

1978 MAY 29

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, 1978 May 29 at 19:00 h.

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

Absent: Mayor T.W. Constable
Alderman D.M. Mercier

Staff: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. B.D. Leche, Deputy Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

P R E S E N T A T I O N

Mr. Erwin M. Swangard, President, Junior Amateur Sports Stadium Society, then presented His Worship, Acting Mayor Ast with a cheque in the amount of \$1,943.44. Mr. Swangard noted that the Society has decided to discontinue its operations as the objective has been reached. Mr. Swangard further noted that it was the hope of the members of the society that this money could be directed to provide a more attractive and desirable scoreboard at the stadium.

Acting Mayor Ast, speaking on behalf of Mayor Constable and all the Members of the Municipal Council stated that he was very pleased to accept this cheque from the Junior Amateur Sports Society. Acting Mayor Ast congratulated the Society on the tremendous job they had done in raising funds for the stadium and assured Mr. Swangard that the money would be put to good use.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN GUNN:

"THAT the matter of improving the scoreboard at the stadium be referred to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANDALL:

"THAT this Council send a letter of commendation to the Junior Amateur Sports Stadium Society for the tremendous amount of work the Society has accomplished in the construction of the stadium in Central Park which is an outstanding recreational facility."

CARRIED UNANIMOUSLY

M I N U T E S

The Minutes of the Council Meeting held on 1978 May 23 came forward for adoption.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on 1978 May 23 be now adopted."

CARRIED UNANIMOUSLY

P R O C L A M A T I O N

His Worship, Acting Mayor G.D. Ast, proclaimed the week of 1978 June 05 - 11 as "Red Cross Water Safety Week" in Burnaby.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- a) Buckley & Graham Ltd., H.W. Buckley,
RE: Cloverdale Investments Ltd., - Rezoning Reference
No. 1/78, By-Law No. 7188 - 6200 Lougheed Highway.
Spokesman - Mr. Wink Vogel.
- b) Maxum Developments Ltd., Director
RE: 8679 Ivy Avenue - Determine Council's Plan
For The Area.
Spokesman - Mr. C.J. Tabbernore or Mr. D. Charlton
- c) Cascade Heights Residents,
RE: Residents In The Area Adjacent To The Burnaby
General Hospital Petitioning For A "Residents Parking Only"
Designation.
Spokesman - Mr. J.A. McCaugherty.
- d) C. & S. Ceramic Tile Distributors Ltd., President,
RE: Proposed Warehouse And Office Space For C. & S.
Ceramic Tile Distributors Ltd.
Spokesman - Mr. Gerard Wagner.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- a) Mr. Wink Vogel of Cloverdale Investments Ltd., then addressed Council on the subject of the proposed development at 6200 Lougheed Highway (Rezoning Reference No. 1/78). Mr. Vogel noted that his Company had complied fully with the prerequisites previously established by Council for the rezoning of this property. The rezoning by-law had received three readings on 1978 May 23. Reconsideration and final adoption is contingent, however, on the selection of an alternative route for the Kensington overpass. Mr. Vogel noted that Alternatives (b) and (b1) outlined in the "Kensington Overpass Alternatives - A Comparative Evaluation" are the alternatives affecting his proposed development. Mr. Vogel pointed out that this report concluded that these two alternatives from an operational perspective are the least efficient.

Mr. Vogel noted that due to special construction problems on the site it was essential that a start be made on the project as soon as possible to take advantage of the summer months and requested that Council arrive at a decision at this time which will allow the rezoning by-law to come forward for reconsideration and final adoption. Mr. Vogel requested that if Council cannot arrive at a decision at this time, that consideration be given to advancing the selection of an alternative to the Kensington Overpass. Hopefully this selection would eliminate Alternatives (b) and (b1) and the rezoning by-law could be reconsidered and finally adopted immediately.

Mr. Vogel pointed out that during the initial stages of planning for his development he was not aware of potential problems with the Kensington Overpass Alternatives.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

"THAT this matter be referred to the Planning Department to work with the appellant towards a solution to this problem and that a report on this subject be available for Council on 1978 June 12."

CARRIED UNANIMOUSLY

- b) Mr. C.J. Tabbernor, Director, Maxum Developments Ltd., then addressed Council on the subject of the property at 8679 Ivy Avenue. Mr. Tabbernor stated that he was appearing before Council to advise of the difficult situation the Company had found itself in with relation to the property at 8679 Ivy Avenue. Mr. Tabbernor noted that the Planning Department had recommended that Council acquire property in this area, including the property in question. Since October of 1977, Mr. Tabbernor had been in frequent contact with the Planning Department and the Land Department regarding the purchase of this property or Council's approach as to what will happen in the area. It would appear that endless studies are being made without decisions being arrived at. Offers to purchase the property have been received from other parties but had been withdrawn after consultation with Municipal departments. In 1978 April Mr. Tabbernor had been advised by the Land Agent that acquisition by the Municipality of this property had been tabled by Council pending receipt of a preliminary soil report. Mr. Tabbernor advised Council that his purpose here this evening was to try and get some direction from Council as to what is planned for the area so that his company will know what they can do with their property.
- c) Mr. Jack A. McCaugherty speaking on behalf of the Cascade Heights Residents then addressed Council on the subject of the "Residents Parking Only" designation on streets adjacent to the Burnaby General Hospital. Mr. McCaugherty presented petitions relating to the following blocks: 3800 and 3900 blocks Elmwood Street; 3800, 3900 and 4000 blocks Kincaid Streets; 4000 and 4100 blocks MacDonald Avenue; and 3900 and 4000 blocks Forest Street.

Many of the residents involved have lived in this one-family area for more than 25 years prior to the first construction on the hospital site. Over the years, residents have put up with a great deal of inconvenience and discomfort due to noise, dirt and dust, and overcrowded street parking during the four separate phases of the hospital construction and expansion.

As the hospital has expanded, the legacy of our quiet endurance over the years is congestion that makes it impossible for residents to park their own cars during many periods of the day and evening.

We believe that ours is a unique situation. A public facility has been built and expanded in the centre of a one-family residential area -- a facility that creates traffic and parking congestion for seven days a week, 52 weeks of the year.

The construction of a multi-level parking garage on the hospital property was no doubt intended to service the hospital staff and the visiting public but, its difficult-to-find location and the comparatively high tariff - 60 cents for the first hour or portion of an hour - appear to limit its use and adjacent streets are continually jammed bumper-to-bumper. When the hospital renovation program is completed and the total hospital is back to full use, the street parking problem will become even more intensified.

The petitioners, therefore, requested Council's sincere consideration of their request for residential parking only on the lots mentioned in the petition.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

"THAT this matter be referred to the Municipal Solicitor for an opinion as to the legality of Council instituting "Resident Parking Only" designations on public streets in the municipality and that this opinion be referred to the Traffic Safety Committee who will consider the matter and submit a report and recommendations to Council for consideration."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Council write to the Burnaby General Hospital Board or the Greater Vancouver Regional District regarding signing directing the public's attention to the location of the parking ramp and to the rates presently being charged for the use of the parking ramp by the public and that Council be advised of the results of the review by the Hospital Board or by the Regional District."

CARRIED UNANIMOUSLY

- d) Mr. Gerard Wagner speaking on behalf of C. & S. Ceramic Tile Distributors Ltd. then addressed Council on a proposed warehouse and office space development on the corner of Ingleton Avenue and Myrtle Street.

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

"Myrtle Street area is proposed to be rezoned to a Light Industrial District. Present planning practices require 'Subdivider' to provide services on a 'First come, First pays' basis.

This implies a heavy burden on a corner lot. The upgrading requirements specifically on Ingleton Ave., make this proposal financially unsound. In addition to the estimated \$ 77,800. for civil works, landscaping, engineering and supervision fees are required which bring the total to approx. \$ 100,000. This is roughly \$ 4.00 per square foot of allowable lot coverage, a sum which is extraordinary compared with normal industrial developments. The proposed project does not benefit from the services required for Ingleton Ave: Sewer, water and power can be adequately connected on Myrtle Street only. The services required by the Planning Department are not 'Necessary to serve the subject site' but in fact would speed up development of the adjacent sites and at the same time increase their value. The 'First come, First pays' approach appears unfair and questionable.

Present taxes amount to \$ 2,633. Projected taxes payable will be tenfold without financial contribution by the municipality for upgrading of services. The rezoning and subsequent industrial developments of adjacent sites which would provide further tax income become questionable if there is no incentive and the owners of this site are forced to wait for the neighbours to pay first. There is little chance that the owners of the single family dwellings West of Ingleton Avenue would initiate a rezoning if they had to pay for the services.

This corner property holds the key for future developments, but it gets penalized for being the first instead of being given an incentive.

Proposals:

- a) C & S provides for the upgrading of Myrtle Street while Burnaby provides an incentive under a capital improvements program and upgrades Ingleton Avenue concurrently if it is considered essential at this time.

OR:

- b) C & S provides for the upgrading of Myrtle Street and submits a letter of credit amounting to 1/4 only of the costs for upgrading of Ingleton Ave., which work will be executed once these services

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are in fact required by adjacent sites. The balance of the cost could be levied at the time of the rezoning of the sites."

B Y - L A W S

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

"THAT:

'BURNABY SIGN BY-LAW 1972, AMENDMENT BY-LAW
NO. 2, 1978'

-#7218

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

CARRIED UNANIMOUSLY

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 42, 1978 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Edmonds Music Studio, Dan Johnson,
RE: Section 24(1) - Burnaby Street and
Traffic By-Law No. 4299 - Regarding Sidewalk
Advertising Signs

A letter dated 1978 May 17 was received requesting permission to retain a small sidewalk sign in front of the Edmonds Music Studio at 7251 Kingsway. Mr. Johnson had been advised by the Municipal Engineer that this sign was in violation of the Burnaby Street and Traffic By-law No. 4299 and was to be removed by Wednesday, 1978 May 17.

Council was advised that a staff report on the subject would be available on June 12 and further consideration of this matter was deferred until that time.

- b) John Eley
RE: Proposed Kensington Overpass Route

A letter dated 1977 May 17 was received concerning proposed Kensington Overpass Alternatives as outlined in the study "Kensington Overpass Alternatives - A Comparative Evaluation".

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

"THAT this item of correspondence be referred to the Transportation Committee in conjunction with other submissions received on this subject."

CARRIED UNANIMOUSLY

- c) Burnaby Public Library Board, Chief Librarian
and Secretary to the Board, RE: Proposed
Revision for the Sub Area Between Cameron Street
and Sullivan Street (Revised Community Plan
Alternative 3)

A letter dated 1978 May 19 was received advising that the Burnaby Public Library Board gave further consideration to the proposed revisions to the sub area between Cameron Street and Sullivan Street. (Community Plan Area G)

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The Library Board felt that since it was necessary for the library to be oriented towards the commercial area, and because it is desirable for the library to be visible from a highly travelled street, and since it is also desirable that people using the library have access from both streets, the Library Board selected Sketch 8 (Revised Community Plan Alternative 3) as its preference.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 8, Municipal Manager's Report No. 4, 1978 and Item 17, Municipal Manager's Report No. 36, 1978 listed as Item 7 under Tabled Matters on this evening's agenda, together with the Report of the Advisory Planning Commission listed as Item 10(a) under Reports on this evening's agenda and Item 9, Municipal Manager's Report No. 42, 1978 May 29 all pertaining to this subject be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in Item 9, Municipal Manager's Report No. 42, 1978 May 29:

1. THAT the submissions of the Advisory Planning Commission and the Library Board together with the previous submission of the Parks and Recreation Commission be referred to the Planning Department for inclusion in a report to Council, and that the referral be made with the understanding that this further report will be submitted for consideration on 1978 June 12.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- d) T. Niccoli
RE: Kensington Overpass Alternatives Report
May 1978

A letter dated 1978 May 21 was received concerning the report "Kensington Overpass Alternatives - A Comparative Evaluation".

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

"THAT this letter be referred to the Transportation Committee with other submissions received on this subject."

CARRIED UNANIMOUSLY

- e) Conse-C Enterprises Ltd., President,
RE: North Side Halifax Street -
Goleta Place To Phillips Avenue

A letter dated 1978 May 23 was received concerning unauthorized parking of motor vehicles within the undeveloped areas located north of Halifax Street. The writer requested information as to what steps can be taken to eliminate this parking which has become both unsightly and hazardous.

Council was advised that a staff report on this subject would be available on June 12 and further consideration of the matter was deferred until that time.

- f) J. Anne Maling,
RE: The Matter of Disrupting A Family Residence Continues
To Concern Me As Does The Municipal Acquisition Of This Land
For Proposed Recreation/Library Site

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A letter dated 1978 May 24 was received concerning the proposed acquisition by the Municipality of the property at 9637 Cameron Street. The writer was of the opinion that other alternatives existed which would not require the expropriation of this property.

Council was advised that a staff report on this subject would be available on June 12 and further consideration of the matter was deferred until that time.

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

- a) Proposed Revision for the Sub-Area between Cameron and Sullivan Streets - Community Plan Area "C"

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

E N Q U I R I E S

Alderman Randall

Alderman Randall enquired on the progress of negotiations with the City of New Westminster to provide sewer service to the property of Mrs. C. Rozman in the Big Bend Area.

The Municipal Engineer advised that this matter was being actively pursued at this time and it was hoped that an answer would be available in the very near future.

Alderman Lewarne

Alderman Lewarne noted that White Spot Datsun Ltd. in a recent advertisement in the Vancouver Sun had illustrated a Datsun B210 being used for police duties with the Municipal Logo clearly displayed on the front door of the vehicle.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

"THAT a letter be written to White Spot Datsun Ltd. requesting that company to discontinue this type of advertising."

FOR: Acting Mayor Ast,
Aldermen Drummond, Lawson
and Lewarne.

OPPOSED: Aldermen Emmott,
Gunn and Randall.

MOTION CARRIED

Alderman Lewarne further enquired if the Planning Department has considered at all the air rights required in connection with solar type heating. Alderman Lewarne was concerned that this might become a problem in residential areas immediately adjacent to high rise apartment or industrial areas.

The Assistant Director - Current Planning advised that the protection of air rights in connection with solar type heating had not been specifically studied by the Planning Department.

Alderman Gunn

Alderman Gunn enquired if the Municipality had any policy in regard to the hiring of handicapped people.

The Municipal Manager advised that the Municipality has no target to try and engage a certain percentage of handicapped people. There is no discriminatory policy against the hiring of handicapped people.

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Alderman Gunn requested a report on the number of handicapped currently employed by the Municipality.

NOTICE OF MOTION

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN GUNN:

" WHEREAS the Regional District Review Committee is conducting a public enquiry into the role, function and election procedures of the Regional Districts in British Columbia; and

WHEREAS the Provincial Government is proposing a major amendment to Section 771 of the Municipal Act before the findings of the Regional District Review Committee are completed and made public; and

WHEREAS this major amendment to Section 771 of the Municipal Act will disenfranchise municipal electors from directly electing the Regional Board Municipal Director of their choice in that Municipal Directors will be appointed annually by resolution;

THEREFORE BE IT RESOLVED that the Council of The Corporation of the District of Burnaby indicate their strong opposition to this proposed amendment; and

FURTHER BE IT RESOLVED that Burnaby Municipal Council write to the Minister of Municipal Affairs and Housing, the Honourable Hugh A. Curtis, the Premier of the Province, the Honourable William R. Bennett, and all Members of the Legislative Assembly, advising of this Council's strong opposition to the proposed amendment to Section 771 of the Municipal Act."

FOR: Acting Mayor Ast,
Aldermen Drummond,
Emmott, Gunn and Randall.

OPPOSED: Aldermen Lawson
and Lewarne.

MOTION CARRIED

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"THAT the following additional motion proposed by Alderman Drummond relative to amendments to the Municipal Act be considered at this time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

" WHEREAS the Legislative Assembly of the Province of British Columbia has introduced and read a first time Bill 17 - 'Municipal Amendment Act, 1978' which provides in part for amendments to Sections 697(1), 702A(6) and 704(1) of the Municipal Act; and

WHEREAS these foregoing amendments provide that a by-law establishing an Official Community Plan, a Land Use Contract, or a Zoning By-law requires a simple majority of Council to pass instead of the now required affirmative vote of at least two-thirds of all the members of the Council present at the meeting at which the vote is taken and entitled to vote on the By-Law; and

WHEREAS these proposed amendments to Section 697(1), 702A(6) and 704(1) of the Municipal Act have not been requested by the Executive of the Union of British Columbia Municipalities; and

WHEREAS there has been no public out-cry to amend the voting procedures related to Official Community Plans, Land Use Contracts and Zoning By-laws; and

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WHEREAS the adoption of Official Community Plans, Land Use Contracts and Zoning By-laws has the potential to drastically change the character and population density of municipal neighbourhoods; and

WHEREAS in Section 704(1) of the 1973 edition of the Municipal Act an affirmative vote of at least two thirds of all the members of the Council was required to adopt, amend or repeal a zoning by-law; and

WHEREAS this procedure is considered superior to the current provisions of Section 704(1) of the Municipal Act and provides even greater insurance that unsuitable Official Community Plans, Land Use Contracts and Zoning By-laws will not be enacted;

THEREFORE BE IT RESOLVED that the Municipal Council of The Corporation of the District of Burnaby write to the Minister of Municipal Affairs the Honourable William R. Bennett; and all Members of the Legislative Assembly, advising of our strong opposition to the proposed amendments to Sections 697(1), 702A(6) and 704(1) of the Municipal Act.

FURTHER BE IT RESOLVED that it be recommended to the Minister of Municipal Affairs and Housing that consideration be given to amending Section 704(1) of the Municipal Act to provide that: 'No Zoning By-law shall be adopted, amended or repealed except after a hearing under a Section 703 and except upon the affirmative vote of at-least two thirds of all of the Members of Council.'

CARRIED

OPPOSED: Alderman Lewarne

The Council recessed at 21:15 h.

The Council reconvened at 21:30 h with Mayor Constable and Alderman Mercier absent.

R E P O R T S

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

- a) Advisory Planning Commission
Proposed Revision to the Sub-Area between Cameron Street and Sullivan Street, Community Plan Area "G"

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

- b) The Municipal Manager presented Report No. 42, 1978 on the matters listed following as Items (1) to (13) either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Burnaby Transportation Study to 1985

The Municipal Manager provided a report from the Director of Planning containing updated demographic information in the 1974 report, "Burnaby Transportation Study to 1985" which had been requested by Council.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this report be referred to the Transportation Committee for study and that copies be sent to the Kensington Home Owners' Association and the Sperling Avenue Residents Association for information purposes."

CARRIED UNANIMOUSLY

2. Residential Occupancy Standards
Housing Inspection Program

The Municipal Manager provided a report from the Chief Building Inspector concerning the desirability of continuing the Residential Occupancy Standards Housing Inspection Program.

The Municipal Manager recommended:

1. THAT the Housing Inspection Program for Residential Occupancy Standards be continued.
2. THAT Mr. Patrick Eastman, Housing Inspector, be appointed pursuant to Section 7.5 of the Burnaby Zoning By-Law No. 4742 with authority to enter at all reasonable times upon any property or premises to ascertain whether the provisions of By-Law No. 4742 are being obeyed.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT the Chief Building Inspector be instructed to take no action on illegal suites presently existing in the Municipality unless a specific complaint against such an illegal suite is received by the Municipality."

FOR: Aldermen Gunn and
Randall.

OPPOSED: Acting Mayor Ast,
Aldermen Drummond, Emmott,
Lawson and Lewarne.

MOTION DEFEATED

A vote was then taken on the original motion as Moved by Alderman Drummond and Seconded by Alderman Lewarne, "THAT the recommendations of the Municipal Manager be adopted." and same was CARRIED with Aldermen Gunn and Randall opposed.

3. Request to Conduct a Bicycle Race
Italia Bicycle Club

The Municipal Manager provided a report from the Municipal Engineer on a request from Mr. Angelo Gatto, President of the Italia Bicycle Club, to hold a bicycle race in the Lake City Industrial Park on June 04.

The Municipal Manager recommended:

1. THAT permission be given to the applicant to conduct a bicycle race at the Lake City Industrial Park on 1978 June 04 subject to the following two conditions:
 - a) that the sponsor mark the route for the purpose of advising motorists that a race is in progress.
 - b) that the sponsor insure that an adult marshal be stationed at every affected intersection.
2. THAT a copy of this report be sent to Mr. Angelo Gatto.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN LEWARNE:

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

4. Conferences for the Parks and Recreation Commission

The Municipal Manager submitted a report concerning the appointment of members of the Parks and Recreation Commission as delegates of Council for the purpose of attending conferences as provided in the 1978 Annual Budget.

The Municipal Manager recommended:

1. THAT members of the Parks and Recreation Commission be appointed as delegates of Council for the purpose of attending conferences as provided in the 1978 Annual Budget.
2. THAT a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

5. Minimum Maintenance Standards By-Law

The Municipal Manager provided a report from the Director of Planning on a proposed Minimum Maintenance Standards By-Law.

The Municipal Manager noted that the proposed by-law, which has evolved in its present form after approximately two years of discussion, provides standards that are truly minimum (in contract to CMHC guidelines that are much more extensive in content and scope).

There is no conflict between the proposed by-law and any other by-law that is now in force.

The Municipal Manager recommended:

1. THAT the subject By-law be brought forward.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

"THAT this matter be referred back to the Director of Planning and the Chief Building Inspector to determine if the by-law could be drafted to apply only to those properties which receive rehabilitation funds."

CARRIED UNANIMOUSLY

6. Tenders for Contract #7802
Storm Sewer and Local Improvement Work
Norland Avenue - Douglas Road to Laurel Street

The Municipal Manager provided a report from the Purchasing Agent re tenders for Contract #7802.

The Municipal Manager recommended:

1. THAT the lowest tender in the amount of \$ 945,594.56 submitted by Jack Cewe Limited be accepted with final payment to be based on the actual quantities and unit prices tendered.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

- 7. Renewal of Lease
Royal Canadian Air Cadets, No. 637 Squadron
6564 Royal Oak Avenue

The Municipal Manager provided a report from the Land Agent regarding a request from the Royal Canadian Air Cadets for renewal of a lease of municipal property at 6564 Royal Oak Avenue.

The Municipal Manager recommended:

- 1. THAT the subject property be rented to the Royal Canadian Air Cadets, No. 637 Squadron, on a month to month basis at the rate of \$ 1.00 per annum from 1978 July 01 until such time as the Corporation requires the property.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- 8. Proposed Sale of Houses
Eastburn Neighbourhood Improvement Program
7793 Graham Avenue
7418, 7422, 7428 and 7434 Vista Crescent

The Municipal Manager provided a report from the Director of Planning on the proposed sale of the subject houses.

The Municipal Manager recommended:

- 1. THAT the highest bids be accepted for each of the properties, as follows:

a)	7793 Graham Avenue	\$ 136.00
b)	7418 Vista Crescent	266.00
c)	7422 Vista Crescent	766.00
d)	7428 Vista Crescent	5,110.50
e)	7434 Vista Crescent	4,110.50.
- 2. THAT should any of these transactions not be consummated, the next succeeding bidder be contacted with a view towards selling any buildings on which the bidder does not perform.
- 3. THAT a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Municipal Manager reported to Council that the residence at 7422 Vista Crescent had been vacated over the weekend and had been severely vandalized to the point where the prospective bidder may not wish to proceed with the purchase of this house.

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MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN LEWARNE:

"THAT the Municipal Manager be authorized to take appropriate action for the disposal of the house at 7422 Vista Crescent including the demolition of this property if it is not possible to sell the structure."

CARRIED UNANIMOUSLY

9. Proposed Revisions for the Sub-Area
Between Cameron Street and Sullivan Streets
Community Plan Area "G"

This item was dealt with previously in the meeting as Item 6(c) under Correspondence and Petitions.

10. Bill 17 - Municipal Amendment Act, 1978

This item was dealt with previously in the meeting as Item 9 - Notice of Motion.

11. Letter from Unitow Services Limited Which Appeared
On The Agenda for the 1978 May 23 Meeting of Council
Proposed Use of Property at 6136 Beresford Street
(Lot 29A, D.L. 97, Plan 824)

The Municipal Manager provided a report from the Director of Planning on the proposed use of property at 6136 Beresford Street.

The Director of Planning reported that Mr. Chan's letter asks the Municipality to consider the use of 6136 Beresford Street as an automobile storage yard. The provisions of the zoning by-law respecting outside storage yard use are clear and such use other than for new materials and equipment should be conducted in an M3 area. The storage of new vehicles, the display of vehicles for sale as an automobile sales lot and the indoor storage of vehicles would be permitted at the subject location. Any consideration of acceptance of the open storage yard use at the Beresford Street location would necessitate either (a) a By-law Text Amendment to allow the operation of open storage yard for used material and equipment as a principle use in the M2 District or (b) rezoning of the subject site to the M3 category. The former approach could not be recommended as it would lead to both a downgrading of the use and appearance standards of the M2 District and a pre-emption of good industrial sites which should remain available for more productive and intensive industrial uses. Similarly, staff could not recommend rezoning of the property to M3 as this would represent spot zoning and the introduction of a range of potential heavy industrial uses in a progressively improving, lighter industrial setting.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. Lennard Chan.

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED

OPPOSED: Alderman Lewarne

12. Rezoning Reference #7/78
Portion of the E½ of Lot "D" exc. Expl. Pl. 14805,
Blk. 7, D.L. 125, Pl. 3436; portion of Lot 4,
Blk. 7, D.L. 126, Plan 5139
5502 Loughheed Highway

The Municipal Manager provided a report from the Director of Planning regarding the subject rezoning.

The Municipal Manager recommended:

1. THAT the prerequisites listed in the Director of Planning's report be established as prerequisites to the completion of Rezoning Reference #7/78.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

13. Sale of Seasonal Fresh Fruit and Vegetables
 1. Letter from Mr. R.J. Reid which appeared on the Agenda for the 1978 May 15 Meeting of Council
 2. Letter from Mr. R.J. Reid which appeared on the Agenda for the 1978 May 23 Meeting of Council

The Municipal Manager provided a report from the Director of Planning on a proposed text amendment to the Burnaby Zoning By-law which would permit the sale of seasonal fresh fruits available in an "Outdoor Garden Shop".

The Municipal Manager recommended:

1. THAT the Council receive the report of the Planning Department and direct the preparation of a by-law to permit the introduction of the required text amendment as outlined in the Director of Planning's report into the Burnaby Zoning By-law and that this amendment be advanced to a Public Hearing on 1978 June 20.
2. THAT a copy of this report be sent to Mr. J.R. Reid.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY