

1980 MARCH 31

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Monday, 1980 March 31 at 19:00 h.

PRESENT: Mayor D.M. Mercier, In the Chair  
Alderman G.D. Ast  
Alderman D.N. Brown  
Alderman A.H. Emmott  
Alderman D.A. Lawson  
Alderman W.A. Lewarne  
Alderman F.G. Randall  
Alderman V.V. Stusiak

ABSENT: Alderman D.P. Drummond

STAFF: Mr. B. McCafferty, Acting Municipal Manager  
Mr. E.E. Olson, Municipal Engineer  
Mr. A.L. Parr, Director of Planning  
Mr. J.G. Plesha, Administrative Assistant to Manager  
Mr. James Hudson, Municipal Clerk  
Mr. B.D. Leche, Deputy Municipal Clerk

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

"Burnaby Highway Exchange By-law No. 9, 1979"

- 7457

A By-law To Dispose Of Portions Of Road And  
Lane (Nevin Street South Of Sullivan Street)  
In Exchange For Portions Of Land Extending  
Reese Avenue South From Sullivan Street To  
Cameron Street.

There were no submissions received in connection with "Burnaby Highway Exchange By-law No. 9, 1979", By-law No. 7457.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

M I N U T E S

The minutes of the Council Meeting held on 1980 March 24 came forward for adoption.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT the minutes of the Council Meeting held on 1980 March 24 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) Retail Merchants Association of Canada,  
B.C. Division, General Manager, 1980 March 25,  
Re: Wednesday Night Store Openings  
Spokesperson - Joan Wallace
- (b) Burnaby Chamber of Commerce, Manager  
1980 March 25, Re: Burnaby Funfest Days '80  
Spokesman - Angus J. Macdonald

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN BROWN:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) Mrs. Joan Wallace, General Manager, Retail Merchants Association of Canada, B.C. Division, then addressed Council on the subject of "Shops Closing". The following is the text of Mrs. Wallace'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, jewelry 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 1979 report by Woods, Gordon & Co., management consultants, says that consumer spending in Canada has been increasing at only three per cent per year (after inflation) 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 last July by 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 1979 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 evenings?

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."

- (b) Mr. Hermann G. Schaad, Chairman of the Tourist Committee of the Burnaby Chamber of Commerce, then addressed Council and outlined in detail the program planned for "Burnaby Funfest Days '80", which will run from 1980 May 22 to June 01, utilizing the many facilities throughout Burnaby.

Mr. Schaad advised that a budget had been put together of approximately \$30,000 for the whole thing. Much of this will be spent on the groups participating and major promotional activities. The Provincial Government is participating in the Funfest posters, which will be overprinted with "Burnaby Funfest" and the dates. A brochure will be put out which will be sent to every household in Burnaby. Approximately one-third of the required budget has already been obtained from private sources. The Municipal Council is being asked for a Grant and a submission has been made to the Provincial Government as well to make up the difference.

B Y - L A W S

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Building By-law 1973, Amendment  
By-law 1980'

- 7487

'Burnaby Gas By-law 1978, Amendment By-law 1980'	- 7488
'Burnaby Plumbing By-law 1953, Amendment By-law 1980'	- 7489
'Burnaby Electrical By-law 1974, Amendment By-law 1980'	- 7490
'Burnaby Frontage - Tax By-law 1980'	- 7499

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: ALDERMAN LEWARNE

The Council reconvened.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the report of the Committee be now adopted.

CARRIED

OPPOSED: ALDERMAN LEWARNE

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

"THAT

'Burnaby Building By-law 1973, Amendment By-law 1980'	- 7487
'Burnaby Gas By-law 1978, Amendment By-law 1980'	- 7488
'Burnaby Plumbing By-law 1953, Amendment By-law 1980'	- 7489
'Burnaby Electrical By-law 1974, Amendment By-law 1980'	- 7490
'Burnaby Frontage - Tax By-law 1980'	- 7499

be now read three times.

CARRIED

OPPOSED: ALDERMAN LEWARNE

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT Item 6 of the Municipal Manager's Report No. 25, 1980 March 31, pertaining to 'Burnaby Highway Exchange By-law No. 9, 1979', By-law No. 7457, be brought forward for consideration at this time."

The following are the recommendations contained in that report:

"THAT Council authorize:

1. the abandonment of the subject "Burnaby Highway Exchange By-law No. 9, 1979" By-law No. 7457.
2. the preparation and introduction of a Highway Exchange By-law to close all of Nevin Street, Reese Avenue and the lane allowance in return for a 10' dedication of land fronting Cameron Street as shown on the attached sketch #1. It will be necessary that the Municipal Engineer amend the by-law plans accordingly.
3. the consolidation of the parcels into 2 lots as shown on the attached Sketch #2. It will be necessary that the Municipal Engineer prepare the necessary subdivision plan.
4. the preparation and execution of a restrictive covenant pursuant to Section 215 of the Land Title Act over proposed Lot 1 restricting its use for public pedestrian access only. (Council approval would be required if, in the future, a need arose for its dedication and construction therein of a roadway).
5. the preparation and execution of an easement agreement over proposed Lot 1 to provide public access (pedestrian only) to that portion of proposed Lot 2 which will lie on the east side of proposed Lot 1. Upon consolidation of the easterly portion of proposed Lot 2 with properties to the east having road frontage on Cameron Street this easement agreement will become redundant and should be discharged from proposed Lot 1."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED

OPPOSED: ALDERMAN AST

CORRESPONDENCE AND PETITIONS

MOVED BY ALDERMAN STUSIAK:

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. 25, 1980 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- (a) Brentwood Park Ratepayers Association,  
President, Re: Draft Plan For The Lower  
Mainland Of British Columbia

A copy of a letter dated 1980 March 19 addressed to the Honourable W.N. Vander Zalm, Minister of Municipal Affairs, was received regarding the establishment of a "Draft Plan" for the Lower Mainland of British Columbia.

It appears that this "Draft Plan" includes an outdated proposal that there will be a "District Center" at Brentwood. The Brentwood Park Ratepayers Association is firmly antagonistic to any proposal to erect High-rise structures South of Ridgelawn Drive and West of Delta Avenue in the Brentwood area.

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Countless letters have been written and countless sessions have been held with the Planning Department of Burnaby Municipality, and it is expected that the outmoded study of 1969 is still being used in the Municipality's correspondence with both the Provincial Government and the Greater Vancouver Regional District.

Item 10, Municipal Manager's Report No. 25, 1980 March 31, pertaining to this subject, was brought forward for consideration at this time.

The Municipal Manager reported that after extensive discussions with, and comments from the Brentwood Park Ratepayers Association and residents in the Brentwood area, Council in 1975 October in considering a detailed revised plan for the Brentwood apartment area on the North side of the Lougheed Highway between Springer Avenue and Beta Avenue, adopted the plan for the apartment area between Delta Avenue and Springer Avenue, but requested that the apartment area between Beta Avenue and Delta Avenue be subject to further review. It is also noted that a study regarding the growth management study for Burnaby is being pursued by the Planning Department at this time and this study may affect the various apartment study and community plan areas within Burnaby.

The Brentwood Park Ratepayers Association will be contacted when a detailed review of the apartment area West of Delta Avenue is pursued.

The Municipal Manager recommended:

"1. THAT a copy of this report be sent to:

- (a) Mr. H. Adams, President, Brentwood Park Ratepayers' Association
- (b) The Honorable W. Vander Zalm, Minister of Municipal Affairs, Parliament Buildings, Victoria, B.C.
- (c) Mayor J.L. Tonn, Chairman, Greater Vancouver Regional District Planning Committee."

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

- (b) Federation Of Canadian Municipalities,  
Executive Director, Re: Voting Delegate Accreditation  
Form - Number Of Voting Delegates Permitted - Four

A Voting Delegate Accreditation Form dated 1980 March 21 was received requesting Council to appoint voting delegates to the 43rd Annual Conference of the Federation of Canadian Municipalities.

The following conditions will be in force during the 43rd Annual Conference:

- (i) All interested persons are free to attend the Conference.
- (ii) Only member delegates will have the right to speak on matters discussed during the Conference.
- (iii) Only accredited delegates will have the right to vote on any matter decided by the General Assembly.
- (iv) Only members of a Municipal Council or of the ruling body (Executive or Board) of a Provincial Association may be accredited.

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MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LAWSON:

"THAT any member of the Municipal Council wishing to attend the 43rd Annual Conference of the Federation of Canadian Municipalities in Halifax, Nova Scotia be authorized to do so, and that all necessary expenses in connection therewith be paid by the Municipality of Burnaby."

CARRIED UNANIMOUSLY

It was agreed that voting delegates will be the Mayor and three Aldermen appointed on the basis of continuous seniority on the Burnaby Municipal Council.

(c) Mr. and Mrs. George Runzer,  
Re: Our House And Home On Silver Avenue

A letter dated 1980 March 12 was received requesting that Council authorize Mr. and Mrs. Runzer to continue the occupancy of the residence at 6507 Silver Avenue despite the fact that this house is scheduled for demolition in connection with the Maywood Park development.

Item 11, Municipal Manager Report No. 25, 1980 March 31, pertaining to this subject, was brought forward for consideration at this time.

It was reported that all of the properties that are required for the development of Maywood Park were purchased several years ago. Although the physical creation of the Park is scheduled to begin in about October of this year, Staff is aware of the fact that the housing shortage in this area could interfere with the efforts of the tenants to find other accommodation. There is no desire or intention to adhere rigidly to a timetable, and if the tenants try, but are unable to find other accommodations between now and then, extensions on the existing tenancies will be given. In Mrs. Runzer's case, we are concerned that she is unwilling to co-operatively participate with the available resource organizations that can help her to find accommodation elsewhere. Staff will nevertheless contact Mrs. Runzer again following Council's consideration of this matter in an attempt to offer and provide any assistance that may be appropriate in regard to this matter.

The Municipal Manager recommended:

"1. THAT a copy of this report be sent to Mr. & Mrs. G. Runzer, 6507 Silver Avenue, Burnaby, B.C."

MOVED BY ALDERMAN LEWARNE:  
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN AST:

"THAT in view of the severe housing shortage being experienced in the Municipality of Burnaby at this time, that the question of the Maywood Park Development be referred back to the Parks and Recreation Commission for reconsideration."

CARRIED

OPPOSED: ALDERMEN BROWN AND  
EMMOTT

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- (d) Province of British Columbia, Ministry Of  
Municipal Affairs, Minister, Re: Fourth  
Quarter Housing Growth Grant For 1979

A letter dated 1980 March 14 was received enclosing a Province of British Columbia cheque in the amount of \$222,228.32, which represents the fourth quarter Housing Growth Grant for 1979 pursuant to Part III of the Revenue Sharing Act Regulations.

The final quarterly payment for 1979 considers, in addition to the \$300 per start paid for the first three quarters, an adjustment to reflect the change in 1979 whereby a full \$10,000,000 was committed to this program. The first three quarters were paid on the basis of estimated housing starts for 1979, the fourth quarter has been revised to recognize the actual 1979 total starts resulting in a final payment of \$326.08 for all starts claimed in 1979.

- (e) David B. Fairey, Re: Assessment Appeal -  
Shellburn Refinery Property - Council Motion  
Adopted 1980 March 10

A letter dated 1980 March 20 was received advising that Mr. Fairey's appeal to the Assessment Appeal Board in connection with the Shellburn Refinery Property must be filed by 1980 April 01.

Mr. Fairey, therefore, requested that the matter of Council support for his appeal be dealt with no later than the Council Meeting of March 31 in order that Council too may launch its own appeal on the reduced Shellburn assessments or give support in some way to his appeal.

- (f) John Braacx, Re: Bus Shelter In  
4100 Block East Hastings Street  
Extends More Than Half Across Sidewalk

A letter dated 1980 March 22 was received drawing Council's attention to a situation which is causing much inconvenience. About three weeks ago a bus shelter was erected in the 4100 Block East Hastings Street. This bus shelter is placed one foot from the B.C. Bank Building. It extends more than halfway across the sidewalk. This causes a lot of inconvenience to pedestrians, and especially to people with buggies or wheelchairs. There is hardly any room left between the bus shelter, tree, poles and curb. People are going off the curb onto the roadway to get by the shelter.

The writer recognizes that there is a need for a bus shelter, yet this particular shelter should be cut down to the right size or replaced with an appropriate one and the tree removed.

Council was advised that a Staff Report on this subject would be available on 1980 April 08, and further consideration of the matter was deferred until that time.

- (g) Trizec Construction Limited And Bramalea  
Realty Limited, General Manager, Burnaby  
Shopping Centres, Re: Retail Store Closing Hours

A letter dated 1980 March 26 was received advising that Trizec Construction Limited and Bramalea Realty Limited are the owners of the Lougheed and Brentwood Shopping Centres.

This letter is written on behalf of the owners and 101 retail tenants, including Eatons, the Bay and Woolco, who wish to open for business on Wednesday evenings.



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If an exemption is granted to all Retail Stores covered by the Schedule under Section 861, Division(3) of Part XXVII of the Municipal Act, we confirm that our centres and all the Retail Stores therein will only extend their hours to include Wednesday evenings to 9 P.M. for a period of two years.

While it would not be realistic to anticipate retailing realities beyond two years, we further confirm that neither of our Shopping Centres or the Retail Stores therein will initiate any further extension of store hours in the following three years.

- (h) Burnaby Volunteer Centre, Executive Director,  
Re: Heritage Village Museum

A letter dated 1980 March 21 was received expressing a deep concern for the future of Heritage Village, particularly in regard to the volunteer program.

Heritage Village not only serves as an educational facility and a tourist attraction, but significantly serves the many people, young and old alike, whose lives are expanded and enriched by their volunteer involvement at the museum. Since its inception, Burnaby residents have had a unique opportunity to actively demonstrate pride in their community and heritage by giving their time, energy and skills for the enhancement of the Village. As a Spokesperson for volunteerism, the writer strongly urges that Heritage Village continue and expand its traditional volunteer program and that this program be administered by a full-time staff person designated Co-ordinator of Volunteers.

- (i) The Council For Canadian Unity, British  
Columbia Chairman, Re: Canada Week

A letter dated 1980 March 17 was received advising that the Council for Canadian Unity, a National non-profit and non-partisan organization dedicated to maintaining and promoting the unity of Canada, introduced Canada Week, a week-long community festival in honour of our Nation's Birthday. Its purpose is to stimulate a new consciousness and understanding across our Country.

Over 25,000 active volunteers in some 1,000 communities across Canada give their time and effort to ensure the success of this Celebration. Volunteer members of Local, Provincial and National Canada Week Committees work to promote the widest range of artistic, intellectual and sports activities during Canada Week.

To encourage understanding and appreciation of Canadians in other parts of Canada each Province and Territory has been "twinning" with another. This year British Columbia has Ontario as a sister province.

Council was encouraged as the leader in the community to join with the existing ninety committees in British Columbia and become involved in Canada's 113th Birthday Celebrations.

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

- (a) Draft Plan for Lower Mainland of British Columbia.  
Correspondence and Petitions - Council Meeting 1980 March 17.  
Item 4, Municipal Manager's Report No. 21, 1980 March 17

The following are the recommendations contained in that report:

1. THAT the Council recommend the adoption of the proposed amendments to the Draft Plan for the Lower Mainland as outlined on maps "B"

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and "C" attached to the Director of Planning's report.

2. THAT Council concur with the remainder of the Draft Plan as proposed.
3. THAT a copy of this report be sent to Mayor Tonn, Chairman, G.V.R.D. Planning Committee, 2294 West Tenth Avenue, Vancouver, B.C., V6K 2H9.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"THAT this subject be now lifted from the Table."

CARRIED UNANIMOUSLY

The following motion as moved by Alderman Emmott and Seconded by Alderman Randall "That the recommendations of the Municipal Manager be adopted" was then before Council for consideration.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

"THAT the Director of Planning's report in this regard be amended to read "Limited" as per the plan of the Greater Vancouver Regional District for the Lower Mainland of British Columbia for the Deer Lake area."

CARRIED UNANIMOUSLY

A vote was then taken on the original motion as moved by Alderman Emmott and seconded by Alderman Randall "That the recommendations of the Municipal Manager be adopted.", as amended, and same was carried unanimously.

His Worship, Mayor Mercier, retired from the Council Chamber at 20:00 h. Acting Mayor Lewarne assumed the Chair.

- (b) Kingsway/Edmonds Area Plan  
Item 5, Manager's Report No. 19, 1980 March 10

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT this subject be now lifted from the Table."

CARRIED UNANIMOUSLY

The following is the recommendation contained in that report:

1. THAT the recommendations as contained in the report from the Parks and Recreation Administrator be tabled until such time that Council is in receipt of a report from the Advisory Planning Commission and a further report from the Planning Department on the Kingsway/Edmonds Community Plan.

The aforementioned motion was adopted by Council on 1980 March 10.

- (c) Kingsway/Edmonds Area Plan

Report of the Advisory Planning Commission - Council Meeting  
1980 March 17, Item 8, Municipal Manager's Report No. 21, 1980 March 17.

The following are the recommendations contained in Item 8, Municipal Manager's Report No. 21, 1980 March 17:

1. THAT the letters from St. Thomas More High School and Mrs. Elsie Walls be received with the understanding that the concerns expressed therein will be the subject of a report from the Planning Department on 1980 March 31.

2. THAT the report of the Advisory Planning Commission be tabled and considered together with the report from the Planning Department on 1980 March 31.

The aforementioned recommendations were adopted by Council on March 17.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT this subject be now lifted from the Table."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT Item 7, Municipal Manager's Report No. 25, 1980 March 31, pertaining to this subject, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The Municipal Manager recommended:

1. THAT Council adopt the amended plan for the Kingsway/Edmonds Area as illustrated on the sketch attached to the Director of Planning's report and described in the report entitled "Kingsway/Edmonds Area Plan".
2. THAT Council adopt the recommendations of the Parks and Recreation Commission as referred in Item 5, Municipal Manager's Report No. 19, 1980 March 10.
3. THAT Council adopt the following motion of the Advisory Planning Commission:  
  
"That the provision of public washrooms, complete with appropriate facilities for handicapped people, be made a condition of approval for any future redevelopment applications received from the management of the Middlegate Shopping Centre."
4. THAT a copy of this report be sent to all persons who have corresponded with Council on this matter.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

"THAT Community Plan Area "O" have an access to Griffith Avenue on the North side of the park strip commonly called the Beresford alignment."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT that part of Edmonds Street between the Institutional and the part between Edmonds Street and 18th Avenue be included as a consideration for some medium density transitional type residential development."

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN EMMOTT:

"THAT the aforementioned motion as moved by Alderman Stusiak and seconded by Alderman Brown be referred to staff for consideration and a subsequent report to Council."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN BROWN:

"THAT no high density(RM4 and RM5) development be allowed North of Kingsway in the Kingsway/Edmonds Area Plan."

MOTION DEFEATED

OPPOSED: Aldermen  
Ast, Emmott, Lewarne and  
Stusiak

A vote was then taken on the original motion as moved by Alderman Stusiak and seconded by Alderman Ast "That the recommendations of the Municipal Manager be adopted", as amended, and same was CARRIED UNANIMOUSLY.

His Worship, Mayor Mercier, returned to the Council Chamber and assumed the Chair at 20:25 h.

#### R E P O R T S

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

- (a) Grants and Publicity Committee  
Re: Requests For Financial Assistance

The Grants and Publicity Committee submitted a report on the following requests for Grants:

1. Vancouver and District Public Housing Tenants Association  
(1978) - Nil

The Grants and Publicity Committee recommended that no Grant be given to the Vancouver and District Public Housing Tenants Association (1978).

MOVED BY ALDERMAN AST:  
SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

2. Canadian Paraplegic Association  
British Columbia Division - \$1,925.00

The Grants and Publicity Committee recommended a Grant in the amount of \$1,925.00 to the Canadian Paraplegic Association, British Columbia Division, for 1980.

MOVED BY ALDERMAN EMMOTT:  
SECONDED BY ALDERMAN AST:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

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3. Burnaby Chamber of Commerce  
Tourist Committee - \$10,000.00

The Grants and Publicity Committee recommended a Grant in the amount of \$10,000.00 to the Burnaby Chamber of Commerce for "Burnaby Funfest Days '80".

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT the recommendation of the Grants and Publicity Committee be adopted."

CARRIED UNANIMOUSLY

(b) Heritage Village

Alderman Stusiak submitted a verbal report on the present management problems being encountered at Heritage Village.

Alderman Stusiak said that the people at the Century Park Museum Association and the Parks and Recreation Commission have come to an agreement for the procedures and the directions of the Village, which they are submitting to their respective bodies for approval and with recommendations for approval. When that has been done, the agreement will come before this Council. Alderman Stusiak further advised that the matters of concern about the part of those people who would be in the Union and volunteers insofar as the Canadian Union of Public Employees is concerned, we have a letter from the Union which, in principle, satisfies most of the concerns of some further negotiations to be carried out in this matter.

MOVED BY ALDERMAN RANDALL:

SECONDED BY ALDERMAN BROWN:

"THAT the verbal report of Alderman Stusiak in reference to Heritage Village be received for information purposes."

CARRIED UNANIMOUSLY

- (c) The Municipal Manager presented Report No. 25, 1980 on the matters listed following as Items 1 to 14 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. Proposed Closure of Ayres Avenue, 18th Avenue  
West of Ayres Avenue and Lane South of 18th Avenue  
"Burnaby Highway Exchange By-Law No. 4, 1977,  
Repeal By-Law 1980", A By-Law to Repeal By-Law No. 7097,  
Being the "Burnaby Highway Exchange By-Law No. 4, 1977"

The Municipal Manager provided a report from the Director of Planning regarding the proposed closure of redundant allowances in the area adjacent to 18th Avenue and Ayres Avenue.

The Director of Planning reported that on 1977 March 28 Council approved the preparation and introduction of a Highway Exchange By-Law involving the above-noted allowances. On 1977 October 11 Council finally adopted the By-Law and it was filed in the Land Title Office. Conveyances to effect the exchanges referred to in the By-Law were prepared but were never executed. The applicant had informed our Department on 1978 January 24 that he did not wish to proceed with the proposal as circumstances arose which caused a delay in his actions and that he hoped that he may re-apply at a later date.

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The applicant has not, to date, re-applied to proceed with his proposal and we have been advised by the Municipal Solicitor that the Land Title Office has requested that the subject Highway Exchange By-Law now be repealed, and a certified copy of the Repealing By-Law filed in the Land Title Office. We are, therefore, seeking authorization from Council for the preparation and execution of a By-Law. Should the applicant wish to proceed with the proposal in the future, it will be necessary that we initiate the procedures from the beginning.

The Municipal Manager recommended:

1. THAT Council authorize the preparation and execution of a By-Law to repeal the subject Highway Exchange By-Law.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

2. Rezoning Reference #11/80  
Lots 89 and 90, D.L. 2, Plan 57544  
9620 and 9584 Manchester Drive

The Municipal Manager provided a report from the Director of Planning regarding Rezoning Reference #11/80.

The Director of Planning reported that the applicant for Rezoning Reference #11/80 has indicated a desire to amend the initially proposed suite mix by increasing the number of two bedroom suites, reducing the number of one bedroom suites and reducing the overall number of suites.

The Planning Department has no objection to these amendments. The Clerk has indicated that he can have delivered the relevant information to owners and occupants to be notified.

The Municipal Manager recommended:

1. THAT Council receive the revised statistics contained in this report in connection with the Comprehensive Development Plan for Rezoning Reference #11/80 which is to be presented to the Public Hearing scheduled for 1980 April 15.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

3. Tenders - Fire Department Uniforms

The Municipal Manager submitted a report from the Purchasing Agent regarding tenders for Fire Department uniforms.

The Municipal Manager recommended:

1. THAT a Purchase Order be issued to the low bidder, Gordon Campbell Limited, for the supply and delivery of Fire Department uniforms as specified, for the sum of \$46,881.95.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

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4. Engineer's Special Estimates

The Municipal Manager provided a report from the Municipal Engineer covering special estimates of work for his Department in the total amount of \$810,764.00.

The Municipal Manager recommended:

1. THAT the estimates as submitted by the Municipal Engineer be approved.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

5. Building Department Report

The Municipal Manager provided a report from the Chief Building Inspector covering the operations of his Department for the period 1980 February 25 to March 16.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

6. Reese Avenue Right-of-Way Between  
Cameron and Sullivan Streets  
Community Plan Area "G"  
"Burnaby Highway Exchange By-Law No. 9, 1979" -  
By-Law No. 7457

This item was dealt with previously in the meeting in conjunction with item 4(f) "Burnaby Highway Exchange By-Law No. 9, 1979", By-Law No. 7457.

7. Kingsway/Edmonds Area Plan

The Municipal Manager provided a report from the Director of Planning concerning the Kingsway/Edmonds Area Plan.

The Director of Planning reported that the Kingsway/Edmonds Area Plan has been prepared by the Planning Department with input from the public, Council, the Advisory Planning Commission and the Parks and Recreation Commission. The issues raised have been fully considered and positions have been recommended by the Planning Department. The Plan is now up for final consideration by Council and adoption as the amended Community Plan for the Area to serve as a guide to development and future planning decisions in the area.

The Municipal Manager recommended:

1. THAT Council adopt the amended Plan for the Kingsway/Edmonds Area as illustrated on the sketch attached to the Director of Planning's report and described in the report entitled "Kingsway/Edmonds Area Plan".

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2. THAT Council adopt the recommendations of the Parks and Recreation Commission as referred to in Item 5, Municipal Manager's Report No. 19, 1980 March 10.
3. THAT Council adopt the following motion of the Advisory Planning Commission:

"That the provision of public washrooms, complete with appropriate facilities for handicapped people, be made a condition of approval for any future redevelopment applications received from the management of the Middlegate Shopping Centre".

This item was dealt with previously in the meeting in conjunction with Items 6(b) and 6(c) under Tabled Matters.

8. Proposed Inclusion of a Project in the 1980 Local Improvement Program  
Sidewalk for East Side of Phillips Avenue,  
Lougheed to Government Street

The Municipal Manager provided a report from the Municipal Engineer concerning the inclusion of the subject project in the 1980 Local Improvement Program.

The Municipal Manager recommended:

1. THAT the Municipal Engineer be directed to proceed with estimates and preparation of Assessment Rolls.
2. THAT the Municipal Treasurer be directed to bring down the required report in accordance with Section 601 of the Municipal Act.
3. THAT the Municipal Clerk be directed to prepare the required Initiative Notices.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

9. Letter from Mr. Steve Zeswick which appeared on the Agenda for the 1980 March 24 Meeting of Council  
Lavigne Engine Rebuilders Ltd., 7405 Kingsway

The Municipal Manager provided reports from the Chief Licence Inspector and the Chief Public Health Inspector on a complaint received from Mr. Zeswick regarding the operation of the Lavigne Engine Builders Ltd. at 7405 Kingsway.

The Chief Licence Inspector noted that the lot at 7413 Kingsway is being used as an overflow parking area for Lavigne Engine Rebuilders at 7405 Kingsway. Use of this lot is contrary to the Zoning By-law because it does not have a legal non-conforming status. The Chief Licence Inspector will monitor use of 7413 Kingsway and take action as necessary to ensure that the illegal parking use is discontinued.

The Chief Public Health Inspector reported that his Department has ascertained that the quality and discharge locations of trade waste effluent from Lavigne Engine Rebuilders Ltd., 7405 Kingsway, is not satisfactory. It is the intention of the Chief Public Health Inspector to proceed under the authority



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of pertinent regulations should the necessary improvements not be completed.

The Municipal Manager recommended:

1. THAT copies of this report be forwarded to Mr. Steve Zeswick, 7397 Kingsway, Burnaby, and Lavigne Engine Rebuilders Ltd., 7405 Kingsway, Burnaby.

MOVED BY ALDERMAN LAWSON:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

10. Letter from the Brentwood Park Ratepayers' Association  
Community Plan Nine, Area "D"

This item was dealt with previously in the meeting in conjunction with Item 5(a) under Correspondence and Petitions.

11. Letter from Mr. and Mrs. George Runzer  
6507 Silver Avenue, Burnaby, B.C. V5H 2Y3  
Maywood Park Development

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

12. Burnaby Lake Sports Complex  
Fieldhouse Expansion - Burnaby Lake Rugby Committee

The Municipal Manager provided a report from the Municipal Treasurer regarding the Burnaby Lake Sports Complex Fieldhouse Expansion by the Burnaby Lake Rugby Committee.

The Municipal Manager recommended:

1. THAT the Burnaby Lake Rugby Committee be given authority to proceed with the piledriving work, the creation of the hoarding fence and other work necessary in preparation of the site, pending the signing of the Operating and Finance Agreements referred to in the report.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

13. Follow-up Report on GVRD Air Monitoring  
Program Results

The Municipal Manager provided a report from the Chief Public Health Inspector and the Director of Planning containing information on an inquiry that was made by Council on 1980 February 11 concerning the Greater Vancouver Regional District Air Monitoring Program.

The Municipal Manager reported that, in summary, there is no cause for serious concern in any of the categories of pollutants. As has been previously reported by the Greater Vancouver Regional District, the readings taken at the Kensington and Confederation Parks stations are generally similar to readings from other stations. In the majority of cases, the level of measured contaminants are better than the long-term goals for air

quality, or maximum desirable objectives.

Although this data gives no evidence of serious problems, efforts will be continued to reduce emissions at all possible sources in the urban air shed.

The Municipal Manager recommended:

1. THAT the report of the Chief Public Health Inspector and the Director of Planning be received for information purposes.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

14. Shellburn Refinery 1980 Modernization and Expansion Master Plan

The Municipal Manager provided a report from the Director of Planning regarding the Shellburn Refinery 1980 Modernization and Expansion Master Plan.

The Director of Planning reported that in light of the findings of staff of the various departments upon the evaluation of the proposal, and upon incorporating those adjustments and improvements noted, we are now pleased to be in a position to advise Council that the basic terms of the program are not in conflict with the Municipality's By-laws or the relevant environmental standards, and that the program moreover includes substantial environmental improvement elements which will be beneficial to the area and to Burnaby in general. As a result, it is now in order to convey to the Company that the project can be approved in principle, subject to specified conditions relative to the normal requirements of Burnaby's By-laws, satisfaction of the applicable procedures for specific project approval, and confirmation and agreement on various issues related primarily to environmental protection and enhancement.

Unless otherwise directed by Council, it is our intention upon receipt of formal acceptance of the approval in principle, to proceed with the release of Preliminary Plan Approvals for the respective projects upon satisfaction of all the relevant conditions.

The Municipal Manager recommended:

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

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MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

E N Q U I R I E S

ALDERMAN LEWARNE:

Alderman Lewarne noted that the Public Hearing scheduled for 1980 April 15 will include Rezoning Reference #8/80 covering Discovery Park Research and Development Facilities, Willingdon (B.C.I.T.) Site. Alderman Lewarne suggested that the Council Chamber may not be large enough to accommodate the number of people wishing to attend. Alderman Lewarne considered that it might be advisable to adjourn the Public Hearing on the Rezoning Reference #8/80 for one or two weeks and that arrangements be made for the Hearing to be held at a site which would provide a greater accommodation.

ALDERMAN RANDALL:

Alderman Randall advised that he was very pleased with the recent report of the G.V.R.D. concerning housing, and requested confirmation that the 2% on the C.M.H.C. money that will be utilized was correct.

Alderman Emmott, Chairman of the Greater Vancouver Regional District, confirmed that this figure was correct.

Alderman Randall further inquired as to the present status of the Kensington Overpass over the Burlington Northern Railway at Sperling Avenue.

His Worship, Mayor Mercier, advised that the Provincial Ministry of Transportation and Highways was not happy with some aspects of the crossing, and wished to meet with Municipal staff in order to discuss this matter in greater detail.

It was the Mayor's opinion that the whole matter of the proposed overpass of the Burlington Northern Railway should be the subject of a special meeting of Council and that this meeting should be held in the next three to four weeks.

Alderman Lawson inquired if Discovery Parks Incorporated had any plans to hold a public meeting under their own auspices covering Rezoning Reference #8/80.

The Director of Planning advised that Discovery Parks Incorporated did plan to hold a public meeting in the area on 1980 April 09, and also to distribute a brochure within the affected area to provide interested citizens with complete background information on the proposed Discovery Parks Development. The Planning Department is seeking confirmation from Discovery Parks Incorporated as to their intentions.

The Planning Department has also arranged to distribute 200 copies of the applicable report to people in the area.

ALDERMAN BROWN:

Alderman Brown suggested that we should again submit a resolution for the 1980 Convention of the Union of British Columbia Municipalities in reference to including the cost of parking for apartment buildings in the rents.

MOVED BY ALDERMAN BROWN:  
SECONDED BY ALDERMAN LEWARNE:

"THAT Staff consider the advisability and prepare the actual wording for a resolution to go to the 1980 Union of British Columbia Municipalities Convention in reference to including the cost of parking for apartment buildings in the rent."

CARRIED UNANIMOUSLY

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MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY