

1979 JUNE 25

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 1979 June 25 at 19:00 h.

PRESENT: Acting Mayor W.A. Lewarne, In the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman B.M. Gunn
Alderman D.A. Lawson
Alderman D.M. Mercier
Alderman F.G. Randall

ABSENT: Mayor T.W. Constable
Alderman A.H. Emmott

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. V.D. Kennedy, Deputy Municipal Engineer
Mr. A.L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Deputy Municipal Clerk

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

The Public Hearing concerning "Burnaby Highway Exchange By-law No. 4, 1979", By-law No. 7371, which was adjourned on 1979 June 11, was now reconvened.

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 4, 1979"
A By-law To Stop Up And Close To Traffic Part Of
Road Dedicated By Plan 22562 (429 Square Metres)
In Exchange For Part Of Lot "B", Plan 22562 And
East Of Government Street
(Item 11, Municipal Manager's Report No. 16, 1979 -
Council Meeting 1979 February 26)

Mr. Tom Carter, 9843 Belfriar Drive, a member of the Council of Owners of the Village Del Ponte, then addressed Council on the subject of "Burnaby Highway Exchange By-law No. 4, 1979", By-law No. 7371.

Mr. Carter advised that the Council of Owners of the Village Del Ponte accepted the answers provided by the Director of Planning as set forth in Item 17, Municipal Manager's Report No. 45, 1979 June 25 which provided the answers to the questions asked by the Council of Owners of the Village Del Ponte at the Public Hearing on 1979 June 11.

Mr. Carter went on to say that the Council of Owners of the Village Del Ponte was willing to meet with the Director of Planning or his representative at any time to discuss or review the proposed fire truck access design.

Mr. Carter expressed the wish that Council would accept the recommendations of the Director of Planning in this regard.

Mr. Carter further advised that the Council of Owners of the Village Del Ponte also accepted the report of the Municipal Engineer as contained in Item 18, Municipal Manager's Report No. 45, 1979 June 25 relative to possible drainage problems connected with Rezoning Reference No. 22/77.

1979 June 25

Mr. Carter then expressed the appreciation of the Council of Owners of the Village Del Ponte to Mr. James Hudson, Municipal Clerk, and his staff for the co-operation the Council had received from the Municipal Clerk's department.

There were no other submissions received in connection with "Burnaby Highway Exchange By-law No. 4, 1979", By-law No. 7371.

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 June 18 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Council Meeting held on 1979 June 18 be now adopted."

CARRIED UNANIMOUSLY

The Minutes of the Public Hearing (Zoning) held on 1979 June 19 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the Minutes of the Public Hearing (Zoning) held on 1979 June 19 be now adopted."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- a) Burnaby Chamber of Commerce, Manager
Re: Shops Closing By-laws
Spokesman - Mr. A.J. Macdonald
- b) Woolco Department Stores, General Manager
Re: Shops Closing By-law
Spokesman - Mr. Wayne White
- c) Brentwood Plantworld Limited, President
Re: Shops Closing Hours
Spokesman - Mr. Douglas Ferguson
- d) Trizec Equities Limited, General Manager,
Burnaby Shopping Centres
Re: Shops Closing By-law No. 3970
Spokesman - Mr. Robert Boyce
- e) Elko Music Limited, President
Re: Shops Closing By-law
Spokesman - Mr. L.L. Fossum

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

"THAT the Delegations be heard."

CARRIED UNANIMOUSLY

- a) Mr. Angus J. Macdonald, Manager, Burnaby Chamber of Commerce, then addressed Council on the question of "Open Hours" for shopping in Burnaby. The following is the text of Mr. Macdonald's submission:

"Mr. Mayor, my name is Angus Macdonald, and I represent the Burnaby Chamber of Commerce. We are here tonight to bring up the subject of "open hours".

Last year when we requested "open hours" Municipal Council asked a number of questions, which we have answered. Some information, particularly volume of sales, is not available for two reasons:

- a) We have been unable to locate Provincial or Federal statistics for Burnaby, because Burnaby is included partly in New Westminster and partly in Vancouver in their statistics;
- b) It is difficult to obtain figures for individual stores as they wish to preserve their confidentiality.

Otherwise, the questions you asked are answered.

When store hours are to be considered the needs and wants of two segments of our community are of utmost importance. Firstly, the residents of Burnaby, and secondly, the merchants who must meet the needs of the residents if they are to survive in business.

Our Customers

The most important person who walks through a Burnaby merchant's store is the resident of Burnaby - the customer who is in the prime market area. He, or most likely she, is the person who pays the rent and whom we must serve to our utmost or be forced out of business.

In the same way as Municipal Council, we must meet the needs and wants of our residents. If we do not do this we will not be around to serve them any longer.

In our survey of 1976, 78 percent of our residents wanted "open hours". Most of them favoured a further night opening on Wednesday. The Burnaby Council of Women has favoured "open hours" since 1973. They stated a retailer should be free to set his own hours.

Every time the question of store hours is asked, wherever it is asked, the answer is the same - more hours to allow more family shopping.

Shopping is now considered a part of our recreation. Family shopping becomes a night out and we believe this is good for all concerned.

Shopping Patterns

We would refer you to our discussion on shopping patterns, the habits of customers and the difficulty of reversing trends that develop. This is most important at this time. The new Coquitlam Mall will be opening August 15th and we are now advised that the Mall will be open on Wednesday evenings.

We want to be able to serve the needs of Burnaby residents on Wednesday evenings before the pattern of shopping in other areas develops more strongly than it has in the past. There is no reason why Burnaby residents should be forced to drive unnecessary miles just to shop when the same products and the same services are available here at the same, or better prices.

Over the years we have asked for, and received, some relief from shops' closing regulations. This allows us a better opportunity to serve our customers and to compete, if we wish, with other stores and other municipalities who are not restricted as we are.

Within fifteen minutes' drive from most parts of Burnaby there are shopping areas that may open as they wish. Most of them are open at least on Wednesday evenings. We have presented some figures, in Appendix 9, which indicate a "net" loss of business to "open hours" areas.

We need Wednesday evenings to serve our prime customers, the residents of Burnaby.

Retailers

Now, the effect of "open hours" on retailers:

In completing our surveys of retailers' opinions we placed retailers in three classes:

- a) retailers outside of the shopping malls who are currently controlled;
- b) retailers in the two major malls who are currently controlled;
- c) retailers who are currently exempt from the by-law (corner stores, drug stores, etc.);

Over 80 percent of our retailers outside of malls favour the principle of "open hours", whether or not they plan to avail themselves of the opportunity to open.

We were able to contact 333 of the 352 retailers outside of malls, who were listed by the License Department on January 1st, 1979. We find that they are currently setting their own hours:

36 do not open on Monday;
243 do not open on Thursday evening;
158 do not open on Friday evening;
24 do not open on Saturday;

These merchants have found they can meet the desires of their particular clientele with their current hours. They still obtain a satisfactory return for their labour and their investment and still have the lifestyle they desire.

If Wednesday opening occurs the pattern will be much the same. Each retailer will set his hours to meet his customers' needs and his own desires.

Major Malls

The majority of retailers within the two major malls support "open hours" by a wide majority.

It is significant to note that the new malls, particularly in Coquitlam, have had no difficulty in obtaining individual retailers as tenants, nor has Brentwood or Lougheed. Among the 141 merchants currently controlled, in Brentwood and Lougheed, 64, or almost half, are retailers who are not connected with chains, or who are individual entrepreneurs operating as franchise dealers. Please note the amended Appendix 8, which we have placed on your desks.

Our survey indicates the individual retailers have much the same opinion as the chain stores, with respect to "open hours".

Exempted Shops

The major opposition to the concept of "open hours" has come from those retailers currently exempt from the by-law. We would refer you to past letters Council has received from such groups as the Lower Mainland Independent Grocers' Association. We find the complaints of these stores to be specious. They wish to obtain an advantage over other retailers in that they may open when others are forced to close. They made the same complaints about Thursday evening and Christmas opening.

There is no evidence they are going out of business because of store hours. In fact there are more "corner stores" in Burnaby now than ever before and they will stay in business if they follow the precepts of good retailing. They will still stay in business when other retailers are allowed to open on Wednesday.

Who will stand in the check-out line to buy a package of cigarettes, a quart of milk, when he can go into the corner store, pay for his goods and walk out immediately?

Department Stores

Our major department stores, who tend to set the shopping pattern, will NOT open more than one extra night - Wednesday. This is what they have done throughout British Columbia wherever there are "open hours".

Wednesday nights only are what we ask, though we must ask for "open hours" to obtain it.

Staff

Shops' closing regulations were initially imposed to protect the retail staff from long hours of work. The Labour Code of British Columbia controls hours of work for retailers, as well as everyone else. Consequently, no person is allowed to work more than forty hours without application for overtime, etc., so the initial thrust of shops' closing has been solved by other and better legislation.

Part-time Staff

Most of our retailers require their employees to work a 37½ hour week, with full benefits, and most will only require their regular employees to work one night a week. The employees for staffing on Wednesday evenings will be the same as those for Thursday and Friday. We believe we are filling a great need within the community in offering this type of employment.

Students find it assists them through school at all levels. There are any number of women who find it most convenient to work a few hours a week to add to the family income, particularly when father is available as a babysitter.

We know that for every part-time position there are between forty and fifty applicants. Most of our major stores have regular part-time staff and full company benefits are available to these regular part-time staff, who work twenty or twenty-four hours per week.

The opposition to "Open Hours"

We have reviewed the submissions of those who have opposed "open hours" on the many occasions the subject has been before Council. All of them predicted dire results upon their businesses if "open hours" were granted. We guarantee that you will again receive the same type of submission from these merchants who will be crying doom and gloom. They cried in 1958, they cried in 1964 and they cried in 1973. They will be back in 1979.

We know they will still be in business setting their own hours, as they have done previously, still serving their customers and apparently meeting their financial goals.

On June 14th, to thank the 333 retailers who had participated in our survey, the Chamber sent a letter telling them, in short form, the findings of the survey and advising that we would be appearing before Council shortly to request "open hours". We anticipated a flood of phone calls from both those who favoured "open hours" and those who were against. To date, we have had five calls which fully supported our goals, and from those who opposed, only one. This would tend to support our finding that over 80 percent of our retailers favour the principle of "open hours".

Our 1976 and 1979 surveys were conducted by Dr. Wm. G. Davenport, of InterCorp Marketing Limited, who is in the Chambers tonight should you wish to direct any questions to him about surveys.

Statistics on retail trade are most difficult to obtain but we know from experience that the major competition to our Burnaby stores is not from stores in Vancouver, except for specialty items. Our main competition comes from other malls and the other stores in the "open hours" areas surrounding us, where it is not necessary to ascend and descend a spiral when parking, or fight traffic to get to the store.

Our greatest desire is to be able to serve our customers when they want to be served so they will not have to drive all over the Lower Mainland.

In summary, Mr. Mayor -

-The residents of Burnaby want "open hours";
-Most retailers approve the principle of "open hours", whether they plan to open or not;
-Many of our retailers are ready, willing and able to provide the service, given the opportunity.

We ask, then, that Council exempt all stores from the provision of the Shops' Closing regulations, to meet the desires of the majority of our residents."

- b) Mr. Wayne White, General Manager, Woolco Department Stores, then addressed Council on the subject of "open hours" for shopping in Burnaby. The following is the text of Mr. White's submission:

"I am pleased to have the opportunity to present this submission on behalf of Woolco Department Stores in Burnaby.

My name is Wayne White. I am the General Manager of the store which is in its 10th year of operation. My company, F.W. Woolworth Company Limited opened its first store in British Columbia in 1908 on Hastings Street in Vancouver. Our Victoria store opened in 1910, a second store opened in Vancouver in 1913 and the New Westminster location opened in 1915. I mention these dates and scope of our operations as we are often considered by some to be outsiders when we have in fact served the shopping public continuously in this Province and across Canada for the greater part of this century.

Our company presently operates 22 Woolworth and 7 Woolco stores in the Province.

I would also like to state that we fully endorse the submission of the Burnaby Chamber of Commerce. We had a share in the preparation of the Chamber's viewpoint, and beyond registering that point, we do not intend in these comments, to repeat what has already been presented.

We would first like to emphasize that modern retailing is one of the most complex of businesses if only because the merchant must know so much about so many things. Beyond merchandising, there are real estate, construction, finance, computerization, manufacturing, importing and advertising, not to mention a keen understanding of human nature and an insight not only into what people want today but also what they are going to want tomorrow. One area, I submit, that we understand very well, is their preference for extended shopping hours.

We have seen very significant changes in retailing in recent years, most of them a response on the part of people to social change generally. Just what kind of life style are they looking for? Even more pertinent, what can they realistically hope to achieve? They know they live in troubled times -- inflation, unemployment and energy problems, all of them difficulties no one expects to solve overnight. What are the social and technological changes that will most affect them?

In the thirty-odd years since the end of the Second War, we have seen small-town, main-street shopping evolve into the neighbourhood plaza and then into the suburban shopping centre. Initially, the shopping centre was an outdoor mall, then it became roofed-in and it became a climate controlled community all on its own.

While this has changed the shopping habits of many thousands of shoppers, it has not been the death knell for the independent shopkeeper that many predicted, a point I would like to cover in more detail in a moment.

Essentially, the elements that shape our customers shopping habits are really the twin factors of lifestyle and economics and the two are closely related.

Today's consumer is less concerned with things and more with the quality of life than were his parents. In my view, he or she is not purchasing less but he is purchasing differently. He looks for things that will enhance what he perceives as the quality of life. He spends more of his disposable income on things like eating out, on disco lessons and yoga classes and on winter holidays or summer trips to Europe. His wife who is probably also working outside the home, goes to pottery classes at night, and they send their children to camp in the summer.

This is one of the trends that has significantly affected the retail business in recent years: the competition between goods and experiences for the consumer dollar. All trends of course, are cyclical but there are not many signs right now of any important shift away from this emphasis on quality of life.

Another important factor is the growing number of women in the paid work force. Nearly half of all married women now work outside the home and this without question, is causing changes in family shopping habits. What used to be a pleasant excursion for many women is now a chore, to be handled as efficiently and quickly as possible. In some instances this can be done over the telephone, or else at noon hour. However, for most it presents a need for greater evening shopping opportunity as they want to leave Saturdays open for home and family responsibilities.

There are probably also more husbands involved in routine shopping tasks now -- taking the children for new shoes, dropping off the cleaning, doing the usual household errands. Not so long ago, it used to be an afternoon's entertainment for the family to go window shopping together, first on Main Street and later at the shopping centre. But if people are short of anything today, particularly in families where both parents work, it is time. These people are not cash poor so much as they are time poor. As retailers, our responsibility is to provide these customers with service when they want it, not when we choose to provide it.

I submit we must respond to these changing lifestyles and changing attitudes.

Now, let me turn to some of the economic forces which we believe will have a significant influence on retailing in the next few years.

We have unquestionably moved from a high employment, low inflation and low energy cost era -- to a high unemployment, high inflation and high energy cost era. Like most other service-oriented and labour-intensive industries, retailing has been particularly hard hit by inflation. These escalating costs of salaries, administration and store construction have grown much faster than, for example, have manufacturing costs. The need to maximize our investment in plant and equipment is more important now than ever before.

Almost every current innovation in retailing is geared to cutting costs and increasing customer convenience. We, for example, are working to reduce the number of non-selling help through computerized operations systems so that we can transfer these people to our selling staff, without adding to our salaries, in order to improve our customer service.

This trend towards increased electronic involvement in retailing will continue and cover everything from computer assisted checkouts to automated warehousing and electronic funds transfer. Most of our payroll and communications networks are also computerized. These innovations have been emphasized to demonstrate we are changing with the times to satisfy customer needs, and we suggest that Council must also realize the many changes that have taken place, and react positively to a positive need.

Many independent retailers have also reacted to the changing lifestyles of their customers. The growth and success of the specialty and commodity-dominant, independent retailer has been nothing short of spectacular. The emergence of the commodity-dominant store catering to a specific lifestyle preference, such as stores which sell nothing but sporting goods, health foods, records or simply different kinds of coffee has been outstanding. Specialty stores in the wearing apparel area have also had marked success. Some sell lines of merchandise especially slanted to the teens and twenties while others cater to the somewhat older middle-income shopper. These and others have long since dispelled the once widely held belief that you had to be big and you had to have a shopping centre location, if you were to prosper.

We present this submission in the belief that we are not properly meeting customers needs with our present store hour structure. The surveys conducted by the Burnaby Chamber support this contention.

We believe that this Council's decision to look favourably on an extension to the present store hour structure would be viewed as an enlightened response to the needs of a majority of Burnaby citizens."

- c) Mr. Douglas Ferguson, President, Brentwood Plantland Limited, then addressed Council on the subject of "open hours" for shopping in Burnaby.

Mr. Ferguson noted that he was speaking as an independent retailer and small businessman operating in Burnaby. His business is completely dependent on people walking past his store. If people do not pass his store, they do not come in and they do not buy. Mr. Ferguson was of the opinion that "open hours" would increase the number of people passing his store and would therefore increase his business and he was completely in favour of the "open hours" for shopping in Burnaby. Mr. Ferguson advised that if Council had any questions pertaining to a small incentive retailer, he would be pleased to answer them to the best of his ability.

- d) Mr. Robert Boyce, General Manager, Burnaby Shopping Centres, then addressed Council on the question of "open hours" for shopping in Burnaby. The following is the text of Mr. Boyce's address:

"My name is Robert Boyce and I am the General Manager of the Lougheed and Brentwood Malls.

The submission by the Burnaby Chamber of Commerce in favour of "open hours" is the most thorough study of this subject ever to be tabled on behalf of the residents and the retailers of Burnaby. Except to say that we endorse the Chamber's Report, it is not my purpose to duplicate any of its contents.

There are 141 retail tenants in the two shopping centres who are members of a Merchant's Association. They represent:

6 major Stores
71 chain stores; and
64 independent retailers
141

I am here before you on behalf of these Merchants' Associations to request that this Council amend the Shops Closing By-law No. 3970 so as to permit Wednesday evening shopping.

An Intercorp Marketing Limited survey dated October 1976 showed that of Burnaby residents:

78 percent wanted "open hours" of shopping and shopped in other municipalities to get them.

A Canadian Facts Study, Exhibit 4-5, shows that while many will travel downtown at sometime, Vancouver is not the real competition:

29.1% shop in Guildford
13.9% shop in Lansdowne
15.9% shop in Surrey Place
10.8% shop in Westwood

That is 69.7% who will travel to municipalities with open hours to shop when it is convenient to them.

The volume of sales per square foot are similar in Lougheed and Brentwood. A Canadian Facts Survey dated June 1978, Exhibit 1-3, shows that some 100,000 people visit Lougheed, as an example, in a typical week. That is an average of 17,000 people per day. An average of 8,000 people visit the centre on Thursday or Friday evenings where there are only 2,600 parking spaces to serve them.

The Kingsway Pocket was developed in 1952 when the population of Burnaby was only 58,000.

The Brentwood Pocket was developed in 1962 when the population of Burnaby has grown to 85,000. It was expanded in 1972.

The Lougheed Pocket was developed in 1969.

In 1979, the population of Burnaby is estimated at 140,000 people and local shopping has pressed these pockets to their capacity.

As the residents, our customers, have stated our retail pockets are congested by restricted hours of shopping.

Properly financed retailers regardless of their location in a mall or outside a mall seldom fail when they follow the time honoured formula: "Give the people what they want, when they want it at the price they want to pay".

The extraordinary success of the shopping centre concept is simply because the retailer and the developer are committed to the very same philosophy:

'Adapting to the needs of the people they serve'.

Our tenants are keenly aware that their customers want additional shopping hours. They are also aware that in August 1979 an additional 2.4 million square feet of retail space will have opened up around them. A current survey by the Chamber of Commerce of all the 141 retailers in the two malls shows that:

100 favour the "open hours" concept.
11 were neutral.

I have signed statements by everyone of these retailers including those few who were opposed.

These tenants know that their store hours would be controlled by their lease with the landlord in an open hours environment.

The landlord interacts with the Merchants' Association comprised of all the tenants and is flexible to the tenants' needs.

The tenants are strongly in favour of Wednesday evening shopping, a pattern which has as its precedent, the hours adopted by all the major stores in the Lower Mainland situated in municipalities which have open hours ... and to whom their customers now travel to satisfy their needs.

Coquitlam Town Centre negotiated "open hours" with that municipality before the development proceeded. They have announced that they will open on Wednesday, Thursday and Friday evenings for the convenience of their customers ... and our customers.

It is estimated that as many as 30 percent of our customers may go to Coquitlam when that centre opens in August 1979.

As we urge you to give us the OPTIONS which will permit us to serve our customers when they want us to serve them, I feel compelled to say a word in defence of the shopping centre which is too often cast as some kind of villain in this issue and not simply as another corporate citizen.

Our parent companies, Trizec Equities Limited and Bramalea Limited have combined holdings in:

Shopping Centres with almost 14 million square feet.
Hotels with 2,357 rooms.
Apartments with 2,322 suites.
Retirement Lodges for 3,573 guests and
Mobile Home Communities with almost 11,000 sites.

I mention these only to demonstrate our commitment to people.

Homes for the active, the mobile and the retired and places for people to shop.

These assets sustain a broad cross section of society and not just a wealthy few.

I submit that no corporation, large or small, can be successful in these markets unless they also demonstrate a corporate philosophy sensitive to the needs of the people they serve.

We now contribute over one million dollars annually in realty taxes to the Municipality and need to make more efficient use of our land and our space therein.

We employ over 2,433 people in the retail stores, yet receive some 40 applications for every vacancy which occurs.

We spend some \$130,000 dollars annually on the maintenance and improvements to our gardens and parking areas to be compatible with the residential neighbourhoods which surround us. We were pleased to be recognized by the Committee for the Beautification of Burnaby for these endeavours in January of 1979.

Of all the argument which has been presented on this issue, there is only one fundamental priority - upon which this Council, these retailers and this developer all agree:

'That we respond to the best interests and the convenience of the people we serve'.

When Council amends the Shops Closing By-law to permit our residents to shop at their stated convenience, we expect to retain and repatriate substantial economic dollars to Burnaby.

So be it.

It is a popular vote for the people"

- e) Mr. L.L. Fossum, Elko Music Limited, then addressed Council in reference to the Shops Closing By-law. Mr. Fossum advised Council that he was the President of Elko Music Limited and was the owner and operator of the A&A Record and Tape Franchise in the Lougheed Mall. Mr. Fossum has been operating in the Lougheed Mall for the past two and one-half years and at the present time, this is his only location. To a store owner operating in one location, the idea of "open hours", Wednesday night opening, is of great concern. Mr. Fossum noted that his main concern as a small merchant in the Lougheed Mall is that of remaining receptive to his customers needs while being competitive with other merchants in the Lower Mainland, especially Surrey and Coquitlam. To do this, Mr. Fossum employs to the best of his ability, a number of pricing, marketing, and inventory procedures to keep his small business in a competitive and profitable position. To this date, Mr. Fossum felt that he had met this challenge. Recently, however, the one area in which he felt that he was at a disadvantage in meeting the ever changing trends and needs of his customers and not remaining competitive as a retailer, is in the hours of operation. In talking to his customers, Mr. Fossum had noted that it was a general feeling that it would be preferable to many people to be able to shop on Wednesday evening. As a matter of fact, some of his customers had informed him that they do take advantage of Wednesday evening shopping in other municipalities. In conversations with fellow franchise operators in Surrey and Richmond, Mr. Fossum had been advised that Wednesday night shopping in those municipalities appeared to be very popular and an ever greater portion of the weekly receipts in those stores was being derived from Wednesday night shopping. Franchise operators in Surrey and Richmond had advised Mr. Fossum that the popularity of Wednesday evening shopping appeared to be increasing weekly. In his own case, Mr. Fossum was open on Thursday and Friday evenings. On these evenings, the sales volume between 18:00 h and 21:00 h is approximately 50 percent of the days total receipts. Mr. Fossum believed that this would be a fairly consistent ratio for most small retailers in the Lougheed Mall. The concept that evening shopping is indeed popular is indicated by that general rule. A great concern that Mr. Fossum has this evening is that extended hours of shopping is popular with his customers and seems to be a trend that is going to be more and more prevalent in the months and years ahead. Mr. Fossum asked if he was going to be able to meet

the need expressed by his customers and is he going to be able to remain competitive in the retail market place with the disadvantage of not meeting his competitors "open hours" policies.

Mr. Fossum strongly requested, as a small businessman, that he be given an opportunity to remain competitive in his chosen field and that a swift decision be made to pass the "open hours" request.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

"THAT the Municipal Manager bring forward to Council the amendments to the Burnaby Shops Closing By-law required to enable Burnaby merchants to have open Wednesday evenings similar to Richmond, Delta, Surrey, Coquitlam, Port Coquitlam, Pitt Meadows and Langley."

FOR: Aldermen Mercier and
Randall

OPPOSED: Acting Mayor Lewarne,
Aldermen Ast, Drummond,
Gunn and Lawson

MOTION DEFEATED

The Council meeting recessed at 21:25 h.

The Council meeting reconvened at 21:35 h with Mayor Constable and Alderman Emmott absent.

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT

'Burnaby Zoning By-law 1965, Amendment By-law No. 18, 1979'	-#7373
'Burnaby Zoning By-law 1965, Amendment By-law No. 19, 1979'	-#7374
'Burnaby Zoning By-law 1965, Amendment By-law No. 22, 1979'	-#7377
'Burnaby Zoning By-law 1965, Amendment By-law No. 24, 1979'	-#7379

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 LAWSON:

SECONDED BY ALDERMAN DRUMMOND:

"THAT this Council authorize the preparation and execution of a Restrictive Covenant in accordance with Section 24A of the Land Registry Act to provide for the preservation of existing trees on the property covered by Rezoning Reference No. 16/79. ("Burnaby Zoning By-law 1965, Amendment By-law No. 22, 1979" - By-law No. 7377)."

CARRIED

OPPOSED: Alderman Mercier

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN DRUMMOND:

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

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 DRUMMOND:

"THAT

'Burnaby Zoning By-law 1965, Amendment By-law No. 18, 1979'	-#7373
'Burnaby Zoning By-law 1965, Amendment By-law No. 19, 1979'	-#7374
'Burnaby Zoning By-law 1965, Amendment By-law No. 22, 1979'	-#7377
'Burnaby Zoning By-law 1965, Amendment By-law No. 24, 1979'	-#7379

be now read Two Times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

"Burnaby Zoning By-law 1965, Amendment By-law No. 25, 1979' -#7381

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

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

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 DRUMMOND:

"THAT

'Burnaby Zoning By-law 1965, Amendment By-law No. 25, 1979' -#7381

be now read Two Times."

FOR: Acting Mayor Lewarne and
Alderman Mercier

OPPOSED: Aldermen Ast, Drummond,
Gunn, Lawson and Randall

MOTION DEFEATED

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN DRUMMOND:

"THAT

'Burnaby Highway Exchange By-law No. 2, 1979'	-#7324
'Burnaby Zoning By-law 1965, Amendment By-law No. 20, 1979'	-#7375
'Burnaby Zoning By-law 1965, Amendment By-law No. 21, 1979'	-#7376
'Burnaby Zoning By-law 1965, Amendment By-law No. 23, 1979'	-#7378

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 RANDALL:

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

CARRIED

OPPOSED: Aldermen Drummond and
Randall - By-law No. 7376

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: Aldermen Drummond and
Randall - By-law No. 7376

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Highway Exchange By-law No. 2, 1979'	-#7324
'Burnaby Zoning By-law 1965, Amendment By-law No. 20, 1979'	-#7375
'Burnaby Zoning By-law 1965, Amendment By-law No. 21, 1979'	-#7376
'Burnaby Zoning By-law 1965, Amendment By-law No. 23, 1979'	-#7378

be now read Three Times."

CARRIED

OPPOSED: Aldermen Drummond and
Randall - By-law No. 7376

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 Zoning By-law 1965, Amendment By-law No. 43, 1977' -#7083."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Zoning By-law 1965, Amendment By-law No. 43, 1977' -#7083

be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

"THAT Item 17, Municipal Manager's Report No. 45, 1979 June 25, pertaining to
'Burnaby Highway Exchange By-law No. 4, 1979' -#7371
be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendations contained in that report:

1. THAT Burnaby Highway Exchange By-law No. 4, 1979 be advanced for Consideration and Final Adoption.
2. THAT a copy of this report be sent to Strata Council N.W. 655, c/o Twining, Vertlieb, Anderson and Davis, Barristers and Solicitors; Suite 1005 - 750 West Pender Street, Vancouver, B.C., V6C 2T8. Attention: Mr. E. Vertlieb.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED

OPPOSED: Acting Mayor Lewarne

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN RANDALL:

"THAT Item 18, Municipal Manager's Report No. 45, 1979 June 25, pertaining to
'Burnaby Highway Exchange By-law No. 4, 1979' -#7371
be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the recommendation contained in that report:

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

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Expropriation By-law No. 1, 1979' -#7323

'Burnaby Zoning By-law 1965, Amendment By-law No. 14, 1979' -#7342

'Burnaby Highway Exchange By-law No. 4, 1979' -#7371

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

CARRIED

OPPOSED: Acting Mayor Lewarne to
By-law No. 7371.

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN MERCIER:

"THAT all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 45, 1979 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- a) Union of British Columbia Municipalities,
Executive Director
Re: Liability Coverage For Royal Canadian
Mounted Police Auxiliaries

A letter dated 1979 June 12 was received enclosing a copy of a letter written by Deputy Attorney-General R.H. Vogel to U.B.C.M. President, Mayor G.F. Ferguson. The Deputy Attorney-General advised that his department of behalf of the Province of British Columbia had placed insurance in the amount of \$5,000,000.00 to cover the auxiliary police liability in respect to the operation of R.C.M. Police vehicles. Further, the Province will accept liability for auxiliaries pursuant to Section 53 of the British Columbia Police Act. This means that there is now no risk to auxiliary policemen for personal liability for negligent acts committed while on duty or engaged in any authorized police work.

- b) Province of British Columbia, Ministry of
Municipal Affairs, Honourable W.N. Vander Zalm,
Minister
Re: 3rd Installment 1979 Unconditional Grant
Part VIII Revenue Sharing Act Regulations

A letter dated 1979 June 08 was received enclosing a Province of British Columbia cheque in the amount of \$765,200.00 which represents payment to the Municipality of Burnaby of the 3rd installment of the 1979 Unconditional Grant pursuant to Part VIII of the Revenue Sharing Act Regulations.

- c) Province of British Columbia, Ministry of
Tourism And Small Business Development,
Honourable E.N. Veitch, Minister
Re: Duplicate Certificate Of Indefeasible Title
For 158 Acres of Oakalla Lands

A letter dated 1979 May 18 was received enclosing a duplicate certificate of the indefeasible title (Title No. BY112554E) for 158 acres of the Oakalla Lands.

The Minister noted that it is one of the rewards of public office to be able to effect some small improvements in the "quality of life" of those you serve. The Minister was pleased to have worked with the Mayor and the Municipal Council in establishing this very significant park for the use and enjoyment of the citizens of Burnaby.

Item 25, Municipal Manager's Report No. 45, 1979 June 25, pertaining to this subject was brought forward for consideration at this time.

The following are the recommendations contained in this report:

1. THAT Council approve in principle the concept plan for Deer Lake Town Park as outlined in the report "Deer Lake Park" with the understanding that detailed aspects of the concept will require amendment and specific adaptation as development is undertaken by the Parks and Recreation Department and Commission.
2. THAT Council re-activate Rezoning Reference #5/77 to rezone Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D. as shown on Figure 1, from P6 (Regional Institutional District) to P3 (Park and Public Use District) and request that a rezoning by-law be prepared, and THAT the rezoning be advanced to a Public Hearing on 1979 August 14.
3. THAT Council approve the transfer of this parcel (Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859, N.W.D.) to the Parks and Recreation Department.
4. THAT Council request the preparation of a park dedication by-law for Lot 264, D.L. 83, 84 and 93, Group 1, Plan 56859 N.W.D. for three readings prior to the 1979 municipal election and THAT the proposed dedication be included in the election for consideration by the electorate.
5. THAT Council authorize the Planning Department to include the park designation of the Deer Lake Park area in the updated Official Regional Plan for the Lower Mainland.

6. THAT Council approve that Deer Lake Park be administered by the Parks and Recreation Commission and the Parks and Recreation Department in the same way that all other Burnaby parks are administered.
7. THAT Council approve of Burnaby residents, local interest groups, and appropriate government agencies being involved in the future planning and development of the Park where appropriate.
8. THAT Council authorize the preparation of terms of reference and call for proposals for a consultant to conduct water quality studies of Deer Lake to determine the impact of the proposed park development and surrounding residential areas on the lake and to establish methods of maintaining and enhancing the lake's water quality.
9. THAT Council authorize staff to determine with the Provincial Archeologist of the Ministry of Recreation and Conservation whether there are any archeological sites worth preserving in Deer Lake Park.
10. THAT Council authorize staff to monitor the development of Deer Lake Park with a view towards ensuring that the development does not have an adverse impact on the wildlife of the Deer Lake and Burnaby Lake areas.
11. THAT a copy of this report be forwarded to the Advisory Planning Commission for information.
12. THAT a copy of this report be forwarded to the Parks and Recreation Commission for information.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

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

Recommendation #1

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendation #1 aforementioned, be tabled."

CARRIED UNANIMOUSLY

Recommendation #2

CARRIED UNANIMOUSLY

Recommendation #3

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendation #3 aforementioned, be tabled."

CARRIED UNANIMOUSLY

Recommendation #4

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"THAT Recommendation #4 aforementioned, be tabled."

CARRIED

OPPOSED: Alderman Randall

Recommendation #5

CARRIED UNANIMOUSLY

Recommendation #6

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Recommendation #6 aforementioned, be tabled."

CARRIED UNANIMOUSLY

Recommendation #7

CARRIED UNANIMOUSLY

Recommendation #8

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN MERCIER:

"THAT Recommendation #8 aforementioned, be tabled."

CARRIED UNANIMOUSLY

Recommendation #9

CARRIED UNANIMOUSLY

Recommendation #10

CARRIED UNANIMOUSLY

Recommendation #11

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT Recommendation #11 aforementioned, be tabled."

CARRIED UNANIMOUSLY

Recommendation #12

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT Recommendation #12 aforementioned, be tabled."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Council send a letter of appreciation to the Government of the Province of British Columbia for the transfer of the Oakalla Lands to the Municipality of Burnaby."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Council send a letter of appreciation to The Honourable Elwood N. Veitch and the members of the Oakalla Lands Committee expressing Council's appreciation to that Committee for its efforts in accomplishing the transfer of the Oakalla Lands to the Municipality of Burnaby."

CARRIED UNANIMOUSLY

- d) Agape Force (Canada) Inc., Sara Morrison
Re: We Would Like To Present Our Work To
The People Of Burnaby By Means Of Door-To-Door
From 1979 September 01 - 30

A letter dated 1979 June 04 was received requesting information regarding the requirements for Agape Force (Canada) Incorporated to conduct door-to-door solicitation in Burnaby during the period 1979 September 01 - 30.

Council was advised that a staff report on this subject will be submitted on 1979 July 03 and further consideration of the matter was deferred until that time.

- e) Burnaby General Hospital, Administrator
Re: Request For Information Regarding
The Situation At Burnaby General Hospital

A letter dated 1979 June 11 was received providing information requested by Council concerning the staffing situation at the Burnaby General Hospital.

The Administrator noted that recent publicity indicating that the Burnaby General Hospital was firing 78 staff is entirely incorrect. The 78 refers to the difference in number of budgeted positions based on anticipated work loads and the number of positions we calculate that our approved budget can afford to buy. In actual fact in determining staff levels in various departments we have found it necessary to make adjustments to 19 positions which are being deleted from the organization's position establishment. As a result of re-assignment of some individuals affected and as a result of bumping procedures available to many Union employees, the net result is likely to mean 9 or 10 individual employees will be required to terminate employment with Burnaby General Hospital. This constitutes less than one percent of the total full-time equivalent staff.

The Administrator further noted that the Hospital has no new, or for that matter, any equipment sitting idle or expected to sit idle because of any staff lay-offs.

- f) Greater Vancouver Regional District, Chairman
Re: Traffic Problems In The Vicinity Of
Pacific National Exhibition

A copy of a letter addressed to The Honourable W.R. Bennett, Premier of British Columbia, dated 1979 June 14 was received in which it was advised that the Board of Directors of the Greater Vancouver Regional District had unanimously agreed that the existing traffic situation at the intersection of Cassiar Street and Hastings Street in Vancouver had reached the critical stage and that, irrespective of any further developments at the P.N.E., this bottleneck should be relieved.

The Board, therefore, requested the appropriate governments and agencies to co-operate in seeking a solution to this problem.

The Chairman offered the good offices of representatives from the Greater Vancouver Regional District Transportation Committee and Staff in this endeavour.

- g) Mrs. Margaret M. Taylor
Re: My Appearance Before Council
1979 June 18

A letter dated 1979 June 19 was received extending the writer's apologies to the Mayor and Councillors for her poor choice of words in using the phrase "passing the buck".

Mrs. Taylor requested permission to appear before Council at a future date with a more prepared statement of her position.

- h) Crown Zellerbach Stores Limited,
Vice-President
Re: Wednesday Evening Store Openings

A letter dated 1979 June 20 was received in support of the request to be made on 1979 June 25 by the Burnaby Chamber of Commerce for permission for retail stores to open Wednesday evenings in the Municipality of Burnaby.

Crown Zellerbach Stores Limited operates a Hometown Store at 9850 Austin Road in Burnaby. The store is a mass merchandiser offering the consumer a complete selection of do-it-yourself home improvement products.

Years of experience in serving the do-it-yourself market from a variety of locations has proven that the do-it-yourself consumer prefers to shop for home improvement merchandise in leisure hours. When Hometown Stores are open on a week-day evening, approximately 36 percent of the days' sales are made after 18:00 h.

In light of this demand for more convenient shopping hours by many of Crown Zellerbach's customers in Burnaby, they would urge that Wednesday evening store opening be allowed in the Municipality as soon as possible.

- i) Gulf Canada Limited, Planner
Re: Closed Down Service Station Sites

A letter dated 1979 June 15 was received advising that Gulf Canada Limited shares Council's concern with the appearance of closed down service station sites in the Municipality.

Gulf Canada Limited therefore agrees to make the inspections requested and to take whatever action is necessary to ensure that these closed down service station sites are not a detriment to the surrounding area.

- j) Imperial Oil Limited, Senior Accounts Executive
Re: Closed Down Service Stations

A letter dated 1979 June 19 was received advising that generally speaking, Devon Estates will lease on a long term basis, closed down service station sites for other uses.

In some specific locations such as Rumble Street and Gilley Avenue where the company believes Burnaby Planning would not like or approve a commercial development, Devon Estates will dispose of the vacant site for residential development.

- k) Burnaby Fish and Game Club, Secretary
Re: Newspaper Articles - "The Gun Clubs Must Go"

A letter dated 1979 June 19 was received concerning recent newspaper articles relating to the possible relocation of gun clubs on the Barnet Highway.

The writer strongly considered that the Burnaby Fish and Game Club has served the community exceptionally well over the past years. Their range is also used by the Attorney-General's Department for police training. The Burnaby Fish and Game Club Rifle Range is certainly located in a safe enough area and should be allowed to remain.

- l) Irene Turriff
Re: Hare Krishna Cult Has Been Allowed To Settle At 5580 South-East Marine Drive

A letter dated 1979 June 12 was received concerning the purchase of the property at 5580 Marine Drive by the Hare Krishna Society. The writer was of the opinion that the Hare Krishna Society should not be allowed to settle in Burnaby.

- m) Concerned Residents of Burnaby, Shirley Conlon
Re: Wish To Protest Against The International Society for Krishna Consciousness Development Being Allowed At 5462-5580 S.E. Marine Drive

A letter dated 1979 June 19 enclosing a petition bearing 150 signatures protesting against the International Society for Krishna Consciousness Development being allowed at 5580 and 5462 S.E. Marine Drive was received.

Council was advised that a staff report on the subject of concern to the writers of Correspondence Items l) and m) would be forthcoming and further consideration of the matter was deferred until receipt of that report.

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

1978 Annual Report of the Burnaby
Fire Department

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN DRUMMOND:

"THAT Item 1, Municipal Manager's Report No. 39, 1979 May 22, concerning the 1978 Annual Report of the Burnaby Fire Department, tabled on 1979 May 22, be now lifted from the table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT the 1978 Annual Report of the Burnaby Fire Department be received for information purposes."

CARRIED UNANIMOUSLY

E N Q U I R I E S

Alderman Drummond

Alderman Drummond noted that the Urban Transit Authority had been reported as looking for a new headquarters in the Lower Mainland. Alderman Drummond enquired as to whether the Municipal Manager had any information in this respect. Alderman Drummond advised that he would very much like to see the Urban Transit Authority locate in Burnaby.

It was agreed that the Municipal Manager would endeavour to obtain further information on this subject and submit a subsequent report to Council.

Alderman Drummond further noted that he had seen trucks in excess of 30,000 pounds G.V.W. short-cutting through the Vancouver Heights area between Cassiar Street and Boundary Road and enquired if staff had done anything to check this movement.

The Deputy Municipal Engineer advised that this was a matter of enforcement and would be reported to the Burnaby Detachment, R.C.M.P.

Alderman Drummond enquired as to the legal steps which would be required for a residential section of one municipality to secede from that municipality and to amalgamate with the Municipality of Burnaby.

His Worship, Acting Mayor Lewarne, suggested that no discussion take place on this matter at this time.

Alderman Lawson

Alderman Lawson reported that she had received a complaint that Eurasian Milfoil had been discovered in Burnaby Lake and suggested that Council receive a staff report on the subject of Eurasian Milfoil on both Burnaby Lake and Deer Lake.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN GUNN:

"THAT the Municipal Manager report to Council on the possible existence of Eurasian Milfoil in Burnaby Lake and Deer Lake and the steps proposed to control and eradicate this problem."

CARRIED UNANIMOUSLY

R E P O R T S

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- a) Mayor T.W. Constable
Re: Acting Mayor For The Months
Of July And August 1979

His Worship, Mayor Constable, submitted a report in which it was recommended that Alderman D.P. Drummond be appointed Acting Mayor for the months of July and August 1979.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

- b) Traffic Safety Committee

The Traffic Safety Committee submitted reports on the following items:

1. Request from Mr. J.P. Daem for extension
of "No Parking" zone adjacent Goleta Place

The Traffic Safety Committee recommended:

1. THAT the request for an extended parking ban west of Goleta Place on Halifax Street be denied.
2. THAT Mr. J.P. Daem be sent a copy of this report.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

2. Request for an investigation of the crosswalk
at the intersection of Kingsway and Arcola Street

The Traffic Safety Committee recommended:

1. THAT a copy of the Municipal Engineer's report be conveyed to the Burnaby School Board.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

- c) Pollution Committee
Re: 5352 Still Creek Street

The Pollution Committee met on Tuesday, 1979 June 19 to consider and report on the status of properties not currently connected to the sewer system and to make appropriate recommendations to Council.

The Pollution Committee recommended:

1. THAT the Municipal Engineer be authorized to proceed with the sewer hook-up to the property at 5352 Still Creek Street with the costs to be charged to the property taxes if not paid on invoicing.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the recommendation of the Pollution Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:
SECONDED BY ALDERMAN AST:

"THAT this Council Meeting be extended past 22:30 h."

CARRIED

OPPOSED: Alderman Gunn

- d) The Municipal Manager presented Report No. 45, 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. Abandonment of Inactive Rezoning Applications

The Municipal Manager provided a report from the Director of Planning regarding the abandonment of inactive rezoning applications.

The Municipal Manager recommended:

1. THAT the Zoning Amendment By-laws referred to in the Director of Planning's report be abandoned.

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

2. Municipal Superannuation - Mr. Julius Marshall

The Municipal Manager provided a report from the Personnel Director requesting approval to have Mr. Julius Marshall included in the Municipal Superannuation Plan. The Municipal Superannuation Act requires the employers approval for the inclusion of employees who are over 50 years of age.

The Municipal Manager recommended:

1. THAT the Municipal Council adopt the following resolution:
"Resolve that Julius Marshall be included as an employee under the provisions of Section 3(2)(a) of the Municipal Superannuation Act".

MOVED BY ALDERMAN RANDALL:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:
SECONDED BY ALDERMAN RANDALL:

"THAT staff prepare a resolution for consideration of Council, said resolution to be placed before the 1980 Annual Convention of the Union of British Columbia Municipalities, deleting from the Municipal Superannuation Act the requirement to have the employers approval for inclusion of employees who are over 50 years of age (Group 1 employees)."

CARRIED UNANIMOUSLY

3. Proposed Renewal of a Parking Lot Lease with
the Royal Bank of Canada
E½ of Lot 5, Block 14, D.L. 153, Plan 2236
6025 McKay Avenue

The Municipal Manager provided a report from the Municipal Solicitor requesting authorization to renew a lease agreement with the Royal Bank of Canada on the subject property.

The Municipal Manager recommended:

1. THAT the E½ of Lot 5, Block 14, D.L. 153, Plan 2236 be leased to The Royal Bank of Canada for vehicular parking commencing July 1st, 1979 and terminating on the 30th June, 1980 for an annual-rental paid in advance of \$5,250.00, all other terms and conditions as contained in the previous lease.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

4. Building Department Report

The Municipal Manager provided a report from the Chief Building Inspector on the staff complement of the Building Department for the years 1976 to 1979 inclusive as requested by Council at its meeting on 1979 June 11.

The staff level in the department at present is basically what it was in 1974, and the demands imposed by by-law amendments and by common law have increased considerably over the same time span.

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 DRUMMOND:

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

CARRIED UNANIMOUSLY

5. Tenders - Contract #7901, Norland Avenue,
Goring Street and Phillips Avenue Road
Construction
Storm Sewers and Street Lighting

The Municipal Manager provided a report from the Purchasing Agent regarding tenders for Norland Avenue, Goring Street and Phillips Avenue road construction, storm sewers and street lighting.

The Municipal Manager recommended:

1. THAT the lowest tender in the amount of \$590,532.00 submitted by S.L. Paving Limited be accepted with final payment to be based on the actual quantities and unit prices tendered.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

6. Subdivision Reference #40/79 - D.L. 15
Proposed Land Exchange

The Municipal Manager provided a report from the Director of Planning regarding a proposed land exchange in the subject subdivision.

The Municipal Manager recommended:

1. THAT Council approve the land exchange as illustrated on the sketch attached to the Director of Planning's report with no cash adjustments to either party.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

7. Subdivision Reference #40/79
Restrictive Covenants

The Municipal Manager provided a report from the Director of Planning outlining the requirements for Restrictive Covenants to ensure that access is provided to Lots 163, 164 and 165 only from Rathburn Drive and to observe a principal building setback of 27.432 metres (90 feet) from Broadway.

The Municipal Manager recommended:

1. THAT Council authorize the preparation and execution of a Restrictive Covenant pursuant to Section 24A of the Land Registry Act restricting access to and from Rathburn Drive as outlined in Section A of the Director of Planning's report.
2. THAT Council authorize the preparation and execution of a Restrictive Covenant pursuant to Section 24A of the Land Registry Act, to observe a principal building setback of 27.432 metres (90 feet) from Broadway as outlined in Section B of the Director of Planning's report.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

8. Subdivision Reference #108/78
Watercourse

The Municipal Manager provided a report from the Director of Planning regarding the retention of an existing watercourse in the subject subdivision.

The Municipal Manager recommended:

1. THAT Council authorize the retention of the existing watercourse which traverses north-south on proposed Lot 3 in an open, improved condition, subject to the approval of the Municipal Engineer, and subject to the registration of a right-of-way plan and agreement as outlined in the Director of Planning's report.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

9. Subdivision Reference #20/79
Watercourse

The Municipal Manager provided a report from the Director of Planning regarding the proposed realignment and treatment of the watercourse in the subject subdivision to enable its retention in an open condition.

The Municipal Manager recommended:

1. THAT Council authorize the pursuance of the subdivision based on the proposed realignment and method of treatment of the watercourse subject to the approval of the Municipal Engineer, to enable its retention in an open condition thereby providing a satisfactory building site for proposed Lot 1.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

10. Retirement - Mr. Albrecht M.K. Stoff

The Municipal Manager provided a report from the Personnel Director regarding the retirement of Mr. Albrecht M.K. Stoff who has been employed by the Municipality for 17 years.

The Municipal Manager recommended:

1. THAT the Mayor, on behalf of Council, send to Mr. Stoff a letter of appreciation for his many years of loyal and dedicated service to the Municipality.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

11. Letter from Mr. Keith R. Beedie which appeared
on the Agenda for the 1979 June 18 Meeting of Council
Building Height Regulations for Residential Dwellings

The Municipal Manager provided a report from the Director of Planning regarding building height regulations for residential dwellings.

The Director of Planning reported that his department is in general agreement with the views expressed in Mr. Beedie's letter and would advise that maximum building heights and the overall bulk of buildings presently allowable in single family and two family residential zones are among the items being reviewed at the present time as part of the study aimed at strengthening of residential occupancy standards.

This review is being carried out on a priority basis in co-operation with the Building and Legal and Lands Departments. It is anticipated that a report on the entire subject will be submitted to Council within the next two to three weeks.

The Municipal Manager recommended:

1. THAT a copy of this report be sent to Mr. Keith R. Beedie.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

12. R.C.M.P. Monthly Report - May

The Municipal Manager provided a report from the Officer in Charge, Burnaby Detachment, R.C.M.P., covering the policing of the Municipality for the month of 1979 May.

The Municipal Manager recommended:

1. THAT the report of the Officer in Charge, Burnaby Detachment, R.C.M.P. be received for information purposes.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

13. Province of British Columbia
Youth Employment Program 1979

The Municipal Manager provided a report from the Municipal Treasurer concerning the Province of British Columbia Youth Employment Program 1979.

The Municipal Treasurer reported that a total of 28 projects employing 42 youths for 2,563 days had been approved by the Province. Four projects to provide employment for six youths for 372 days were not approved.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

14. Council Inquiry 1979 June 18
Phasing of Servicing Related to the Marathon
Development Project at Canada Way/Ledger/Norland
(RZ #29/73)

The Municipal Manager provided a report from the Director of Planning in response to a Council Inquiry of 1979 June 18 regarding the phasing of servicing related to the Marathon Development Project at Canada Way/Ledger Avenue/Norland Avenue.

The Director of Planning reported that this project was approved by Council in 1973 for the phased construction of four office buildings. The first building was completed in 1978 and Preliminary Plan Approval for Phase II was granted on 1979 February 19. This Phase is expected to proceed in the near future.

Under the terms and prerequisites of the original rezoning in 1973 there was no formal written agreement between the owners and the Municipality as to the phasing of required street works on Ledger Avenue and Norland Avenue vis a vis the phasing of the construction of the buildings.

On 1979 January 24, an agreement was finally reached with Marathon to have the balance of the Ledger Avenue works completed within 14 months of the completion of Phase II of the project and to have the works on Norland Avenue completed at such time the Phase III building is undertaken.

In the interim, the Municipality continues to hold a "Letter of Credit" sufficient to protect the interests of the Municipality.

The Municipal Manager recommended:

1. THAT the report of the Director of Planning be received for information purposes.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

15. Use of Swangard Stadium

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the use of Swangard Stadium.

The Parks and Recreation Administrator reported that the Parks and Recreation Commission on 1979 June 20 had received a report on the use of Swangard Stadium.

The Parks and Recreation Commission adopted the recommended restrictions governing the use of the field at Swangard Stadium in an effort to alleviate the condition of overuse and resulting turf damage.

The Municipal Manager recommended:

1. THAT the report of the Parks and Recreation Administrator be received for information purposes.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

16. Artificial Turf for Swangard Stadium
Letter from Alderman D.A. Lawson which
appeared on the Agenda for the 1979 April 23
Meeting of Council

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding the condition of the turf at Swangard Stadium and the use of artificial turf in that stadium.

The Parks and Recreation Administrator reported that the astronomical costs for artificial turf make it unfeasible for a facility with a maximum capacity of 5,000 spectators. There would be no cost recovery for the capital expenditure. A rough estimate of 1.5 million dollars has been obtained which would include excavation, installation of asphalt and covering of artificial turf. Refined costs are not available without a consultant's analysis of the necessary requirements.

It is the opinion of our Operations staff that in the long run, there would be little saving in maintenance costs if we go from grass to artificial turf. The probability is that the direct maintenance costs on the artificial turfs surface would be less than the \$40,000 spent annually on the present field maintenance but to this must be added major repairs to portions of the artificial surface which seem to be occurring on most artificial fields at regular intervals of five or six years. These repairs, it would appear, often run into hundreds of thousands of dollars and therefore the net maintenance savings over several years operation would be negligible.

The Municipal Manager recommended:

1. THAT Council do not consider the installation of artificial turf at Swangard Stadium.

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

17. Burnaby Highway Exchange By-law No. 4, 1979
Rezoning Reference #22/77
Apartment Development Adjacent Village Del Ponte
9784/9848 Lougheed Highway and 9686 Government Street

This item was dealt with previously in the meeting as Item 4m) -
"Burnaby Highway Exchange By-law No. 4, 1979", By-law No. 7371.

18. Rezoning Reference #22/77
9784/9848 Lougheed Highway and 9686 Government Street
Apartment Development Adjacent Village Del Ponte
Drainage from the Proposed Development

This item was dealt with previously in the meeting as Item 4m) -
"Burnaby Highway Exchange By-law No. 4, 1979", By-law No. 7371.

19. Letter from Miss E. Vera McGillivray which appeared on the Agenda for the 1979 May 28 Meeting of Council
Illegal Suites

The Municipal Manager provided a report from the Director of Planning on illegal suites.

The Director of Planning provided information on the following specific questions raised by Council:

- a) A review of the current procedures followed in Vancouver and Surrey with respect to illegal suites and their applicability to Burnaby.
- b) Policy on hardship cases.
- c) The question of physical removal of appliances as opposed to a written agreement approach to discontinue an illegal use.

The Director of Planning further reported that these matters are the subject of a comprehensive review being conducted at the present time on a priority basis in co-operation with the Building and Legal and Lands Departments. It is anticipated that a report will be forthcoming within the next two to three weeks.

The Municipal Manager recommended:

1. THAT Council authorize the removal of the moratorium on the serving of notices of non-compliance with the Burnaby Zoning By-law which was established on 1979 June 11.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"THAT further consideration of this matter be tabled."

CARRIED

OPPOSED: Alderman Ast

MOVED BY ALDERMAN DRUMMOND:

SECONDED BY ALDERMAN LAWSON:

"THAT the report of the Director of Planning concerning the number of homes and lots in R4 and R5 zoning districts which would be allowed to have a duplexing effect submitted approximately three years ago be re-submitted for the information of Council.

CARRIED UNANIMOUSLY

20. Letter from The Honourable William N. Vander Zalm, Ministry of Municipal Affairs, Province of British Columbia which appeared on the Agenda for the 1979 June 18 Meeting of Council
1979 Municipal Planning Grants
Origin/Destination Travel Pattern Study

The Municipal Manager provided a report from the Director of Planning regarding a "Origin/Destination Travel Pattern Study" in the Municipality of Burnaby which will be partly financed through a Municipal Planning Grant.

The Municipal Manager recommended:

1. THAT Council approve in principle the terms of reference for the Origin/Destination Travel Pattern Study.
2. THAT Council authorize the Planning Department to secure proposals from qualified consultants to carry out the study in order that the Planning Department might prepare a further report to Council recommending the retention of a consultant to do the work.

3. THAT Council authorize the provision of \$25,000 in the Planning Department Budget for consulting services, with \$16,667 financed by the Province of British Columbia and Burnaby's share of \$8,333 to be financed out of contingency.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

21. 10th National Seminar of the Institute of Public Administration of Canada
"Municipal Government in the Governmental Maze"
Banff Springs, Alberta - 1979 October 03-05

The Municipal Manager submitted a report concerning his attendance at the 10th National Seminar of the Institute of Public Administration of Canada.

The Municipal Manager recommended:

1. THAT your Manager be authorized to attend the 10th National Seminar by the Institute of Public Administration of Canada on "Municipal Government in the Governmental Maze" to be held in Banff Springs, Alberta, from 1979 October 03-05 inclusive at an estimated cost of \$630.00

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

22. Burnaby Park Study 1977

The Municipal Manager provided a report from the Parks and Recreation Administrator concerning the Burnaby Park Study 1977.

The Municipal Manager recommended:

1. THAT Council concur with the Parks and Recreation Commission's adoption of the Burnaby Park Study 1977, as amended, as a guide to Park development in the Municipality.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"THAT consideration of this report be tabled."

CARRIED UNANIMOUSLY

23. Request of the Burnaby Lake Aquatic Club for a Grant

The Municipal Manager provided a report from the Parks and Recreation Administrator regarding a grant for the Burnaby Aquatic Club.

The Municipal Manager recommended:

1. THAT Council approve the awarding of a grant to the Burnaby Lake Aquatic Club as a contribution toward the purchase of boats, with the funds to be provided from the Parks and Recreation Budget as part of the 1979 Recast Budget.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

24. Public Hearing Dates for 1979
Public Hearing Date for August 1979

The Municipal Manager provided a report from the Director of Planning regarding Public Hearing dates for 1979.

The Municipal Manager recommended:

1. THAT the Public Hearing formerly set for 1979 August 21 be rescheduled to 1979 August 14 at 19:30 h.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

25. Deer Lake Park

This item was dealt with previously in the meeting as Item 5c) under Correspondence and Petitions.

26. Data Processing

The Municipal Manager provided a progress report from the Municipal Treasurer regarding the computer conversion program.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"THAT consideration of this report item be tabled."

CARRIED UNANIMOUSLY

27. Artificial Turf for Swangard Stadium
Letter from Alderman D.A. Lawson which appeared
on the Council Agenda for the 1979 April 23
Meeting of Council

The Municipal Manager provided a report clarifying the information contained in Item 16, Municipal Manager's Report No. 45, 1979 June 25 concerning the installation of artificial turf in Swangard Stadium as follows:

"THE \$40,000.00 quoted for maintenance (of the present field surface) is the total maintenance budget for the stadium and includes other things besides field maintenance. Field maintenance actually cost between \$17,000.00 and \$18,000.00 per annum. The balance is spent on such items as track maintenance, fence repairs, blacktop repairs and grandstand maintenance. Grandstand maintenance includes a twice yearly steam cleaning done by an outside firm."

The Municipal Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN MERCIER:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

1979 June 25

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

CARRIED UNANIMOUSLY