

1979 JULY 16

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1979 July 16 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 D.A. Lawson
Alderman W.A. Lewarne
Alderman W.M. Mercier
Alderman F.G. Randall

ABSENT: Alderman B.M. Gunn

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. E.E. Olson, Municipal Engineer
Mr. J. Belhouse, Planning Department
Mr. K. Ito, Planning Department
Mr. H.B. Karras, Deputy Municipal Treasurer
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

His Worship, Mayor Constable, advised that it was his pleasure at this time to present to Mr. E.E. Olson, Municipal Engineer, the "Cyril Henderson Award" established by the Canadian Association of Municipal Administrators. The award was established for presentation to a Municipal Administrator who has been recognized for his development and implementation of the best innovative program for the delivery of a service or services to any Canadian municipality in any particular area. The award has been made to Mr. Olson for his "Computer Assisted Mapping Facility". The Computer Assisted Mapping Facility is visited by thousands of other people interested in the possible establishment of similar facilities in other jurisdictions.

His Worship then presented Mr. Olson with a cheque in the amount of \$200.00 and a commemorative plaque honouring Mr. Olson's outstanding contribution as outlined above.

P U B L I C H E A R I N G

"Burnaby Highway Exchange By-law No. 2, 1979"
A By-law To Stop Up And Close To Traffic A
Portion Of Keith Street (3738 Keith Street) And
A Portion Of Lane West Of 8603 And 8625 Joffre
Avenue Being 486 m², With The Exchange By-law
Being Subject To The Conditions Of The Land
Sale As Described In Item 18, Municipal Manager's
Report No. 12 - Council Meeting 1979 February 12.

Mr. Carl Petrovich then addressed Council and advised that he was a property owner at 8652 Joffre Avenue. Mr. Petrovich questioned the need for the closure of Keith Street as proposed in "Burnaby Highway Exchange By-law No. 2, 1979", By-law No. 7324. Mr. Petrovich was of the opinion that the closure of Keith Street would cul-de-sac the whole area making it necessary for him to drive four extra blocks to get to his property. With the proposed closure of Greenall Avenue, Ivy Avenue and Keith Street, the area will be isolated and will suffer from a lack of police protection. Under the proposed closure, there would be no night time traffic in the area. This would encourage burglaries, etc. Mr. Petrovich was opposed to the closure of Keith Street and stated that he would like to see Keith Street remain open to Boundary Road.

Mr. M.H.F. Robertson, 5485 Rumble Street, then addressed Council and requested information on the proposed situation with regard to the Boundary Road/Joffre Avenue area as it exists now.

Mr. Belhouse, Planning Department, briefly reviewed the plans for this area.

Mr. Robertson stated that in his opinion, the closure of one road in that particular area will cause hardship to a certain number of the privately owned small businesses located in the area. Mr. Robertson further suggested that before Council approves the proposed closure of Keith Street, that the small businesses south of Marine Drive, and there are many of them, should be consulted. These businesses will be strangled by the proposed closure of Keith Street. The closure will cause losses to these businesses because of lack of access and such losses will be related totally to the budget of our community.

Mr. Robertson advised that he was opposed to the closure of Keith Street.

There were no other submissions received in connection with "Burnaby Highway Exchange By-law No. 2, 1979", By-law No. 7324.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

M I N U T E S

The Minutes of the Council Meeting held on 1979 July 03 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Minutes of the Council Meeting held on 1979 July 03 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

- a) Harris Campbell Threlfall, Colin K. Campbell,
J. Jim Threlfall, G. Jack Harris
Re: 4727-4729 East Hastings Street - View
With Alarm The 1979 Assessment Notice For A
Number Of Reasons
Spokesman - Mr. J.J. Threlfall
- b) Mr. and Mrs. Donato Tatone,
Re: Two Duplexes At 6765 - 6767 and 6757-6755
Lakeview Avenue Occupied By More Than The
Authorized Two Families.
Spokesman - Mr. Donato Tatone
- c) Retail Merchants' Association Of Canada,
B.C. Division, General Manager
Re: Opposed To The Extension Of Shopping
Hours To Wednesday Nights
Spokesperson - Mrs. Nina Narvey
- d) Fraser Merchants' Association, President
Re: Open Hours For Shops
Spokesman - Mr. Don Low
- e) Burnaby Chamber of Commerce, Manager
Re: Open Hours For Shops
Spokesman - Mr. Angus Macdonald
- f) Mackinnon Architect, M.R. Mackinnon
Re: Application For Stratification -
6225/6227 McKee Street
Spokesman - M.R. Mackinnon

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

"THAT the Delegations be heard."

CARRIED UNANIMOUSLY

- a) Council was advised that the Delegation had withdrawn and has requested permission to appear as a Delegation at the 1979 July 30 Council Meeting.
- b) Mr. Tatone then addressed Council on the question of the illegal occupancy of the duplexes at the subject addresses. Mr. Tatone noted that he had first complained about this situation in 1976 and requested information as to why the provisions of the Burnaby Zoning By-law had not been enforced in this respect. Mr. Tatone noted that over the years there had been a constant change of tenants in these fourplexes which created a great deal of unnecessary traffic on Lakeview Avenue. Mr. Tatone advised Council that he had been in constant contact with the Municipal staff on this question but had received no satisfaction.

It was agreed that Council would receive a report from staff giving a chronological history of Mr. Tatone's complaints concerning the duplexes on Lakeview Avenue from 1976 to the present time.

- c) Mrs. Nina Narvey then addressed Council on the subject of the extension of shopping hours to Wednesday nights. The following is the text of Mrs. Narvey's submission:

"INTRODUCTION

The Retail Merchants Association of Canada was formed in 1896 and incorporated by special Act of Parliament in 1910. It is a voluntary, non-profit association of more than 10,000 small, independent retail merchants from every field of retailing, including clothing, food, hardware, furniture, jewellery and many others.

The British Columbia Division of RMA has nearly 500 members, with approximately half of them in the Greater Vancouver area.

RMA Policy on Store Closing Hours

The Retail Merchants Association of Canada, both nationally and in British Columbia, has for many years been opposed to the extension of night shopping hours. The Burnaby members of our association are definitely opposed to the proposal presented to the Council by the Chamber of Commerce of Burnaby to allow wide-open store hours.

Our reasons are as follows:

1. Extending store hours will add to the cost of doing business - a cost which is ultimately passed on to the consumer.

The increased overhead that will result from higher salary costs and increased operating expenses, such as heat and light, will be reflected in an increase in the cost of merchandise.

Increased costs result in lower productivity for store employees and add to inflation.

2. The slow growth in retail sales over the past three years does not warrant any increase in store hours.

A recent report by Woods, Gordon & Co., management consultants, says that consumer spending in Canada has been increasing at only three per cent per year for the past three years and predicts that this growth rate of less than three per cent will continue well into the 1980's. This is in contrast to a growth rate of 6.2 per cent annually which was experienced between 1971 and 1976.

The reason behind the slowdown, according to Woods, Gordon, is the continuing squeeze on disposable income. The Consumer Price Index continues to increase at a faster pace than average industrial wages and salaries, leaving the consumer with less money to spend. Obviously, if the consumer has less money to spend, he doesn't need longer hours in which to do it!

The argument, made in the brief from the Burnaby Chamber of Commerce, that longer hours would increase retail sales is nonsense. Opening the stores every night in the week is not going to suddenly put more money in the pockets of consumers.

Burnaby retailers are already well aware that increased store hours do not necessarily increase sales. Of the 333 retailers outside of major shopping malls, who were surveyed for the Chamber of Commerce brief, 243 reported that they did not open on Thursday night and 158 said they did not open on Friday night. What then is the point of extending shopping to Wednesday night?

3. There is no public demand for longer store hours.

A study of our files, which go back to the late 1940's, shows that not once in that period has the initiative for extended shopping hours in various Lower Mainland municipalities come from the public. In each and every case, these requests have been initiated by large national retail chains whose main objective is to secure for themselves a larger share of retail sales, at the expense of the small, local merchants.

A survey conducted by the B.C. Branch of the Consumers Association of Canada (Annex A) and released in April 1977, shows that only 26.8 per cent of those surveyed favour stores staying open every evening, while 70.6 per cent favour stores remaining open some evenings.

4. Wide-open store hours would create considerable hardship for the owners of small family operated stores.

Retailing is a very competitive business. If the larger stores and shopping malls open Wednesday nights, many of the smaller stores would be forced to follow suit. Because most of the smaller stores base their business on personal service, rather than on self-serve, most of them would have to hire extra staff, or pay overtime to present staff. All of the owners would have to work longer hours themselves.

We respectfully submit that the needs of these small business people and their employees, as well as those of consumers, should be considered by Council in making their decision on store hours.

RECOMMENDATION

The Retail Merchants' Association of Canada, B.C. Division, recommends that no change be made in the Burnaby Shops Closing By-law, which presently permits stores to open six days a week, plus two evenings, for a total of 60 hours per week."

- d) Mr. Don Low, speaking on behalf of the Fraser Merchants Association then addressed Council on the question of open hours for shops.

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

"My name is Don Low - I represent the Fraser Merchants' Association.

May I take this opportunity to inform you that Fraser Merchants' Association which was registered in 1972 is a non-profit organization and has a membership of well over two hundred independent storekeepers.

Sunday and holiday openings of the large food outlets are seriously putting a squeeze on the small grocers and causing an economic threat to their livelihood. Our chief aim at present is to request restriction on Sunday opening in due respect to the Lord's Day Act because the Municipalities have the jurisdiction over shopping hours on weekdays. The corner stores need the extra hours of trade in order to survive.

Another factor against chains remaining open on Sundays and statutory holidays is that it escalates the cost of operation and ultimately the consumer is hit with the increase of merchandise and labour increases which at present are running around \$18.00 to \$20.00 an hour. Also seven day a week schedule definitely robs the employees of the one day the share with their families.

In B.C., the Sunday shopping hours come under the Lord's Day Act, however, this regulation is most ineffective because the penalty which calls for violation is a meaningless fine running from \$1.00 to \$40.00. The situation in Ontario and Quebec Provinces which have legislated the Act have exempted large retail businesses from operating on Sundays and statutory holidays with fines up to \$10,000.00 who break the law. We of the Fraser Merchants' Association feel that large establishments should not have the privilege of exerting their authority, disregarding the position of the smaller operator. This above all is more reason for our Association to have the Lord's Day Act amended and legislated. This will end the constant fiasco and bedlam resulting from unruly situation of inconsistency in unrestricted store hours. This chaotic exhibition is certainly creating an incongruous shopping atmosphere for both merchants and customers alike. Legislation with exemptions made for special type of businesses such as small grocers, drug stores, service stations and stores located in the tourist areas, should be constituted. There will be no doubt much outcry to our request for control, however, our demands we feel are vital to the merchants who must face the ever increasing competition, severe pressure from the seven day opening hours not only in Burnaby but in all the Municipalities.

The onus of the final decision may be decided by the Provincial Government but the root of the matter is certainly imbedded at the Municipal level. Therefore, may we the Fraser Merchants' Association recommend to this Council the urgency of instituting a "retail business holiday act" to bring some semblance and order to our business sphere.

Respectfully I submit this report for Fraser Merchants' Association."

- e) Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce, then addressed Council on the subject of shops closing regulations. The following is the text of Mr. Macdonald's address:

"We have listened carefully to Mrs. Narvey and Mr. Low explain the view of the Retail Merchants' Association and the Fraser Valley Merchants' Association, respectively. I note that the RMA has a total of something under 500 members in British Columbia and we assume from that that about twenty members are in Burnaby. The same would appear to hold true of the Fraser Valley Merchants' Association.

With respect to the RMA brief, they give four reasons why it is unwise to have "open" store hours. I look very carefully throughout their brief for any concern for their customer and fail to find it:

1. Extending store hours will add to the cost of doing business.

Dr. Mallen in his report, "The Benefits and Cost of Evening Shopping to the Canadian Economy" has stated unequivocally that the added volume for longer hours would more than recompense for any additional cost.

To open longer hours there is very little additional overhead except for the cost of staff. The rent, taxes and heat are the same and most of the light bill will continue whether the store is open or not. The cost of clerks' wages is approximately 10 per cent of sales and sales will cover this amount.

2. The slow growth in retail sales over the past three years does not warrant any increase in store hours.

Only the additional sales without any inflation is a false premise. I have yet to meet the retailer who reduces his mark-up because of the cost of inflation. They mention "continuing squeeze on disposable income" We do not see this as a continuing factor in this economy. One might have suggested this as a probability during the days of AIB, but the pattern of wage settlement that has been set is apparently equal to, or beyond, the rate of inflation.

Our conclusion is that there will be as much, or more, disposable income as there has been available in the past.

We submit that the statement by the Retail Merchants' Association that "The argument, made in the brief from the Burnaby Chamber of Commerce, that longer hours would increase retail sales is nonsense" does not merit Council's attention. We are surprised that anyone would make such a statement. Certainly, it is not one agreed to by people who have great knowledge and expertise in the retail trade. Who would suggest that the major stores would want to open longer hours if they did not anticipate obtaining more overall revenue, as well as to serve their customers better.

Again, Dr. Mallen has stated quite firmly that sales will increase if our stores are open longer.

3. There is not public demand for longer store hours.

The Chamber is in favour of "open hours". However, had we been given the opportunity under the Municipal Act we would have requested Wednesday evening only. The reasons for our requesting Wednesday only are two fold:

- a) The support that all other malls on Wednesday evening in the Greater Vancouver area and Victoria and other centres throughout the province, is ample evidence that many people wish to shop on Wednesday evenings. The reasons for not opening on Monday and Tuesday evenings are basically uneconomic because these added extra hours will bring on the law of diminishing returns.

We will not lose the Wednesday shoppers to Richmond, New Westminster, Surrey and now Coquitlam. All these are within a short drive of most of the residents of Burnaby. Visit any of these malls that are open on Wednesday evening and I am almost certain there will be residents of Burnaby shopping there.

- b) More sales would come from more "open hours". The disposable dollar goes for many purposes - recreation, holidays, entertainment, even in pubs and night clubs. The stores are a form of entertainment and no doubt sales will grow.
- c) More and more women with families are in the work force and they are working the normal hours of the day, Monday to Friday. To them opportunities to shop are extremely limited. They have Thursday and Friday nights and Saturday. They want more free time to be with their families and to go places and do things on the weekend that most other people do. They want some time to look after their normal tasks around the house.

These women do not want "open hours" - they need them.

Some retailers are willing to open and some are not. This is a personal choice of the individual retailer. If he can meet his overhead and financial goals in four or five days a week, without night opening, more power to him or her.

We reiterate the figures used by Mrs. Narvey - 243 of our controlled retailers do not open on Thursday; 158 do not open on Friday. We will go even further; 36 do not open on Monday, 24 do not open on Saturday, 4 do not open on Wednesday, one doesn't even open on Thursday.

These hours are set whether we have a by-law which says that they may remain open or not. I am certain that Council would not wish to have any retailer stay open if he does not wish to.

If Wednesday night opening is granted in all likelihood the same stores will follow the same pattern of opening as they have in the past and they will still stay in business as they have in the past.

The same retailers have objected to every increase in hours since 1958 but a survey will show that all these retailers who object to these hours are still in business - unless they have retired. They are still meeting the needs of their customers and meeting their financial goals.

Wednesday opening will have little or no effect on these retailers.

The RMA includes a copy of the survey undertaken by the B.C. Branch of the Consumers Association of Canada in their Annex A. It will be noted from the survey that the vast majority of consumers are in favour of some evenings - 781 - 17. It is interesting, however, to look at the comments of the 310 people who bothered to comment. Only 15 felt that Thursday and Friday were sufficient. We can only assume that, outside of the 41 who said that night shopping was unnecessary and the 12 who said that opening would be more expensive operation, the rest are in favour of more evening hours. In other words, 212 of the 310 persons in this survey are in favour of more "open hours".

It is interesting to note that this percentage is just somewhat less than the percentage we obtained in our survey of 1976.

I would now like to comment on the presentation of the Fraser Merchants' Association. This association represents a minor segment of our retail traders, mainly those who hold licenses as "corner stores." They are thus exempt from the Shops Closing By-law. We find that their argument is basically:

We have a privilege that other stores do not and we believe that we are entitled to special privileges that are denied to other merchants.

Once again we see a similar organization claiming to represent the same group of retailers objecting to more "open hours" in 1973, 1976 and 1978, but there are more licenses now for "corner stores" than there ever were before. It is only a short time ago that they requested, and received, the ability to expand their premises up to 50 per cent. This will enable them to carry more lines and sell more things when other retailers are forced to close.

Granted, our corner stores provide a service not available from some other retailers and that is convenience. Who wants to stand at a check-out counter to buy a quart of milk, a package of cigarettes, a candy bar, when this service is available at the corner store without waiting and with perhaps more personal service. These stores will continue to operate as they have in the past and they will succeed as they have in the past. If they fail it will be for reasons other than store hours.

Now for some other matters:

We have obtained copies of the Municipal By-laws for the Greater Vancouver area, which have been passed under Sections 857 - 865 of the Municipal Act, dealing with Shops Regulations.

We are advised by the City of Port Moody and the Municipality of Langley that neither has a Shops Closing By-law. Their merchants are thus covered by Sections 857 - 865 of the Municipal Act. Neither municipality polices their merchants in any way and thus there is in effect "open hours" in both these areas.

In a review of the by-laws there appears to be two methods of accomplishing "open hours". The City of New Westminster says in their preamble "for the local convenience and well being of the residents of a municipality the Council may by by-law exempt completely from the provisions of Sections 858 and 859 of the Municipal Act any defined class or classes of shops".

They then follow with Section 2 of their by-law, which states: "All classes of shops defined and enumerated in 'Schedule A' to this by-law are hereby exempted completely from the provisions of Sections 858 and 859 of the Municipal Act being Chapter 255 of the Revised Statutes of British Columbia, 1960."

Schedule "A" of the New Westminster By-law is similar in intent to Schedule "A" of the Burnaby By-law.

The City of Langley, in Sections 1. and 2. of their By-law, has stated:

- "1. For the convenience and well-being of the residents of the municipality, the classes of shops as set forth and defined in Schedule 'A', which is hereunto annexed and made part of this By-law, are hereby completely exempted from the provisions of Sections 858 and 859 of the Municipal Act, being Chapter 255 of the Revised Statutes of British Columbia, 1960.
2. Where the term 'shop' is used in this By-law or in the Schedule hereto it shall have the meaning assigned to it by Section 857 (1) of the Municipal Act, being Chapter 255 of the Revised Statutes of British Columbia, 1960."

Either method would appear to be most acceptable to the municipality and the merchants concerned.

Council was also concerned that by granting "open hours" Burnaby retailers would immediately open every night of the week. We cannot guarantee that there will not be some specialty stores open on Monday and Tuesday evenings, but we present letters from all the major retailers. These letters indicate that nowhere in British Columbia do the major stores open other than Wednesday evenings.

It is their stated intention that they will follow the same pattern of Wednesday, Thursday and Friday evenings in Burnaby. Their decision is based on long experience and knowledge of the market. They are not likely to change this opinion unless there is a concerted demand by the general public for more "open hours". None of them foresee this occurring for many years in the Greater Vancouver market. In any event, a decision to open Monday and Tuesday would be taken by the chain as a whole and not by the Burnaby stores.

Trizec has stated unequivocally that, given the opportunity, they plan to open Brentwood and Lougheed Malls an additional night only - Wednesdays. They do this to allow their merchants to compete with other shopping centres surrounding us who can and will obtain customers from Brentwood and Lougheed prime market areas.

When we presented our brief three weeks ago there was considerable doubt as to the validity of the three surveys which we presented. We have asked Dr. Davenport, of InterCorp Marketing Limited to expand further his methodology and to indicate to you the formula to determine the potential of the survey.

We maintain that our surveys are as objective as is possible to obtain and that their validity is not subject to question. Even if there was some margin of error in the survey the figures of 78 per cent of people in favour of "open hours" and 81 per cent of the merchants wanting to set their own hours, could be reduced considerably and still there would be a great majority in favour of the concept of "open hours".

There was a suggestion made that we should contact the Provincial Government. We have done so. We wrote to the Honourable Minister of Municipal Affairs and asked for the privilege of waiting upon him to discuss Shops Regulations. His reply in effect is: 'Please be assured that I have referred your letter to Mr. R.W. Long, Deputy Minister of Municipal Affairs.' Obviously, any decision on Shops Regulations on a Provincial level will be a long time coming.

In the meantime, we cannot compete with the area surrounding us who are taking away many Burnaby shoppers. In all our discussions and in the other briefs presented to you the main consideration seems to be the effect a change in store hours will have on retailers. Perhaps the Chamber and Council are attacking this question in the wrong way. It might well be better to translate the percentages of people who shop on Wednesday or who want to shop on Wednesday evenings:

14% of Burnaby's population represents nearly 20,000 people;
42% about 58,000 people.

Should, then, 20,000 people be compelled to drive miles and miles to shop on Wednesday evenings when they want to, or should they anticipate that their Municipal Council would listen to their request and grant the "open hours" so that those retailers who desire may serve their needs?

Mr. Mayor, as we see this situation, our citizens want Wednesday night shopping. No citizen, retailer or others will be hurt by "open hours". Many of our retailers want the opportunity to serve those residents of Burnaby who now shop on Wednesday evenings and there is no reason why Burnaby residents should have to travel to the wilds of Richmond, Surrey or Coquitlam to obtain their normal needs.

Mr. Mayor, we are interested only in the ability to open on Wednesdays. We are not interested in any way in opening on holidays, or for the most part, on Sundays.

We are asking then that you exempt all stores listed in Schedule "A" from Section 859 of the Municipal Act."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"THAT no changes be made in the "Burnaby Shops Closing By-law 1958", By-law No. 3970."

FOR: Mayor Constable, Aldermen
Ast, Drummond, Lawson and
Lewarne

OPPOSED: Aldermen Emmott, Mercier
and Randall

MOTION CARRIED

- f) Mr. M.R. MacKinnon advised Council that he was aware of the recommendation contained in Item 14, Municipal Manager's Report No. 49, 1979 July 16 and had no further remarks to add to this subject at this time.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"THAT Item 14, Municipal Manager's Report No. 49, 1979 July 16, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager recommended:

1. THAT the subject application for Strata Titling be granted approval by Council, subject to the fulfillment of Section 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.
2. THAT a copy of this report be sent to Mr. M.R. MacKinnon, Architect, Second Floor - 1107 Homer Street, Vancouver, B.C., V6B 2Y2.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Council Meeting recessed at 20:55 h.

The Council Meeting reconvened at 21:10 h with Alderman Gunn absent.

BY - LAWS

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT

- 'Burnaby Road Closing By-law No. 5, 1979' -#7382
- 'Burnaby Road Acquisition and Dedication By-law No. 1, 1979' -#7383
- 'Burnaby Local Improvement Charges By-law 1976, Amendment By-law No. 2, 1979' -#7389
- 'Burnaby Highway Exchange By-law No. 5, 1979' -#7390

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT

- 'Burnaby Road Closing By-law No. 5, 1979' -#7382
- 'Burnaby Road Acquisition and Dedication By-law No. 1, 1979' -#7383
- 'Burnaby Local Improvement Charges By-law 1976, Amendment By-law No. 2, 1979' -#7389
- 'Burnaby Highway Exchange By-law No. 5, 1979' -#7390

be now read Three Times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

- 'Burnaby Local Improvement Temporary Financing By-law 1979' -#7372
- 'Burnaby Security Issuing By-law No. 1, 1979' -#7388."

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report the By-laws 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 Local Improvement Temporary Financing By-law 1979'

-#7372

'Burnaby Security Issuing By-law No. 1, 1979'

-#7388

be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Highway Exchange By-law No. 2, 1979'

-#7324

be now Reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

MOVED BY ALDERMAN EMMOTT:
SECONDED BY ALDERMAN AST:

"THAT a decision on

'Burnaby Highway Exchange By-law No. 2, 1979'

-#7322

be postponed pending receipt of additional information."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Tax Sale Lands Reserve Fund Expenditure By-law No. 2, 1979'

-#7370

'Burnaby Lease Authorization By-law No. 4, 1979'

-#7387

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 AST:
SECONDED BY ALDERMAN RANDALL:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 49, 1979 July 16 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Shui Chiucheng
Re: Open The Barriers Placed In The
Deer Lake Area

A letter dated 1979 June 26 was received urging Council to open the barriers placed in the Deer Lake Area as said barricades were causing the writer much hardship in his business since they went into operation. The writer operates a small business and cannot afford the loss suffered due to the difficulty of access now imposed on his location. Council was urged to reconsider the matter and eliminate the obstructions.

- b) Province of British Columbia, Ministry of
Municipal Affairs, Honourable W.N. Vander Zalm,
Minister
Re: Traffic Situation At Cassiar And Hastings
Street

A copy of a letter addressed to Mr. A.H. Emmott, Chairman, Greater Vancouver Regional District, dated 1979 June 28 was received respecting the traffic situation at Cassiar and Hastings Street in the City of Vancouver.

The Minister advised that he will be discussing this matter with the appropriate members of the Executive Council and that Alderman Emmott would be contacted in the near future with respect to determining a co-operative inter-governmental approach to resolving this problem.

- c) A. McGregor, Petition From Residents Baytree
Court And Colbrook Court
Re: Proposed Moscrop Percival Major Road Collector

A letter and petition dated 1979 June 28 was received from residents of Baytree Court and Colbrook Court expressing concern regarding the proposed Moscrop Percival Major Road Collector.

The petitioners suggested that since the Municipality now owns the land immediately south of the tree belt, that the through road be considered at that point, since they felt that the existing buffer between their properties and the now proposed road is totally inadequate to compensate for the noise and hazards of a major road.

The existing land immediately behind their properties is, at present, being utilized as a nature path and recreation site for children, also the wildlife have a perfectly natural habitation. The petitioners requested that Council consider leaving it that way.

- d) Mrs. Margaret M. Taylor
Re: Review Policy Regarding Construction
Of Back Lanes

A letter dated 1979 June 29 was received requesting that Council give immediate consideration to reviewing the policy regarding the construction of back lanes in the District.

Present policy assumes that construction of back lanes is not essential. This policy appears to apply to most of Burnaby. No one blanket plan can be suitable to a whole community; where as it may not be sensible to construct back lanes in one case, equally, it may not be sensible to omit them in another. A good case in point is where failure to construct lanes in 5000 Block Canada Way has resulted in great problems for taxpayers of that area.

Council was advised that a staff report on this subject will be available on 1979 July 30 and further consideration of the matter was deferred until that time.

- e) Mr. and Mrs. T.S. Killip
Re: Protest Closure Of Sperling Avenue
At Canada Way

A letter dated 1979 July 02 was received protesting the closure of Sperling Avenue at Canada Way.

- f) Lloyd W. Berry
Re: Two Items That Appear To
Be A Waste Of Money

A letter dated 1979 July 02 was received regarding the maintenance of the shoulders on Trinity Street between Esmond Avenue and Boundary Road and also the planting of trees on Boundary Road between Albert Street and Edinburgh Street.

Item 20, Municipal Manager's Report No. 49, 1979 July 16, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Engineer reported that Trinity Street is an unimproved street with an interim pavement and gravel shoulders and is similar to many streets throughout Burnaby. The work to which Mr. Berry refers is part of our regular street maintenance program. Due to the steep grade

and the volume of surface drainage on the street, the shoulder does tend to wash out from time to time. However, until the standard of street construction is upgraded, we are faced with a continuing maintenance program. A permanent solution to this problem would be the installation of curbs etc. under the L.I.P. Program. The Engineering Department will contact Mr. Berry and explain the L.I.P. procedures to be followed should he be interested in following this course of action.

The Parks and Recreation Administrator reported that his department has been monitoring the growth of trees planted during last year's program and is aware of the situation on Boundary Road. Everything possible has been done to ensure the health and survival of the trees planted last year.

In spite of these efforts by the Horticulture Section of the Parks and Recreation Department, there has been a rather high proportion of defoliation among the trees planted last year. The Parks and Recreation Department is in the process of determining actual mortality of these trees and will approach the supplier in the Fall of 1979 regarding replacement stock as per the guarantee clause in the contract.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. Lloyd W. Berry, 424 North Boundary Road, Vancouver, B.C., V5K 3T1.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- g) The Corporation of the District of West Vancouver
Municipal Clerk
Re: Multiplex Complex

A copy of a letter addressed to Mr. A.H. Emmott, Chairman, Greater Vancouver Regional District was received advising that the following resolution regarding the Multiplex Complex had been adopted by the Municipal Council of the District of West Vancouver on 1979 July 03:

"THAT it is the opinion of the Council of The Corporation of the District of West Vancouver that in the event Multiplex is constructed, that the most acceptable location of the proposals to date is at the P.N.E. Grounds and that it is acceptable only if effective traffic improvements such as grade separations, holding lanes for ingresses and egresses to the grounds and improved transit vehicle drop-off and pick-up zones are provided in conjunction with the Multiplex Complex."

- h) Greater Vancouver Regional District,
Chief Administrator - Planning
Re: Agricultural Land Reserve Appeal Process

A letter dated 1979 July 04 was received enclosing a copy of the report of the G.V.R.D. Planning Sub-Committee on the Agricultural Land Reserve Appeal Process which has been adopted by the G.V.R.D. Board as official policy for the review of all agricultural land reserve appeals.

Item 13, Municipal Manager's Report No. 49, 1979 July 16, pertaining to this subject, was brought forward for consideration at this time.

The following are the recommendations contained in that report:

1. THAT Council endorse the concept that the G.V.R.D. should continue to comment on agricultural land reserve appeals.
2. THAT Council endorse the policies adopted by the G.V.R.D. for agricultural land reserve appeals as outlined in the report of their Sub-Committee.

3. THAT Council endorse the additional recommendations of the G.V.R.D. Sub-Committee relative to the ALR Appeals Process and the future of farming in the region on the understanding that Recommendation No. 1 which proposes bringing the official regional plan and the agricultural land reserve boundaries into conformity, will require further detail study by the G.V.R.D. and Municipal Staff, resulting in a recommendation to Council on the specific boundaries.

4. THAT a copy of this report be forwarded to the G.V.R.D.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"THAT Recommendation No. 1, aforementioned, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"THAT Recommendation No. 2, aforementioned, be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 3, aforementioned, be adopted."

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT Recommendation No. 3, aforementioned, be amended to read as follows:

'THAT Council endorse the additional recommendations as set out on Page 5, Item (D) in the G.V.R.D. Report of the G.V.R.D. Sub-Committee relative to the ALR Appeals Process and the future of farming in the region on the understanding that Recommendation No. 1, which proposed bringing the official regional plan and the agricultural land reserve boundaries into conformity, will require further detail study by the G.V.R.D. and Municipal Staff resulting in a recommendation to Council on the specific boundaries'."

CARRIED UNANIMOUSLY

A vote was then taken on the original Motion as MOVED by Alderman Emmott and SECONDED by Alderman Ast "THAT Recommendation No. 3, aforementioned, as amended, be adopted", and same was CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN LAWSON:

"THAT Recommendation No. 4, aforementioned, be adopted."

CARRIED UNANIMOUSLY

- i) Mrs. D. Halliday
Re: Provincial Government Garden
Allotment Plots In Burnaby

A copy of a letter addressed to the Minister of Agriculture dated 1979 July 05 was received regarding the Provincial Garden Allotment Plots in Burnaby. It was the writer's understanding that it was the Government's decision to place these plots under Municipal jurisdiction.

It was the writer's understanding that a Committee reporting to Burnaby Municipality has recommended the garden plot fee be set at \$100.00 per plot. This fee, together with the costs of rototilling, rent of the plot, seeds, fertilizer and transportation, it will not be feasible to have a plot and the writer believed a large number of people will drop out.

The writer requested that the Provincial Government reconsider its position on this matter and continue the necessary funding for this site.

It was agreed that the Parks and Recreation Administrator should reply to Mrs. D. Halliday giving the facts of this situation and that a copy of his reply be sent to the Minister of Agriculture.

- j) Deputy Municipal Clerk, City of Vancouver
Re: Parking Ratios in Vancouver City Centre

A letter dated 1979 July 06 was received advising that the Vancouver City Council, at a Public Hearing on Thursday, 1979 June 28, had taken into consideration the Burnaby Transportation Committee's Brief and recommendation dated 1979 June 28 concerning parking ratios in the Vancouver City Centre.

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LAWSON:

"THAT the report of the Transportation Committee be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Transportation Committee submitted a report on the proposed adjustment in City of Vancouver General Business District Parking Standards to permit additional parking in new office developments.

The following are the recommendations contained in that report:

1. THAT Council endorse the recommendations as contained within the attached report entitled "Proposed adjustment in City of Vancouver Central Business District parking standards to permit additional parking in new office developments".

These recommendations read as follows:

- 6.1 The City of Vancouver be informed that their deliberations with respect to central business district parking matters has regional significance and that the view of Burnaby is the more relaxed parking provisions for new developments and the development of parking garages would be detrimental to this municipality.
 - 6.2 As well as developer interests, other groups and agencies such as the Greater Vancouver Regional District, the Province, other affected municipalities such as Burnaby, and Vancouver residents in commuter traffic affected areas be invited to provide their views with respect to Central Business District parking matters.
 - 6.3 The City of Vancouver be encouraged to give a renewed commitment to:
 - a) The Livable Region Plan
 - b) The public transit, including rapid transit
 - c) Decentralization of office development.
2. THAT Council endorse the actions of the Transportation Committee to have the subject report, together with the booklet entitled "Transportation Policies for Burnaby", reviewed and recorded at the Vancouver Public Hearing held on 1979 June 28.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- k) Province of British Columbia, Office of
The Premier, Executive Director to The Premier
Re: Transfer of 158 acres of the Oakalla Lands from
the Province to the Municipality for Deer Lake Park

A letter dated 1979 July 06 was received conveying the Premier's thanks for Council's letter dated 1979 June 29 which expressed the appreciation of Council and the citizens of Burnaby for the transfer of 158 acres of Oakalla Lands from the Province to the Municipality for the development of Deer Lake Park.

- 1) Province of British Columbia, Ministry of
Provincial Secretary and Government Services, Minister
Re: Grant to Central Valley Rugby Committee in amount
of \$175,512.49 for expansion of the Municipally owned
Burnaby Lake Fieldhouse

A copy of a letter dated 1979 July 05 addressed to the Committee Chairman, Central Valley Rugby Committee was received advising that the Minister of Provincial Secretary and Government Services had approved a grant in the amount of \$175,512.49 to the Central Valley Rugby Committee for the expansion of the Municipally owned Burnaby Lake Fieldhouse.

- m) Burnaby Minor Lacrosse Club
Re: Request Permission for Burnaby Lacrosse Team
Division 5"A" to Hold Tag Days on Thursday, Friday
and Saturday, 1979 July 19, 20 and 21

A letter dated 1979 July 05 was received requesting permission for the Burnaby Lacrosse Team Division 5"A" to hold Tag Days in the Municipality on Thursday, Friday and Saturday, 1979 July 19, 20 and 21.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

"THAT permission be granted to the Burnaby Lacrosse Team Division 5"A" to hold their fund raising campaign as requested."

CARRIED UNANIMOUSLY

- n) Dr. M. Priest
Re: Barricades Canada Way/Sperling Avenue

A letter dated 1979 July 06 was received protesting the closure of Sperling Avenue at Canada Way.

- o) David J. Ho
Re: "Over the Counter" Sale of Lot 61,
D.L. 15, Plan 49449 (9955 Rathburn Drive)

A letter dated 1979 July 04 was received requesting permission for the writer to purchase the subject property "over the counter" at the upset price of \$38,000.00.

Item 19, Municipal Manager's Report No. 49, 1979 July 16, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager presented a report from the Municipal Solicitor concerning the sale of the subject property to Mr. David J. Ho.

The Municipal Solicitor noted that the Municipality of Burnaby has the policy of selling properties that it owns by public tender. This policy has created no problems that can be recalled, and has in fact, probably prevented problems from occurring because everyone is given the same opportunity to buy when properties become available on the market. Unless directed to the contrary, staff will follow this policy and, therefore, not sell properties "over the counter".

The Legal and Lands Department is currently preparing a report in which it will be recommended that Lot 61 at 9955 Rathburn Drive and a number of other lots that are located in other parts of the Municipality be offered for sale by public tender. This report will be submitted to Council on either July 30 or August 13. Mr. Ho will, therefore, be able to submit his bid in connection with this offering in the near future.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. David J. Ho, 2013 Holdom Avenue, Burnaby, B.C., V5B 3W5.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

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

- a) E. Destree
Re: Protest the Development Costs Relative
To The Three Lots Comprising My Property

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

"THAT Item 9, Municipal Manager's Report No. 39, 1979 May 22 and Item 16, Municipal Manager's Report No. 41, 1979 June 11, pertaining to this subject be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT:

- a) Mrs. Estelle L. Destree be advised that it has come to Council's attention that the owners in the area are apparently meeting with each other now on the question of a joint subdivision and that Council is waiting the outcome of those meetings.
- b) The Director of Planning submit a report on a phased method by which Mrs. Destree could subdivide her own property so that the bulk of the servicing costs could be attached to the final phase of her subdivision.
- c) The Municipal Engineer submit a report on the drainage basin and a historical summary of the treatment of the low spot in the sanitary/storm sewers."

CARRIED UNANIMOUSLY

- b) Letter From Miss E.V. McGillivray Which
Appeared on the Agenda For the 1979 May
28 Meeting of Council - Illegal Suites

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 19, Municipal Manager's Report No. 45, 1979 June 25, pertaining to this subject, be now lifted from the table."

FOR: Aldermen Ast, Emmott,
Lawson and Mercier

OPPOSED: Mayor Constable, Aldermen
Drummond, Lewarne and
Randall

The votes being equal FOR and AGAINST the Motion,
the question was declared negatived and the Motion
was DEFEATED.

- c) Burnaby Park Study 1977

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

"THAT Item 22, Municipal Manager's Report No. 45, 1979 June 25, pertaining to the Burnaby Park Study, be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN LAWSON:

"THAT the Burnaby Park Study 1977 be referred to a joint meeting of the Municipal Council and the Parks and Recreation Commission to review the Study with particular reference to the question of priorities and the apparent lack of adequate park facilities in the Maywood and Richmond areas with this meeting to be held at the Call of the Chair."

CARRIED UNANIMOUSLY

d) Data Processing

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN LEWARNE:

"THAT Item 26, Municipal Manager's Report No. 45, 1979 June 25, pertaining to this subject, be now lifted from the table."

CARRIED UNANIMOUSLY

The following are the recommendations contained in that report:

1. THAT the report of the Municipal Manager be received.
2. THAT the revised budget for 1979 Computer Services and Data Processing be approved as submitted.
3. THAT the consultant be directed to complete the accounting application with approximately \$25,000.00 to be provided for those services from the 1980 Budget.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Alderman Mercier

It was suggested that the Municipal Manager convene a meeting of the Greater Vancouver Regional District Administrative Advisory Committee to discuss the relative merits of establishing a uniform accounting system for all municipalities.

E N Q U I R I E S

Alderman Drummond

Alderman Drummond advised that he would be introducing the following resolution at the 1979 July 30 meeting of Council:

Re: Proposed Installation Of A Nuclear Plant

"WHEREAS the Puget Sound Power and Light Company proposes to construct a nuclear electricity generating power plant 60 kilometres from the Canadian border; and

WHEREAS there has been a public concern with nuclear plant safety procedures as a result of the reactor accident at Three Mile Island; and

WHEREAS a review of nuclear plant designs and safety systems has not yet been completed by the Federal Government of the United States of America; and

WHEREAS there have been examples of nuclear reactor breakdowns resulting in the leakage of radioactive material into the atmosphere; and

WHEREAS Citizens of Canada could be threatened by radioactive fallout during a breakdown at this proposed site in Skagit Valley;

THEREFORE BE IT RESOLVED that the Municipal Council of The Corporation of the District of Burnaby protest the construction of a nuclear electricity generating plant by the Puget Sound Power and Light Company in the Skagit Valley of Washington State;

AND FURTHER BE IT RESOLVED that the Federal Government of Canada and the Provincial Government of British Columbia also be requested to protest the construction of this nuclear project in Washington State;

AND THAT the Municipal Councils of The Corporation of the District of Delta and The Corporation of the District of Surrey, and the Skagitonians Concerned About Nuclear Power (S.C.A.N.P.) be advised of Burnaby Municipal Council's position on the installation of a nuclear plant."

R E P O R T S

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- a) Transportation Committee
Re: Proposed Adjustment in City of
Vancouver Central Business Parking
Standards to Permit Additional Parking
In New Office Developments

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

- b) The Municipal Manager presented Report No. 49, 1979 on the matters listed following as Items 1 to 27, either providing the information shown or recommending the courses of action indicated for the reasons given:
 - 1. Residential Occupancy Standards
Housing Inspection Program
Second Quarter 1979

The Municipal Manager provided a report from the Chief Building Inspector on Residential Occupancy Standards for the Second Quarter of 1979.

The Municipal Manager recommended:

- 1. THAT the report of the Chief Building Inspector be received for information purposes.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

- 2. Illegal Suites
Potential For Residential Coverisons
In R4 and R5 Districts

The Municipal Manager provided a report from the Director of Planning containing information that Council has requested in connection with its deliberations on illegal suites.

The Municipal Manager recommended:

1. THAT Item 19, Municipal Manager's Report No. 45, 1979 June 25 be lifted from the table.
2. THAT Council authorize the removal of the moratorium serving of notices of non-compliance of the Burnaby Zoning By-law which was established on 1979 June 11.
3. THAT a copy of this report on illegal suites (1979 June 19) be sent to Miss E. Vera McGillivray, 6757 Lakeview Avenue, Burnaby, B.C., V5E 2P6.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of this matter be tabled."

FOR: Aldermen Drummond, Lewarne,
Mercier and Randall

OPPOSED: Mayor Constable, Aldermen
Ast, Emmott and Lawson

The votes being equal FOR and AGAINST
the Motion, the question was declared
negatived and the Motion was DEFEATED.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN AST:

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

CARRIED

OPPOSED: Aldermen Lewarne,
Mercier and Randall

3. Council Reports - Watercourses

The Municipal Manager provided a report from the Director of Planning on a review of criteria that can be used to decide when Council should receive staff reports on watercourses.

The Municipal Manager recommended:

1. THAT Council direct staff to report only on those watercourses where enclosure of the watercourse (in whole or in part) would be recommended by all departments concerned or where departments are not unanimous on the treatment to be applied to a specific watercourse.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Vacation - Municipal Manager

The Municipal Manager submitted a report in which it was indicated that he would be taking three weeks annual leave from 1979 July 30 to August 19 inclusive. Mr. Bart McCafferty will be Acting Municipal Manager during that time.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

5. Motorized Recreation Trail Bike Sites

The Municipal Manager provided a report from the Director of Planning concerning motorized recreation trail bike sites within the Greater Vancouver Regional District.

The Municipal Manager recommended:

1. THAT Council approve in principle the concept for the provision of trail bike facilities on a regional basis as outlined in the preliminary G.V.R.D. report prepared by the Motorized Recreation Task Force.
2. THAT Council provide assistance in the form of publicizing the availability of approved motorized trail bike locations once these have been established.
3. THAT a copy of this report be forwarded to Mr. R.A. Hankin, Administrator, Regional Parks of the Greater Vancouver Regional District.
4. THAT a copy of this report be sent to the Parks and Recreation Commission.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

6. Tenders for Contract #7912
1979 Local Improvement Program Phase II

The Municipal Manager provided a report from the Purchasing Agent on tenders for Phase II of Contract #7912.

The Municipal Manager recommended:

1. THAT the lowest tender in the amount of \$490,655.00, submitted by Castle Concrete Limited, be accepted with final payment to be based on the actual quantities and unit prices tendered.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Letter from Harris Campbell Threlfall
Barristers and Solicitors
4729 East Hastings Street, Burnaby, B.C., V5C 2K8
Taxes on a Commercial Building, Unsightly Premises
And Dog Barking

The Municipal Manager provided reports from the Municipal Treasurer, the Chief Public Health Inspector and the Burnaby Detachment, R.C.M.P. concerning taxes on the commercial building at the subject addresses, unsightly premises in the area surrounding this address and a dog barking.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Harris Campbell Threlfall, Barristers and Solicitors, 4729 Hastings Street, Burnaby, B.C., V5C 2K8.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

8. Demolition of a Municipal House
Lot 2, Sketch 9995, Block 3, D.L. 59/136/137
Group 1, Plan 3050 N.W.D.
7168 East Broadway, Burnaby, B.C.

The Municipal Manager provided a report from the Municipal Solicitor regarding the proposed demolition of the municipal house on the subject property.

The Municipal Manager recommended:

1. THAT the house situated at 7168 East Broadway, legal description stated above, be demolished as soon as possible.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

9. Electronic Locking Devices on Road Barricades

The Municipal Manager provided a report from the Municipal Engineer on the feasibility of equipping gates in road barricades with some type of remote control electronic device for the purpose of enabling emergency vehicles to respond more quickly to calls for assistance.

The Municipal Manager recommended:

1. THAT the use of electronic detectors at the present fire gates not be considered at this time.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

10. Energy Conservation Program
Conversion of Vehicles to Propane

The Municipal Manager provided a report from the Municipal Engineer containing information on an enquiry which was made by Council on 1979 May 28 in connection with the report on energy conservation.

The Municipal Engineer reported that approximately 8 years ago, a refuge vehicle had been converted from gasoline to propane for experimental purposes. Severe problems were experienced especially in Winter with regulator freezing and it was not unusual to lose half a day before the vehicle would run properly. More recent research has shown that the regulator problem has been solved but there are many other disadvantages. The cost of converting one vehicle at this time would be approximately \$1,500.00. There would be an 18 percent saving in the cost of fuel but a 28 percent loss in miles per gallon. A 1,000 gallon tank for propane would have to be installed in the Works Yard, plus all the safety features required by law, and the location of a large scale storage for all vehicles in the midst of a residential area would create a possible hazard which would be unacceptable. The Engineering Department will continue to observe developments in this field and are looking with considerable interest at trials being conducted using hydrogen fuel which is being hailed as the ultimate fuel of the future.

The Municipal Manager recommended:

1. THAT the report of the Municipal Engineer be received for information purposes.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

It was suggested that the results of the Municipal Engineer's investigations into the use of propane in Municipal vehicles be published in the Information Burnaby Newsletter.

11. Letter from Mr. & Mrs. D. Tatone
6750 Lakeview Avenue, Burnaby, B.C., V5E 2T4
Complaint Regarding Duplex Buildings on Lakeview Avenue

The Municipal Manager provided a report from the Chief Building Inspector containing a status report of the enforcement of the Burnaby Zoning By-law relative to the duplex buildings on Lakeview Avenue.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. & Mrs. D. Tatone, 6750 Lakeview Avenue, Burnaby, B.C., V5E 2T4.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

12. Proposed Five-Year Plan For A Community School Development And Operation In Burnaby

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding a proposed five-year plan for development of community schools in Burnaby.

The Municipal Manager recommended:

1. THAT approval in principle be given for the establishment of a total of six designated community schools by 1984.
2. THAT budgetary provision be made to accommodate six community schools by 1984 with the understanding that budget provisions are reviewed each year.
3. THAT additional funding sources be explored by the District Community School Advisory and Co-ordinating Committee.
4. THAT adequate staff time be provided to the Community Education Department or the Parks and Recreation Department to assist in the development and to sustain the existing operation of community schools.
5. THAT appropriate staff development activities be planned in order to familiarize a larger cross-section of the community with the community school concept.
6. THAT an appropriate formal evaluation process be developed and accompany any future designation.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

It was agreed that each of the aforementioned recommendations would be voted on separately.

Recommendation No. 1

CARRIED UNANIMOUSLY

Recommendation No. 2

CARRIED

OPPOSED: Aldermen Lewarne and
Mercier

Recommendation No. 3

CARRIED

OPPOSED: Alderman Lewarne and
Mercier

Recommendation No. 4

CARRIED
OPPOSED: Aldermen Lewarne
and Mercier

Recommendation No. 5

CARRIED
OPPOSED: Aldermen Lewarne
and Mercier

Recommendation No. 6

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT priority be given to Recommendation No. 6, aforementioned."

CARRIED UNANIMOUSLY

13. Letter from the Greater Vancouver Regional District, 2294 West 10th Avenue, Vancouver, B.C., V6K 2H9
Report of the G.V.R.D. Sub-Committee on the Agricultural Land Reserve Appeal Process

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

14. Letter from M. MacKinnon, Architect
2nd Floor - 1107 Homer Street, Vancouver, B.C., V6B 2Y2
Strata Title Application #5/79
Lot 2, Block 22, D.L. 159, Plan 1251
6225/27 McKee Street

This Item was dealt with previously in the meeting as Item 4f) under Delegations.

15. Engineering Services for a Preliminary Design of a Proposed Vehicular Overpass at Barnet Marine Park

The Municipal Manager provided a report from the Municipal Engineer regarding proposals for the provision of engineering services for preliminary design of a proposed vehicular overpass at Barnet Marine Park.

The Municipal Manager recommended:

1. THAT The Corporation of Burnaby enter into an Engineering Agreement with Associated Engineering Services Limited for the provision of engineering services for preliminary design of a vehicular overpass at Barnet Marine Park for an estimated fee of \$10,900.00 excluding disbursements the terms of reference for this project be in accordance with the Municipal Engineer's letter dated 1979 June 20. The consultant's fee is to be financed from the General Municipal Contingency Fund.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

Alderman Lewarne retired from the Council Chamber.

16. Engineering Services for the 1979 Storm Drainage Program

The Municipal Manager provided a report from the Municipal Engineer regarding engineering services for the 1979 Storm Drainage Program.

The Municipal Manager recommended:

1. THAT The Corporation of Burnaby enter into an Engineering Agreement with Vector Engineering Services Limited for the provision of all engineering services to complete the design of the 1979 Storm Drainage Program as outlined in the Municipal Engineer's terms of reference dated 1979 June 28 for a maximum fee of \$5,950.00, excluding disbursements, for Project "A", and a maximum fee of \$6,500.00, excluding disbursements, for Project "B".

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

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

17. Residential Occupancy Standards

The Municipal Manager provided a report from the Director of Planning regarding Residential Occupancy Standards.

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and request the preparation of a by-law by the Municipal Solicitor to permit the introduction of the proposed Text Amendment, as outlined in Section "E", into the Burnaby Zoning By-law, and that these amendments be advanced to a Public Hearing on 1979 August 14.
2. THAT the Council make representation to the Province to request the amendment of the Strata Title Act to provide that all Strata Plan Applications, whether or not new or unoccupied buildings are involved, be made subject to the approval of the Approving Officer of the Municipality, and that this be followed, if necessary, by the submission of a resolution to the 1980 Annual Convention of The Union of British Columbia Municipalities.
3. THAT the Council authorize the Planning Department to carry out the studies of R4 and R5 Zoned Districts with the view to determining areas which could suitably be proposed for rezoning to single family use only.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LAWSON:

"THAT further consideration of this matter be tabled."

CARRIED UNANIMOUSLY

18. Rezoning Reference #19/79

Lots 3,4,6,7,8 and 9 of Block A of 47, D.L. 151,
Plan 1437; Lot 5 of Blk. A of 47, D.L. 151/153,
Plan 1437; Lots 10 and 11, Blk. A of 47, D.L.
151/153, Plan 1437; Lots 12 and 15, Blk. 47, D.L. 151,
Plan 1437; Lots 13 and 14 of A, Blk. 47, D.L.
151/153, Plan 1437; Lots 16 and 17 of A, Blk. 47,
D.L. 151, Plan 1437

6558,6542,6526,6508,6492,6476,6446 Patterson Avenue;
4126, 4142, 4156-58, 4176 Maywood Street; 6503, 6507,
6525, 6541 Willingdon Avenue

FROM: Residential District (R5)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council approve the land exchange and authorize the Legal and Lands Department to negotiate for the sale of Lot 3 of Blk. A of 47, D.L. 151, Plan 1437, for consolidation with the development site as outlined in Section 3.4 of this report.
2. THAT Council request that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.
 - d) 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.
 - e) The consolidation of the overall project site into a Phase I site and a Phase II site.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The retention of as many existing mature trees as possible on the site.
 - i) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

19. Letter from Mr. David J. Ho
2013 Holdom Avenue, Burnaby, B.C., V5B 3W5
Request to Purchase a Municipally Owned Property
on Rathburn Drive

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

20. Letter from Mr. Lloyd W. Berry
424 North Boundary Road, Vancouver, B.C., V5K 3T1
Grading Work on Trinity Street and Trees on
North Boundary Road

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

21. Boundary Road

The Municipal Manager provided a report from the Municipal Engineer pertaining to the work that is to be done relative to the upgrading of Boundary Road. After the action taken by Burnaby Council on July 03, the Municipal Manager was advised of the proposal by the City of Vancouver wherein the vast majority of the work to be performed would be contracted out by public tender. Because the relatively small remaining amount of the work is of the type that is normally done by municipal forces, the proposal call for this portion to be carried out by crews that are employed by the City.

The Municipal Manager interpreted that this proposal met with the real intent of the Motion by Council. The two week intervals between meetings precluded a timely referral of this matter back to Council for consideration. The Municipal Manager did, however, bring it to the attention of the Transportation Committee at its meeting of July 05.

The Committee's discussion concluded with a concurrence to the effect that the approach as proposed by Vancouver should be adopted.

The Municipal Manager, therefore, authorized the work to proceed on this basis, and instructed the Municipal Engineer to satisfy himself that the estimates for the work to be undertaken by the City's forces were acceptable to him.

The Municipal Manager recommended:

1. THAT Council receive this report as explanation as to the basis of which Burnaby will be expected to share with Vancouver the proposed construction work on Boundary Road for 1979.
2. THAT the action of the Municipal Manager be ratified.
3. THAT a copy of this report be sent to Vancouver City Council.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

22. Board of Variance Appeal #1978 - Target Concrete Products Limited - 7550 Conrad Street
Lot 79, D.L. 43, Plan 27194

The Municipal Manager provided a report from the Director of Planning concerning an appeal to the Board of Variance by Target Concrete Products Limited involving the subject property.

The Director of Planning was of the opinion that the Board of Variance would have no jurisdiction whatsoever to consider and rule upon such an appeal.

The Municipal Manager recommended:

1. THAT Council receive the report of the Planning Department and appeal the decision of the Board of Variance Appeal #1978.
2. THAT Council authorize the Planning Department not to approve any preliminary plan approval applications on the subject site until such time as (1) is resolved.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN DRUMMOND:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT further consideration of Recommendation No. 1, aforementioned, be tabled."

FOR: Aldermen Lewarne and
Mercier

OPPOSED: Mayor Constable, Aldermen
Ast, Drummond, Emmott, Laws
and Randall

MOTION DEFEATED

A vote was then taken on the original Motion as MOVED by Alderman Randall and SECONDED by Alderman Drummond "THAT the recommendations of the Municipal Manager be adopted", and same was CARRIED with Aldermen Lewarne and Mercier OPPOSED.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LAWSON:

"THAT the Municipal Solicitor be requested to attend the next 'In Camera' meeting of Council to discuss the appealing of the decision of the Board of Variance decision on Appeal #1978."

CARRIED UNANIMOUSLY

23. Rezoning

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

The Municipal Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1979 August 14, except where noted otherwise in the individual reports.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Item #1

Rezoning Reference #20/79 Application for the rezoning of:

Lot 126, D.L. 189, Plan 46877

5140 Bessborough Drive

FROM: Residential District (R5)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council request that a rezoning by-law be prepared, and that the rezoning be advanced to a Public Hearing on 1979 August 14.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #2

Rezoning Reference #21/79 Application for the rezoning of:

Lot 6, Block 42, D.L. 153, Plan 1566

6492 Telford Avenue

FROM: Residential District (R5)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.

- d) 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.
- e) The granting of any necessary easements.
- f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- g) The deposit of a levy of \$1,125.00 per unit towards the acquisition of proposed neighbourhood parks.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

Item #3

Rezoning Reference #22/79 Application for the rezoning of:

Lots 19, 20, 21, Expl. Pl. 43158 of Block 29, D.L. 121, Plan 1054
and Lot 22, Block 29, D.L. 121, Plan 1054

975 Willingdon Avenue and 4481 Parker Street

FROM: Residential District (R5) and Gasoline Service Station District -
Conventional (C6)

TO: Gasoline Service Station District - Self-Serve (C6A)

The Municipal Manager recommended:

1. THAT Council request that a rezoning by-law be prepared for Lots 19, 20 and 21, Expl. Pl. 43158 of Block 29, D.L. 121, Plan 1054, and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.
 - d) 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.
 - e) The consolidation of the net project site into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The submission of a statement by the owner/operator(s) of the service station verifying that the internal retail area will be restricted to the sale of automobile accessories to gasoline purchasers.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"THAT Lot 22, Block 29, D.L. 121, Plan 1054, be included in this rezoning proposal."

CARRIED

OPPOSED: Aldermen Drummond and
Randall

A vote was then taken on the original Motion as MOVED by Alderman Mercier and SECONDED by Alderman Ast "THAT the recommendation of the Municipal Manager be adopted", as amended, and same was CARRIED with Aldermen Drummond and Randall OPPOSED.

Item #4

Rezoning Reference #23/79 Application for the rezoning of:

Pcl. "D", Ex.Pl. 13415, Block 8, D.L. 4, Plan 845; Pcl. "F" W₂, Ref. Pl. 6349, Exc. Pcl. "D", Expl. Pl. 13415, Block 8, D.L. 4, Plan 845.

9608 and 9634 Cameron Street

FROM: Small Holdings District (A2)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.
 - d) 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.
 - e) The consolidation of the net project site into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The retention of as many existing mature trees as possible on the site.
 - h) The approval of the Ministry of Transportation, Communications and Highways to the rezoning application.
 - i) Applicant's schedule for the construction staging of the subject proposal.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Item #5

Rezoning Reference #24/79 Application for the rezoning of:

Lot 3, Block 24, D.L. 95N, Plan 7778, Lot 4, Block 24, D.L. 95N, Plan 7778; Lot 5 Ex. Expl. Pl. 9774, Block 24, D.L. 95N, Plan 7778; Lot 5, Sk. 9774, Block 24, D.L. 95N, Plan 7778

7255, 7267 and 7285 Salisbury Avenue and 7059 Beresford Street

FROM: Residential District (R5)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council authorize the introduction of a Road Exchange By-law according to the terms outlined in Section 4.6 of this report contingent upon the granting by Council of First and Second Reading of the subject rezoning By-law.

2. THAT Council request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.
 - d) 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.
 - e) The consolidation of the net project site into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The completion of the requisite Road Exchange By-law as outlined in Section 4.6 of this report.
 - h) The retention of as many existing mature trees as possible on the site.
 - i) The deposit of a levy of \$1,080.00 per unit to go towards the acquisition of proposed neighbourhood parks.
 - j) Applicant's schedule for the construction of the subject proposal.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Item #6

Rezoning Reference #25/79 Application for the rezoning of:

Pcl. "A", Ref. Pl. 11251, Blk. 8, D.L. 119W $\frac{1}{2}$, Plan 206; Pcl. "A", Ref. Pl. 11549, Blk. 7, D.L. 119W $\frac{1}{2}$, Plan 206

4180 Loughheed Highway

FROM: Manufacturing District (M1)

TO: Comprehensive Development District (CD)

The Municipal Manager recommended:

1. THAT Council request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on 1979 August 14 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 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.
 - c) 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.
 - d) 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.
 - e) The completion of the necessary subdivision of the subject property including a servicing agreement.

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- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The retention of as many existing mature trees as possible on the site.
- i) The approval of the Ministry of Transportation, Communications and Highways to the rezoning application.
- j) Applicant's schedule for the construction staging of the subject proposal.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

24. Board of Variance Appeal #1978 - Target Concrete Products Limited - 7550 Conrad Street
Lot 79, D.L. 43, Plan 27194
-

This Item was considered previously in the meeting in conjunction with Item 22, Municipal Manager's Report No. 49, 1979 July 16.

25. Demolition of Buildings
Lease of Blocks 4,5,6 and 7, D.L. 212, Group 1
N.W.D., Plan 3080
(Bestwood Industries Limited)
-

The Municipal Manager provided a report from the Parks and Recreation Administrator concerning the demolition of buildings on the subject properties presently leased to Bestwood Industries Limited.

The Municipal Manager recommended:

- 1. THAT this report item be tabled for the July 30 meeting of the Municipal Council.
- 2. THAT a copy of this report be forwarded 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

26. Demolition of Buildings
Lease of Blocks 4,5,6 and 7, D.L. 212, Group 1
NWD, Plan 3080
(Bestwood Industries Limited)
-

The Municipal Manager provided a report from the Director of Planning concerning the proposed demolition of buildings on the subject properties presently leased to Bestwood Industries Limited.

The Municipal Manager recommended:

- 1. THAT this report item be tabled for the July 30 meeting of the Municipal Council.
- 2. THAT a copy of this report be forwarded 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

27. Demolition of Buildings
Lease of Blocks 4,5,6 and 7, D.L. 212
Group 1, NWD, Plan 3080
(Bestwood Industries Limited)

The Municipal Manager provided a report from the Chief Building Inspector regarding the demolition of buildings on the subject properties which are currently leased by Bestwood Industries Limited.

The Municipal Manager recommended:

1. THAT this report item be tabled for the July 30 meeting of the Municipal Council.
2. THAT a copy of this report be forwarded 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

N E W B U S I N E S S

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN LEWARNE:

"THAT the following Motion as MOVED by Alderman Gunn and SECONDED by Alderman Emmott concerning the proposed British Columbia Forest Centre, adopted by Council on 1979 July 03, be now reconsidered:

'THAT further consideration of this matter be referred to the Planning Department to meet with the B.C. Forest Foundation re underground parking concerns to minimize the impact on the area and to obtain a report from the Parks and Recreation Commission on what they plan to do re the relocating of various recreational facilities presently in this portion of Central Park'."

FOR: Aldermen Lewarne and
Mercier

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

MOTION DEFEATED

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY