Mrs. Morris objected very strongly to having a recreational center and a parking lot constructed in that area.

Mrs. Morris was of the opinion that the recreational/library complex should be constructed south of Cameron Street thus eliminating the large volume of traffic problems which will be created in the residential neighbourhood if the present plans are carried through.

1978 March 28

Mrs. Morris requested that Council wait and examine the situation very carefully because it is not a proper land use.

Council agreed that the Municipal Manager should followup privately with Mrs. Morris the allegations made in her submission this evening requesting specific instances and the events which have given rise to Mrs. Morris's concern.

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT Items 13 and 14, Municipal Manager's Report No. 24, 1978 March 28, pertaining to:

'BURNABY BUDGET AUTHORIZATION BY-LAW 1977, AMENDMENT
BY-LAW 1978'

-#7192

be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

13. The Municipal Manager recommended:

1. THAT a by-law be brought down to amend Burnaby Budget Authorization By-law No. 7045.
2. THAT \$ 425,700. of the surplus for 1977 be brought forward in the 1978 Annual Budget as an addition to the engineering, parks and fire equipment reserves.
3. THAT the balance of \$ 176,393. be retained as working capital.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

14. The Municipal Manager provided a report as to why it was recommended that \$ 425,700. of the surplus for 1977 be brought forward in the 1978 budget as an addition to the Engineering, Parks and Fire equipment reserves, rather than to apply the surplus to the North-East Burnaby Recreation/Library Complex shortfall caused by the adoption by Council of a permanent structure rather than the air bubble structure recommended by the Parks and Recreation Commission.

MOVED BY ALDERMAN LEWARNE:

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:

'BURNABY BUDGET AUTHORIZATION BY-LAW 1977, AMENDMENT
BY-LAW 1978'

-#7192

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

CARRIED UNANIMOUSLY

1978 March 28

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY BUDGET AUTHORIZATION BY-LAW 1977, AMENDMENT -#7192
BY-LAW 1978'

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN MERCIER:

"THAT:

'BURNABY LOAN AUTHORIZATION REFERENDUM BY-LAW 1971, -#7161
AMENDMENT BY-LAW 1977'

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 LEWARNE:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 24, 1978 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) M.S.C. Recycling, Gerald L. Wiles,
RE: Wish To Collect Old Newspapers
for Recycling

A letter dated 1978 March 15 was received requesting permission to collect old newspapers for recycling in Burnaby.

Council was advised that a staff report on this subject will be available for consideration on 1978 April 03 and further consideration of this matter was deferred until that time.

- b) Burnaby Parks and Recreation Commission, Secretary,
RE: Annual Tour of Burnaby Parks - Saturday,
1978 May 06 - 10:30 h - Burnaby Municipal Hall
Parking Lot

A letter dated 1978 March 16 was received inviting members of Council to join members of the Parks and Recreation Commission on their annual tour of Burnaby parks on Saturday, May 06. The group will assemble in the parking lot at the Burnaby Municipal Hall where they will board a bus at 10:30 h.

During the tour a stop will be made at Central Park to unveil a plaque commemorating the eighteen years of joint management of the park by Vancouver and Burnaby under the control of the Central Park Committee.

- c) Union of British Columbia Municipalities,
Executive Director, RE: Union of British Columbia Municipalities brief on Neighbourhood Pubs submitted to Minister Of Consumer And Corporate Affairs

A letter dated 1978 March 16 was received enclosing a copy of the Union of British Columbia Municipalities brief on neighbourhood pubs which has been submitted to the Minister of Consumer and Corporate Affairs, the Honourable K.R. Mair.

The U.B.C.M. Executive wishes to express appreciation to the many municipalities and regional districts which responded to the questionnaire on this subject and those comments enabled the enclosed brief to be developed as a concensus opinion.

- d) Federation Of Canadian Municipalities,
Executive Director, RE: Consent Form For Serving On The Federation of Canadian Municipalities Board of Directors

A letter dated 1978 March 15 was received advising that the by-laws of the Federation of Canadian Municipalities require that all elected officers of Municipal Council's who wish to submit their names for serving on the Federation of Canadian Municipalities national board of directors sign a consent form.

It was advised that the consent forms should be completed and returned as quickly as possible, marked confidential or delivered by hand at the Edmonton Conference either to the Provincial representative or to the Chairman of the Nominations Committee.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT a member of Council be authorized to submit his/her name for serving on the Federation of the Canadian Municipalities national Board of Directors and that The Corporation of the District of Burnaby meet the cost of attending meetings of the Federation of Canadian Municipalities national Board of Directors."

CARRIED UNANIMOUSLY

- e) Mr. S.L. Hunter,
RE: South-east corner of Canada Way and Curle Avenue -
Rezoning of Area for Proposed Temple of Religious Worship

A letter dated 1978 March 21 was received indicating that the undersigned residents and taxpayers of the Broadview area of Burnaby for the past thirty years wished to strongly protest any rezoning of the subject location for the building of a religious temple.

A temple such as is suggested is not compatible and would surely draw a large crowd of worshippers for many occasions and it is difficult to contemplate what congestion may occur when all of the above decide to gather in the area. The writers are planning to attend the Public Hearing on this matter when called.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LAWSON:

"THAT this correspondence be referred to the Public Hearing being held on Tuesday, 1978 April 18 at 19:30 h."

CARRIED UNANIMOUSLY

- f) Parks and Recreation Commission, Secretary,
RE: "Burnaby Discover Fitness Day" - Burnaby Lake
Sports Complex - Sunday, 1978 April 02 - 12:00 h to 16:00 h

A letter dated 1978 March 21 was received inviting members of Council to join with the Chairman and Members of the Parks and Recreation Commission to participate in "Burnaby Discover Fitness Day" to be held at the Burnaby Lake Sports Complex on Sunday, April 02 from 12:00 h to 16:00 h.

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

- a) Industry and the Livable Region:
Guidelines for Industrial Development

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 10, Municipal Manager's Report No. 20, 1978 March 13 concerning 'Industry and the Livable Region - Guidelines for Industrial Development' tabled on 1978 March 13 be now lifted from the table."

CARRIED UNANIMOUSLY

The following are the recommendations contained in that report:

1. THAT Council endorse in principle the document "Industry and the Livable Region: Guidelines for Industrial Development" on the basis of the comments contained in the Director of Planning's report.
2. THAT a copy of this report be forwarded to the Greater Vancouver Regional District Board.

The following motion was then before Council for consideration:

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

A vote was then taken on the aforementioned motion and same was CARRIED UNANIMOUSLY.

- b) Burnaby Tennis Club - Renewal of Lease

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 11, Municipal Manager's Report No. 22, 1978 March 20 concerning the 'Burnaby Tennis Club - Renewal of Lease' tabled on March 20, be now lifted from the table."

CARRIED UNANIMOUSLY

The following is the recommendation contained in this report:

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.

The following motion was then before Council for consideration:

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

A vote was then taken on the aforementioned motion and same was CARRIED UNANIMOUSLY subject to the understanding that the rules posted at the tennis courts be amended to clearly indicate the right of the public to use Burnaby Tennis Club courts when such courts are not in use by club members and the rights of Club members to use the public courts when same are not in use by the public.

E N Q U I R I E S

Alderman Gunn

Alderman Gunn enquired as to the present status of a report he had requested concerning an air pollution problem which he had noted on a recent Sunday morning in North Burnaby.

1978 March 28

The Acting Municipal Manager advised that a report on this subject would be available on 1978 April 03.

Alderman Gunn also noted that as part of the expansion program at the Chevron refinery improvements were to be made to the truck loading facility to eliminate the foul odors emanating from that point. Alderman Gunn requested information as to what progress if any, had been made in this regard.

The Director of Planning indicated that he would supply information on this subject on 1978 April 03.

Alderman Gunn made reference to the financial statement of the North Fraser Harbour Commission recently received by Council. Alderman Gunn noted that the reserve for recreation and environmental development was \$ 300,000. and that the City of Vancouver had received \$ 41,000. for its part. Alderman Gunn enquired if Burnaby had participated in this fund.

His Worship, Mayor Constable advised that Burnaby had received \$ 100,000. from this fund and had actually drawn \$ 68,000. The balance will be available for future projects.

The Municipal Treasurer was requested to supply Alderman Gunn with particulars of the monies received to date.

Alderman Gunn further noted that the Federal Government was planning to increase the floor area of its proposed office building in Downtown Vancouver to 900,000 square feet and requested information as to what action could be taken to protest this decision.

His Worship, Mayor Constable advised that some members of the Greater Vancouver Regional District Board of Directors were still opposed to the Federal Government decision and that the Greater Vancouver Regional District had no control over the Vancouver Zoning By-law except where it contravenes the official regional plan. The Greater Vancouver Regional District could take no action in this respect.

Alderman Randall

Alderman Randall requested information on the municipal policy with regard to spring time street cleaning when streets are covered with sand, etc, as a result of winter operations.

The Deputy Municipal Engineer advised that he would check into this matter and advise Alderman Randall of the results.

Alderman Randall further enquired as to the status of a grant to the Robert Burnaby Committee.

His Worship, Mayor Constable, advised that there would be a report from the Grants and Publicity Committee on the Council agenda for 1978 April 03 and that a recommendation concerning a grant to the Robert Burnaby Committee was contained in that report.

Alderman Randall advised that it had come to his attention that concern was being expressed concerning the new inspector in the Building Department who is checking on illegal accommodation in the Municipality and wondered if it would be possible to have a report on the inspector's activities on perhaps a monthly basis.

His Worship, Mayor Constable suggested that Alderman Randall take this matter up with the Chief Building Inspector.

Alderman Lewarne

Alderman Lewarne indicated that he would be introducing a "Notice of Motion" for the Council Meeting on 1978 April 03 whereby grants authorized by Council to various organizations would be published in the Information Burnaby newsletter.

R E P O R T S

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

a) Traffic Safety Committee

The Traffic Safety Committee submitted a report on the following subjects:

1. Lakeview Neighbourhood Area - Mayfield Street Cul-de-sac at Canada Way

The Traffic Safety Committee submitted a report on the proposed construction of a cul-de-sac on Mayfield Street at Canada Way.

The Traffic Safety Committee recommended:

1. THAT the closure of Mayfield Street be carried out as a two phased project as outlined in the report.
2. THAT Mayfield Street and approximately 21 meters (70 feet) of the lane south of Mayfield Street be closed to vehicular traffic at this time through the use of reflectorized "NO POST" guard rail barriers and signing to be determined by the Municipal Engineer.
3. THAT Council approve the acquisition of the necessary property in order to complete the full standard cul-de-sac in the time Mayfield Street is developed under local improvement procedures.
4. THAT a copy of this report be sent to the registered property owners of 7730, 7720 and 7715 Mayfield Street and 6720 Canada Way.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

2. Kingsway Traffic Signals

- a) Pedestrian Signal - Kingsway and Fourteenth Avenue

This is the signal requested by the Eastburn Neighbourhood Improvement Program and is to be financed by Neighbourhood Improvement Program funds.

The Ministry of Highways has been advised to proceed with this project.

- b) Pedestrian Signal at Hall Avenue

The signal warrant at Hall Avenue is only 31 percent of the full warrant while the existing signal at Salisbury Avenue is 68 percent of the full warrant. Both locations are spaced along Kingsway such that each signal cuts into the progression band by about six seconds. In the westbound flow the Hall location cuts six seconds off the rear of the band while at Salisbury it cuts six seconds off the front of the band. The reverse condition occurs on the eastbound movement. With both locations signalized, the band width of 21 seconds will be reduced by approximately twelve seconds as compared with six seconds for one signal only.

Because of the serious reduction in the capacity of Kingsway with two signals the Ministry of Highways is recommending only one

signal in this area. The decision on which intersection to signalize has been left up to Burnaby.

If warrants are to be used as the main criteria in determining the justification of signal installation, the Traffic Safety Committee must support the retention of the existing signal at Salisbury Avenue.

c) Pedestrian Signal - McMurray Avenue

This item is now under further study as it would involve major changes to the traffic patterns within the Simpson Sears development.

d) Pedestrian Signals - Waltham, Denbigh, Wilson and Inman Avenues

As noted, these signals all fall far short of the suggested warrant of 100 percent. Further discussions have been held with the Ministry of Highways concerning the number of pedestrians crossing Kingsway between Willingdon and Patterson Avenues, an area where we are finding an increasing number of pedestrians are not only being exposed to increasing volumes of traffic but they are also disrupting any effort of progression in their efforts to cross Kingsway. As a signal at Wilson Avenue would fit into the progression band and as this intersection is approximately mid-way between existing signals, further investigation and consideration will be given to signalizing this intersection.

e) Traffic Signals - Edmonds Street

Hopefully the proposed changes in the signal phasing will assist the pedestrian movement across Kingsway. The ultimate solution, of course, will only be possible with the realignment and re-design of the intersection. This will be possible if the Edmonds Street Improvement goes ahead.

f) Kingsway Signal Progression System

In regard to this item, we will pursue with the Ministry of Highways as the first step, the review of the present progression system and what improvements can be undertaken as an interim measure. At the same time, we will evaluate the benefits of rebuilding the existing system over a period of years. At the present time, we are finding the most traffic and consequently the most congestion along Kingsway is occurring in that section between Willingdon Avenue and Royal Oak Avenue. As this congestion is costing the motorists thousands of dollars in lost time, cost of fuel and accidents, any funds spent in improving the traffic flow would show an immediate benefit.

Another benefit of improving the flow and capacity along Kingsway will be a reduction in commuter traffic that is now short-cutting the neighbourhoods adjacent to Kingsway. This is particularly noticeable in areas where the congestion is the heaviest.

The above information relating to the Kingsway signal system is for the information of Council. The report is to be considered as interim only, and any further discussions with the Ministry of Highways will be reported on accordingly.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MERCIER:

"THAT the report of the Traffic Safety Committee be received for information purposes."

CARRIED UNANIMOUSLY

- 3. Request for a "Children at Play" sign at the intersection of Dauphin Place and Hummel Street

The Traffic Safety Committee submitted a report on a request that had been received for a "Children at Play" sign at the subject intersection.

The Traffic Safety Committee recommended that the request for "Children at Play" signs be denied and that the applicant be sent a copy of this report.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED

OPPOSED: Alderman Gunn

- 4. Request for Speed Bumps in the Lane north of Sanders Street between Nelson Avenue and Marlborough Avenue

The Traffic Safety Committee submitted a report on a request for speed bumps in the subject lane.

The Traffic Safety Committee recommended that a copy of this report be sent to Mrs. Leslie C. Thomas.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

The Council Meeting recessed at 21:14 h.

The Council Meeting reconvened at 21:24 h with Alderman Emmott absent.

- b) The Municipal Manager submitted Report No. 24, 1978 on the matters listed following as Items (1) to (14) either providing the information shown or recommending the courses of action indicated for the reasons given:

- 1. Impounding of Vehicles

The Municipal Manager provided a report from the Chief Licence Inspector concerning a review of the City of Vancouver's by-law governing the impounding of vehicles parked on commercial parking lots and other private parking facilities without authorization.

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 GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT staff bring back a draft by-law which:

- a) prohibits removal of vehicles from parking lots without written authorization from the owner, occupier, or operator of a parking lot, or a duly authorized agent, who shall not be an employee or agent of a person or company engaged in the business of auto towing or who is a principal therein. Authorized agents shall be registered with the Licence Inspector.

1978 March 28

- b) establishes a maximum fee of \$ 20.00 for towing of vehicles impounded on a parking lot."

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

OPPOSED: Aldermen Ast, Lawson,
and Mercier.

MOTION CARRIED

2. Subdivision Servicing Agreement
Subdivision Reference #60/77

The Municipal Manager provided a report from the Director of Planning regarding a proposed servicing agreement for Subdivision Reference #60/77 as noted on the sketch attached to the Director of Planning's Report.

The Municipal Manager recommended:

1. THAT Council authorize the preparation and execution of the Servicing Agreement for Subdivision Reference #60/77.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

3. Engineer's Special Estimate

The Municipal Manager provided a report from the Municipal Engineer covering a special estimate of work in the total amount of \$72,000.00 as more particularly detailed in the report received.

The Municipal Manager recommended:

1. THAT the estimate be approved as submitted.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Watercourse Traversing Lots 393 & 394 of D.L. 86
Subdivision Reference #37/77

The Municipal Manager provided a report from the Director of Planning on a watercourse relative to Subdivision Reference #37/77.

The Municipal Manager recommended:

1. THAT Council authorize the retention of the subject watercourse in its existing condition subject to the provision of an easement containing a clause that indemnifies the Corporation from any liability within the right-of-way as outlined in the Director of Planning's report.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

5. Burnaby Fire Department - Training Program 1978

The Municipal Manager provided a report from the Director of Fire Services regarding his department's training program for the current year.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT the Municipal Council of The Corporation of the District of Burnaby once again go on record as supporting the establishment of a Fire Marshal training college."

CARRIED UNANIMOUSLY

6. Municipal Fire Department's Instructors Educational Seminar
McMaster University, Hamilton, Ontario.
1978 May 08 - 10 inclusive

The Municipal Manager provided a report from the Director of Fire Services requesting authority for Chief Training Officer H. McDonald, to attend the Municipal Fire Department's Instructors Educational Seminar to be held at McMaster University, Hamilton Ontario, 1978 May 08 - 10 inclusive.

The Municipal Manager recommended:

1. THAT approval be granted for Chief Training Officer H. McDonald to attend the Municipal Fire Department's Instructors Educational Seminar at McMaster University, Hamilton, Ontario from 1978-May 08 to 10 inclusive.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Letter from D.E. Hillstrom
7027 Ramsay Avenue, Burnaby
Application for Rezoning

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

8. Municipal Rental House - 4448 Eton Street
Lot 12, Block 21, D.L. 187, Plan 1282

The Municipal Manager provided a report from the Land Agent concerning the demolition of a municipal rental house at 4448 Eton Street.

The Municipal Manager recommended:

1. THAT the Land Agent be instructed to cause the building at 4448 Eton Street to be demolished as soon as the present tenants vacate the building.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Alderman Gunn

9. Lighting in the Area of Burnfield Crescent and Sixth Street

The Municipal Manager provided a report from the Director of Planning containing information on street lighting which was never installed in an area of Burnaby although information advising that such installation would be made appeared in a prospectus that was distributed by the developer. The request for this report arose from Council's discussion on 1978 February 13 relative to an encroachment on the proposed Stanley Street Right-of-Way.

The Municipal Manager recommended:

1. THAT the Municipal Clerk write to the developers of the subdivision advising that they have not satisfied the requirement to install street lighting in the subject subdivision in accordance with their commitment to do so as stated in their prospectus, and further, that the developer be requested to advise Council when they will install such lighting.
2. THAT a copy of this report be sent to the current owners of the properties in the subdivision and the Superintendent of Insurance, Victoria, B.C.
3. THAT a copy of this report be sent to the Minister of Consumer and Corporate Affairs.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

10. Local Improvement Frontage Tax By-laws

The Municipal Manager provided a report from the Municipal Treasurer regarding a proposed local improvement frontage tax by-law.

The Municipal Manager recommended:

1. THAT a frontage tax by-law be brought down to impose the taxes as noted in the Municipal Treasurer's report.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

11. Letter from Robert Gardner & Associates
831 Helmcken Street, Vancouver, B.C.
Property Owned by Mrs. Lillian Mann at 9637 Cameron Street
North-East Burnaby Library/Recreation Centre
Community Plan Area "C"

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

12. Tort Liability of Public Bodies

The Municipal Manager provided a resolution for consideration by Council concerning the Tort Liability of Public Bodies:

"WHEREAS at a regular meeting of the Municipal Council of The Corporation of the District of Burnaby held on 1974 September 30 the following recommendations of the Municipal Manager as contained in Item 30 of Manager's Report No. 63, 1974 were adopted:

1978 March 28

- a) Council endorse the views expressed by the Municipal Solicitor as contained in the report received;
- b) The Municipal Solicitor be instructed to prepare an appropriate brief to be submitted to the Law Reform Commission;
- c) That the Municipal work in concert with the Union of British Columbia Municipalities; and

WHEREAS the submission of the Municipal Solicitor concerning the Law Reform Commission of British Columbia Working Paper No. 11 - "Tort Liability of Public Bodies" was forwarded to the said Commission under cover of correspondence from the Municipal Clerk dated 1974 October 28; and

WHEREAS the Executive Director of the Union of British Columbia has advised in correspondence received by the Municipal Council at the regular meeting of 1978 March 20 that despite numerous municipalities, regional districts and the Union of British Columbia Municipalities expressing positive objections and opposition to Working Paper No. 11 of the Law Reform Commission of British Columbia the final report of the said Commission is not substantially changed from the Working Paper.

THEREFORE BE IT RESOLVED that the Municipal Council of The Corporation of the District of Burnaby express its strong objections to the report and recommendation through His Worship Mayor T.W. Constable to the Honourable G.B. Gardon, Attorney-General, Province of British Columbia, and reaffirm and include as part of the communication to the Attorney General, the attached submission of the Municipal Solicitor which was forwarded to the Law Reform Commission of British Columbia on 1974 October 28, and

FURTHER THAT a copy of the foregoing resolution be forwarded to the Union of B.C. Municipalities for consideration at the 1978 Annual Convention being held in Penticton."

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

"THAT the aforementioned resolution be adopted."

CARRIED UNANIMOUSLY

13. Budget - Final Recast 1977 December 31

This item was dealt with previously in the meeting as Item 3(a) under By-Laws- No. 7192.

14. Budget - Final Recast - 1977 December 31

This item was dealt with previously in the meeting as Item 3(a) under By-Laws- No. 7192.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY