

MARCH 17, 1975

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Monday, March 17, 1975, at 7:00 P.M.

**PRESENT:** Mayor T. W. Constable, in the Chair  
Alderman G. D. Ast  
Alderman A. H. Emmott  
Alderman B. M. Gunn  
Alderman W. A. Lewarne  
Alderman G. H. F. McLean  
Alderman J. L. Mercier  
Alderman V. V. Stusiak

**ABSENT:** Alderman D. A. Lawson

**STAFF:** Mr. M. J. Shelley, Municipal Manager  
Mr. E. E. Olson, Municipal Engineer  
Mr. A. L. Parr, Director of Planning  
Mr. J. Hudson, Municipal Clerk  
Mr. B. D. Leche, Municipal Clerk's Assistant

COUNCIL RESPECTS TO THE LATE MR. EMMET CAFFERKY

His Worship, Mayor Constable, noted that Mr. Emmet Cafferky, a former member of this Council, passed away last week and he was sure that members of Council would wish to pay their respects to his memory at a formal Council Meeting. His Worship noted that Mr. Cafferky was a man of sincerity and understanding and great ability. Mr. Cafferky served his Community and his country extremely well. During the Second World War he served with the Royal Canadian Air Force as a Radar Technician. Mr. Cafferkey served on Council in 1957 and 1958 and again from 1963 to 1966. He played a very active and dedicated role and that dedication did not stop after he left Council. Mr. Cafferky continued his active roles in many Community activities, the Burnaby Chamber of Commerce, the Community Chest, the Pacific National Exhibition, Children's Village Society and Action Line Housing. The above represents just a few of his many interests. In later years, Mr. Cafferky's greatest concern was to help our senior citizens. Even though he was in poor health, Mr. Cafferky continued onto his greatest dream, the construction of Seaton Villa, a senior citizens' establishment which has everything, and is probably the finest senior citizens' establishment on this continent.

His Worship, The Mayor, suggested that at the first opportunity Council should name a public building after this great man to keep his memory alive and that we might all try and meet the high ideals and standards he set for himself.

His Worship requested members of Council and those people present in the public gallery to rise with him and observe a few moments of silence in memory of Mr. Emmet Cafferky.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

"That a letter of condolence be sent to Mrs. Emmet Cafferky and her family expressing Council's deepest sympathy in her recent bereavement and the passing of a warm and friendly gentleman."

CARRIED UNANIMOUSLY

His Worship, Mayor Constable advised that he had already taken the liberty of writing such a letter and had made arrangements for a suitable donation to the Heart Fund in memory of Mr. Emmet Cafferky.

#### M I N U T E S

The Minutes of the Council Meeting held on March 10, 1975, came forward for adoption.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the Minutes of the Council Meeting held on March 10, 1975, 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) Mr. Ron Smallwood, re Exemption from "Burnaby Shops Closing By-Law 1958" for Auction Sales.
- (b) Mrs. J. Kolbus, re barricade at Delta Avenue and Oxford Street.
- (c) Mr. Tom Blake, North Slope Ratepayers Association, re Buffer Zone Adjacent to Chevron Canada Ltd. Refinery.
- (d) Mr. George A. Piggott, re Sale of Municipal Land to Ismailia Community.
- (e) Mr. Fred G. Moore, Standard Oil of British Columbia, re Conversion of Service Stations to Self-Serve.
- (f) Mr. David Bruce, Automotive Retailers' Association, re Conversion of Service Stations to Self-Serve.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"That the Delegations be heard."

CARRIED UNANIMOUSLY

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Mr. Ron Smallwood then addressed Council and advised that he was desirous of operating an Auction business in the Municipality of Burnaby but that the restrictions presently imposed by the "Burnaby Shop Closing By-Law 1958" would effectively preclude the successful operation of such a business in Burnaby. Mr. Smallwood noted that in the City of Vancouver, who have a very similar Shops Closing By-Law to that of Burnaby, Auction Sales did not appear to be governed by that By-Law. In order to maintain a competitive position, Mr. Smallwood requested that he be allowed a similar exemption from the "Burnaby Shops Closing By-Law 1958".

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

"That Item 20, Municipal Manager's Report No. 19, 1975, be brought forward for consideration at this time. The following is the recommendation contained in that report:

"That the request to exempt auction rooms from the Shops Closing By-Law be denied."

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

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

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That this matter be referred back to Staff for investigation and report on the operation of Auction Sales in the City of Vancouver and that consideration be given to defining "Auction Sales" in such a manner that the provisions of "Burnaby Shops Closing By-Law 1958" would not be contravened should an exemption to the By-Law be considered for Auction Sales.

CARRIED.

ALDERMAN McLEAN VOTED CONTRARY  
TO THE MOTION.

Mrs. J. Kolbus then addressed Council and stated that she and her immediate neighbors had not received fair consideration when Council directed that the barricade which had been installed on Delta Avenue at Oxford Street be removed. In view of the two accidents that had already occurred on her property involving run-away vehicles she was of the opinion that it was the responsibility of the Municipality to provide adequate protection from future instances of this nature. Mrs. Kolbus advised that she and her neighbors now wished the Municipality to provide a barricade in front of their houses on Empire Drive so that the people residing on Oxford Street will not be disrupted.

\*\* MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

"That the Municipal Engineer be directed to investigate the feasibility of installing a barrier in front of Mrs. Kolbus' residence and those of her immediately abutting neighbors consisting of large boulders set in concrete, infilled with soil and additional boulders to form a rockery as well as a barricade, or a barricade constructed of piling in accordance with plans submitted; and further that the Municipal

\*\* Please see Minutes of March 24, 1975 for amendment.

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Solicitor advise as to whether the Municipality can carry out this proposed work on private property and if so the possible liability responsibilities."

CARRIED.

AGAINST: ALDERMEN MERCIER AND STUST

Mr. William Morrison, speaking on behalf of the North Slope Ratepayers Association, then addressed Council on the subject of By-Law No. 6603 - "Burnaby Highway Exchange By-Law No. 14, 1974" and its relationship to the proposed buffer zone adjacent to the Chevron Canada Ltd. Refinery.

The following is a summary of the brief submitted by the North Slope Ratepayers Association:

1. That the outstanding land exchange and rezoning by-laws not be adopted;
2. That if Willingdon Avenue is to be conveyed to Chevron Canada Ltd. such conveyance be based upon a realignment and reconstruction by that Company of Willingdon Avenue in a position to the east of its present location;
3. That the present proposed buffer zone concept as presently constituted be dropped;
4. That Chevron Canada Ltd. make available to the Municipality its current land holdings on the north half of Block 22, D.L. 187, (4400 Block Eton Street) and the south half of Block 27, D.L. 187, (4300 Block Eton Street), and the north half of Block 21, D.L. 187.
5. That the Municipality take no steps related to Block 34 so as to allow Chevron increased use of that Block and a reduction in the buffer zone effect offered by that block.
6. That the northwest tip of McGill Park be dedicated by Council as park as described under that heading in the brief.
7. That Montrose Park be extended to cover the areas as set forth in the heading in the brief.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN EMMOTT:

"That Item 5, Municipal Manager's Report No. 19, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

"It will be recalled that Item 18, Manager's Report No. 11, which was considered by Council on February 17, 1975 (being a report from the Director of Planning in reference to the above) was referred to the area residents for their information and comments thereon.

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To date, we have received several letters and we had been accumulating them with the thought that we would put them on the Agenda for one specific meeting, and at the same time the Planning Director would summarize the various letters received and comment where appropriate. We have now received a request from the North Slope Ratepayers' Association to appear as a delegation on March 17, 1975, so now would be an appropriate time to bring forward all of the correspondence received to date.

Incidentally, when Item 18 was sent to the residents of the area for their comments, we gave no deadline for replies and there may still be further correspondence coming.

The correspondence received to date from individuals is:

1. Letter dated February 24, 1975 from Mr. and Mrs. M. P. Douet,  
4435 Cambridge Street
2. Letter dated March 1, 1975 from Mr. and Mrs. Andrew Wallace,  
4140 McGill Street
3. Letter dated March 1, 1975 from Ms. Margaret Rink,  
4203 Eton Street
4. Letter dated March 3, 1975 from Mr. and Mrs. Robert Harvey,  
4383 Cambridge Street
5. Letter dated March 5, 1975 from A. and C. M. Evenson,  
4297 Eton Street
6. Letter dated March 6, 1975 from Mr. and Mrs. E. Hofstetter,  
4293 Eton Street
7. Letter dated March 6, 1975 from Mr. Jack Hingston,  
4147 Trinity Street
8. Letter dated March 6, 1975 from Mike and Eva Dolan,  
4166 Trinity Street
9. Letter dated March 7, 1975 from Dorothy and John Cumming,  
4139 Eton Street
10. Letter dated March 10, 1975 from S. L. and G. Rogers,  
4112 Edinburgh Street

It is suggested that the submission of the North Slope Ratepayers' Association, dated February 28, 1975, and various items of correspondence noted above, be tabled and the Planning Director asked for a report summarizing the material presented and commenting upon it where applicable. It is hoped that we could have a report from the Planning Department for March 24, 1975, but this will depend upon the questions raised during the discussion with the delegation and the actual points raised by them."

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It was recommended that the submission of the North Slope Ratepayers' Association and the various items of correspondence received on this subject to date be tabled and the Planning Director asked to submit a report commenting on them for the Council Meeting of March 24, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"That the Director of Planning be directed to utilize illustrative arrangements when reporting to Council on this subject."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN STUSIAK:

"That the reference to March 24, 1975, in the original motion as MOVED by Alderman McLean and SECONDED by Alderman Stusiak 'That the recommendations of the Municipal Manager be adopted' be stricken and that a Special Meeting of Council be held at the call of the Chair to consider this subject."

CARRIED UNANIMOUSLY

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That Item 7, Municipal Manager's Report No. 19, 1975, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following are the recommendations of that report:

"It was recommended that:

1. Chevron Canada Limited commence arrangements to place fill within the area shown on the sketch attached to the Director of Planning's Report;
2. "Burnaby Highway Exchange By-Law No. 14, 1974" (#6603) be lifted from the table and brought forward for final adoption;
3. the Municipality apply to the National Harbours Board for approval to place fill in the location shown on the sketch attached to the Director of Planning's Report;
4. the Municipal Engineer prepare an estimate of the cost of:
  - a. extending the culvert located within the fill area;
  - b. providing a sand cover to the rough earth fill;
  - c. providing a riprap finish to keep the fill in place;

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5. the Municipal Engineer carry out preliminary studies to determine the most suitable form of pedestrian access, and prepare an estimate of the cost of providing such access. "

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That Recommendation No. 2, aforementioned, concerning 'Burnaby Highway Exchange By-Law No. 14, 1974' (#6603) be tabled until the Special Meeting of Council as outlined in the foregoing Minutes is held."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN McLEAN:

"That Recommendations 1, 3, 4 and 5, of the Municipal Manager's Report be adopted."

CARRIED UNANIMOUSLY

Mr. George A. Piggott, Barrister and Solicitor - Hawthorne, Piggott & Kington, then addressed Council on the subject of the sale of Municipal land (Lot 2, Except Parcel "A", Ex. P1. Plan 10015, Block 1E $\frac{1}{2}$ , D.L. 162, Plan 5452 - 4990 Marine Drive). Mr. Piggott advised that he had been requested by the Burnaby South Slope Residents Association to put forth the Association's views concerning the proposed sale of the subject Municipal property. Mr. Piggott pointed out that the subject property lies within a P2 Zone which comprises many different uses including private uses. It is the understanding of the Association that the proposed purchasers of the property under discussion own the adjacent 4.12-acre parcel of land which is situated immediately to the east of the subject property, the subject property itself being comprised of 6.6 acres. Mr. Piggott noted that at the time the Municipality had purchased the subject property the reason given for the acquisition was for its ultimate park use as part of a sports complex. The members of the Burnaby South Slope Residents Association are opposed to the sale of the 6.6 acres to any private interests on the basis that the property, being Municipally owned land, should be retained by the Municipality for the benefit and use of the citizens as a whole. Mr. Piggott submitted that the South Slope area has insufficient park land or recreational land for the citizens' needs. A petition was circulated in the area and signed by 1,628 residents of the South Slope area requesting that the subject property be retained by the Municipality for use by the citizens as a whole was turned over to the Municipal Clerk by Mr. Piggott. Mr. Piggott further submitted that the development of the Municipal land, together with the privately owned land directly to the east, as a Socio-Religious Assembly Hall and Cultural Centre is far too extensive a complex for the area in question.

Of particular concern to the South Slope Residents Association in the matter of the proposed sale is the increase in the volume of traffic. It was suggested that Marine Drive was already operating above capacity for most hours of the day and the inclusion of such a facility would make the burden intolerable.

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Mr. Piggott advised Council that the members of the Association would be willing at any time to meet privately or in groups with Council in order to discuss in detail possible proposals for the development of the area in question.

Mr. Piggott concluded his presentation with the following recommendations:

1. That the sale of the property situate at 4990 Marine Drive to any private interest be prohibited.
2. That the Municipality retain the said property for the use of the citizens of the Municipality as a whole.
3. That Municipal Council investigate the possibilities of park land or recreational use for the area.
4. That in the alternative, the area not be used for any cultural or other P2 uses at the densities planned.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN GUNN:

"That the original motion as MOVED by Alderman Stusiak and SECONDED by Alderman Gunn and adopted by Council on March 10, 1975 'That the recommendations of the Municipal Manager, as contained in Item 9, Municipal Manager's Report No. 17, 1975, be adopted' be now reconsidered."

FOR: ALDERMEN LEWARNE, McLEAN AND  
MERCIER.

AGAINST: MAYOR CONSTABLE, ALDERMEN  
AST, EMMOTT, GUNN AND  
STUSIAK.

MOTION LOST.

At 8:50 P.M. the meeting recessed.

At 9:00 P.M. the meeting reconvened with Aldermen Lawson and Lewarne absent.

Mr. W. J. Walmesley, Retail Manager, Standard Oil Company of British Columbia Limited, then addressed Council on the subject of retailing motor gasolines through self-serve stations. Mr. Walmesley noted that the self-serve concept of merchandising has been with us now for many years and is steadily expanding. The self-serve concept in the field of gasoline marketing has been readily accepted by the consumer public and this, with the increases in crude oil prices, appear to have precipitated an increased demand for this type of facility. Mr. Walmesley was of the opinion that future marketing strategies will include a mixture of all types of facilities as well as the conventional service station. Standard Oil Company is in the process of adding a further dimension to the scheme at the present time by offering the self-serve concept with service bays at the same location. Safety standards at self-serve stations are extremely high and it was submitted that a self-serve station equipped pursuant to prevailing regulations is a safe station.



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At 9:05 P.M. Alderman Lewarne returned to the Council Chamber and took his place at the Council Table.

The proposition that employment in conventional stations is decreasing can be traced directly to the decline in the number of stations caused by attrition which is quite apart from the conversions to self-serve units. Halting conversion to self-serve would not necessarily halt loss of employment.

Mr. Walmesley submitted that it is imperative that the flexibility that now exists under present regulations in respect to the retail marketing of motor gasolines be preserved in order that it will be possible to react to the demands of the customer and the changes in the market place.

Mr. David Bruce, Vice-President, Automotive Retailers' Association, then addressed Council on the subject of the need for retaining full service outlets and for curtailing the growth of self-serve outlets. Mr. Bruce presented a brief on behalf of the Association. The brief noted that during the last two years, the major oil companies have embarked on a program of closing out existing service stations and opening up self-serve gas bars. The oil companies have, through the media, attempted to justify their actions by conveying the impression that "what is good enough for these multi-national corporations is good enough for the British Columbia motorist".

The oil companies have worked hard to obtain sympathy for their course of action but now the displaced service station operators would like the same opportunity to state their case and to plead for the municipality to call a halt to the senseless march towards complete domination of an industry, so that the public interest can be better served. Mr. Bruce contended that self-serve gasoline establishments offered unfair competition to the conventional service station operator. He was also concerned with the effect of self-serve establishments on the employment picture in his industry. Mr. Bruce maintained that the motoring public was being denied the opportunity and benefits of the "one stop" service concept which was not possible with a self-serve station. Mr. Bruce also stated that the safety factors normally in effect at a conventional service station could not be provided at a self-serve establishment.

The Automotive Retailers Association, which represents over fifteen hundred automotive firms in the Province and which represents a majority of service stations in Burnaby, welcomes the opportunity of presenting this submission to the Council. The Association has no wish to interfere with or restrain the trade of anyone wishing to engage in the retailing of gasoline products in Burnaby. The Association recognizes that changes in marketing procedures are inevitable. Many improvements in dispensing gasoline have taken place in the past fifty years. Some methods have been successful, others have failed. The motoring public has the final say in most cases. If a portion of the motoring public want self-service, then the Association will not attempt to deny this wish. But if a volume hungry group of oil companies attempts to force more and more of this type of outlet on the motoring public without regard for meeting their motoring needs, then the Association will vigorously oppose such a move.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

"That until a decision is reached by Council on the matter of conversion of conventional service stations to self-serve stations, all applications received for conversion to self-serve be referred to Council."

FOR: ALDERMEN AST AND GUNN.

AGAINST: MAYOR CONSTABLE, ALDERMEN  
EMMOTT, LEWARNE, McLEAN,  
MERCIER AND STUSIAK.

MOTION LOST.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

"That Council be advised of all applications to convert conventional service stations to self-serve establishments."

CARRIED

AGAINST: ALDERMAN MERCIER.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

"That the notice of motion submitted by Alderman Ast on the subject of self-serve gasoline stations be brought forward for consideration at this time."

MOVED BY ALDERMAN AST:

"WHEREAS many service station operators are being put out of business by the oil companies converting service stations to self-service; and,  
WHEREAS the continuation of this practice can only result in monopoly control by the oil companies at the retail level, to the detriment of the consumer;  
THEREFORE BE IT RESOLVED that staff be directed to study and report on the question of limiting any further conversion of service stations to self-service."

His Worship, Mayor Constable, informed Council that he had been advised that additional representations on this subject would be received at the Council Meeting on March 24, 1975, and suggested that further consideration of the matter be tabled until that time.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

"That further consideration of this matter be tabled for one week."

CARRIED

AGAINST: ALDERMAN LEWARNE.

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BY - LAWS

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That:

'Burnaby Building By-Law 1973, Amendment By-Law 1975'	(#6635)
'Burnaby Plumbing By-Law 1973, Amendment By-Law 1975'	(#6636)
'Burnaby Electrical By-Law 1974, Amendment By-Law 1975'	(#6637)
'Burnaby Gas Fittings By-Law 1953, Amendment By-Law 1975'	(#6638)

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 STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That:

'Burnaby Building By-Law 1973, Amendment By-Law 1975'	(#6635)
'Burnaby Plumbing By-Law 1973, Amendment By-Law 1975'	(#6636)
'Burnaby Electrical By-Law 1974, Amendment By-Law 1975'	(#6637)
'Burnaby Gas Fittings By-Law 1953, Amendment By-Law 1975'	(#6638)

be now read three times."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"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. 46, 1974 (#6522)'."

CARRIED UNANIMOUSLY

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"Burnaby Zoning By-Law 1965, Amendment By-Law No. 46, 1974" (#6522) provides for the following rezoning:

Rezoning Reference #24/74

Lot "A" Block 22, D.L.'s 151/3, Plan 5822

6595 Bonsor Avenue

From Community Commercial District (C2)  
To Comprehensive Development District (CD)

The Planning Department advised that the prerequisites previously established by Council in connection with this rezoning proposal are nearing completion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That the Committee now rise and report the By-Law complete."

CARRIED

AGAINST: ALDERMAN GUNN.

The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

AGAINST: ALDERMAN GUNN

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That 'Burnaby Zoning By-Law 1965, Amendment By-Law No. 46, 1974' (#6522) be now read a third time."

CARRIED

AGAINST: ALDERMAN GUNN

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN LEWARNE:

"That:

'Burnaby Street and Traffic By-Law 1961, Amendment By-Law No. 2, 1975' (#6633)

'Burnaby Local Improvement Charges By-Law 1975, Amendment By-Law No. 1, 1975' (#6634)

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

CARRIED

Alderman Gunn voted contrary to 'Burnaby Street and Traffic By-Law 1961, Amendment By-Law No. 2, 1975' (#6633).

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

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That all of the following listed items of correspondence be received and those items of the Municipal Manager's Report No. 19, 1975, which pertain thereto be brought forward for consideration at this time."

Mr. Victor J. Parker, Director of Transit, Bureau of Transit Services, wrote to advise that the Bureau of Transit Services would be pursuing in 1975 a basic review of the bus system in the Municipality with a view to general upgrading and route improvements. This will be a major project as it involves a basic review of local neighborhood plans, and of personal mobility needs of residents of Burnaby.

Item 9, Municipal Manager's Report No. 19, 1975, was brought forward for consideration at this time. The following are the recommendations of that report:

- (a) That the Planning and Engineering Departments meet with the Bureau of Transit Services in examination of transit services in Burnaby;
- (b) That the Planning and Engineering Departments report on their findings to the Council Committee on Transit for the duration of the transit review;
- (c) That a copy of this report be sent to the Bureau of Transit Services, the Council Committee on Transit, the Greater Vancouver Regional District Planning Department, and to the Chief Planning Engineer, Provincial Department of Highways.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Mr. Victor J. Parker, Director of Transit, Bureau of Transit Services, submitted a letter enclosing a plan for the proposed Forty-Ninth Avenue Bus Service between South Burnaby and Point Grey. The Plan also shows a small change to the Willingdon Bus at Imperial Street and McKay Avenue that they would wish to make at the time the new service starts on Imperial Street. The Bureau is currently preparing to start service on March 21 and it was understood that at this time there are no objections from Council on this service plan.

Item 17, Municipal Manager's Report No. 19, 1975, was brought forward for consideration at this time. The following are the recommendations of that report:

- (a) That, as the relocation of the 30 Willingdon bus back to McKay Avenue could only be considered as temporary, the service remain on its present routing;
- (b) That the Bureau of Transit Services be sent a copy of this report.

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MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Alderman Lewarne absented himself from the Council Chamber at this point.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN McLEAN:

"That the Director of Planning be directed to submit a report showing the lands that have already been acquired by the Municipality in connection with the proposed Willingdon Avenue extension south of Kingsway and showing what further acquisitions will be required so that Council can decide whether it wishes to proceed or drop that extension entirely and that the report also include an alternate route."

CARRIED UNANIMOUSLY

Alderman Lewarne returned to the Council Chamber.

Mr. J. T. Gwartney, Acting Assessment Commissioner, British Columbia Assessment Authority, wrote to inquire if the Municipality would require the services of the Assessment Authority for frontage tax and business tax assessments.

Item 14, Municipal Manager's Report No. 19, 1975, was brought forward for consideration at this time. The following are the recommendations contained in that report:

- (a) That Mr. J. T. Gwartney, Acting Assessment Commissioner, be advised that the answer to his question is in the affirmative.
- (b) That a copy of this report be forwarded to Mr. J. T. Gwartney.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

Mr. C. Jack Homes, Secretary-Manager, British Columbia Society for the Prevention of Cruelty to Animals, Vancouver Regional Branch, submitted a letter outlining the Society's plans for the establishment of low cost spay and neutering facilities on the Lower Mainland.

Council was advised that a staff report on this subject would be available for consideration on March 24, 1975, and further consideration of the matter was deferred until that time.

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Mr. T. B. Blake, President, North Slope Ratepayers' Association  
Mr. and Mrs. M. P. Douet, 4435 Cambridge Street  
Mr. and Mrs. Andrew Wallace, 4140 McGill Street  
Mrs. Margaret Rink, 4203 Eton Street  
Mr. and Mrs. Robert Harvey, 4383 Cambridge Street  
Mr. and Mrs. E. Hofstetter, 4293 Eton Street  
Mr. and Mrs. A. Evenson, 4297 Eton Street  
Mr. Jack Hingston, 4147 Trinity Street  
Mr. and Mrs. S. L. Rogers, 4112 Edinburgh Street  
Mr. and Mrs. M. Dolan, 4166 Trinity Street  
Mr. and Mrs. John Cumming, 4139 Eton Street

all submitted correspondence on the subject of 'Burnaby Highway Exchange By-Law No. 14, 1974', and the buffer zone adjacent to the Chevron Canada Ltd. in North Burnaby.

The foregoing correspondence was dealt with earlier in the meeting as Item 3(c) under delegations.

Mrs. Wilma Roosdahl, 5092 Marine Drive  
Mrs. Sandra G. Hagen, 4832 Patrick Place  
Mr. and Mrs. R. C. Jensen, 5429 Keith Street  
Mrs. E. L. Wyatt, 5409 Keith Street

all submitted correspondence on the subject of the proposed sale of Municipal property at 4990 Marine Drive.

The above correspondence was considered earlier in the meeting as Item 3(d) under Delegations.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

"That the Municipal Manager advise by letter those submitting correspondence in reference to the proposed sale of Municipal property at 4990 Marine Drive as to the situation in respect to park sites, park acquisitions, local improvements, etcetera in respect to this area of the Municipality."

CARRIED UNANIMOUSLY

Mr. Marc E. J. Bhend, 6643 Broadway, submitted a letter complaining of the action of the Director of Planning in precluding the development of the property at 7619 Elwell Street. Mr. Bhend's proposal is for the construction of at least two duplexes or four family dwellings on the property. Each family would occupy roughly 4,200 square feet of land which is more space than presently required for each half of a duplex dwelling in an R5 zone. Parking would be no problem as there is a lane at the back of the property. Street access to the dwellings at the rear could be provided by walkways or a lane.

Item 8, Municipal Manager's Report No. 19, 1975, was brought forward for consideration at this time. The following is the substance of that report:

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"It is anticipated that on the question of raising densities (i.e. conversions), by-law preparation, holding of a public hearing and the finalization of zoning amendments will take approximately three months."

It was recommended that:

- (a) Mr. Bhend be advised of the timing involved in this matter;
- (b) a copy of this report be sent to Mr. Bhend.

MOVED BY ALDERMAN MERCIER:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

Mrs. Alma I. Coleman, 7643 Cariboo Road, submitted a letter complaining of the noise created by heavy trucks almost 24 hours a day on Cariboo Road.

Council was advised that a staff report on this subject would be available on March 24, 1975, and further consideration of this matter was deferred until that time.

#### ENQUIRIES

Mayor Constable reported that a meeting would be held in the Fourth Floor Committee Room on Thursday, March 20, 1975, at 7:30 P.M. on the Greater Vancouver Regional District Report on the "Livable Region" and that Council members were urged to attend.

Mayor Constable reported that the Irish Trade Commissioner would be visiting the Municipal Hall on Tuesday, March 18, 1975, at 1:00 P.M.

Alderman Gunn reported that he was extremely disappointed in the information provided by the Greater Vancouver Regional District on Burrard Inlet and inquired as to what action was being taken to provide a report on the total use of Burrard Inlet as had been previously requested by Council.

Mayor Constable stated that he and Alderman Emmott would raise this subject at the next meeting of the Regional District.



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Alderman Stusiak requested a status report on the construction of the Broadway Extension.

Mayor Constable advised that he had been endeavouring to contact the Minister of Highways in this connection but had not been successful to date.

The Municipal Engineer advised that this Department was still awaiting a decision of the Department of Highways on this subject. Survey stakes, etc. presently on the site of Broadway extension belonged to the Department of Highways and the Engineering Department would take a sight along the survey line. No definite information on the alignment of the Broadway extension which is planned by the Department of Highways is available to the Engineering Department.

Alderman McLean inquired as to the present status of the Stormont interchange.

Mayor Constable advised that there was nothing new in this regard but that he would attempt to obtain some information from the Department of Highways.

Alderman McLean noted that the proposed Marine Way was apparently to be a limited access highway. He suggested that a conceptual plan of Marine Way showing accesses should be available to Council to ensure that the construction of this arterial road will not frustrate Municipal plans for the development of the Big Bend area.

NOTICE OF MOTION

The motion introduced by Alderman Ast on the subject of self-serve service stations was dealt with previously in the meeting as Items 3(e) and (f) under Delegations.

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R E P O R T S

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

The Municipal Manager presented Report No. 19, 1975, on the matters listed following as Items (1) to (26) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Land Sale - D.L.'s 15 and 100  
Subdivision Reference 131/74 - Community Builders

The Land Agent has taken into consideration the fact that the Municipal property is quite low, as it is immediately adjacent to the Stoney Creek Park Trail System, and he has also evaluated the costs of servicing the Municipal land. Further, the developer could service the northerly block of land and then we would not have access to our lower lying land to the west. He has, therefore, recommended that we sell the property outright to the applicant rather than attempt to service our land and sell it separately.

It was recommended that Council approve the land sale as outlined for the amount of \$127,090.00.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN STUSIAK:

"That further consideration of this matter be tabled pending receipt of additional information from the Municipal Manager on the rationale of the selling price recommended."

CARRIED UNANIMOUSLY

- (2) Proposed Alternate Uses of Site at South-East Corner of  
Erickson Drive and Cameron Street - Community Plan Area "G"

It was recommended that Council approve the change in designation of the subject site at the south-east corner of Erickson Drive and Cameron Street from high-density multiple family development to public institutional/commercial use utilizing the Administration and Assembly District (P2) and the General Commercial District (C3) as operational guidelines.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

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**(3) New 60 KV Electrical Supply Line -  
Government Road/Burnaby Lake Area -  
Bingham-Willamette Ltd.**

As the Director of Planning has adequately dealt with the overall problem and because of a recent telephone discussion with Mr. Brassington, in this introduction the Municipal Manager will deal specifically with point (E) as noted on page 3 of Mr. J. R. Brassington's letter of December 16, 1974, addressed to Mr. Parr in this connection. This point refers to the motion giving direction to the Municipal Manager to recommend a procedure for dealing with situations involving the provision of underground wiring that go beyond the requirements of the current by-law governing such matters. Mr. Brassington has made reference in this point to his interpretation that this motion involves "... services to distribution voltage customers". The by-law does not specify distribution or transmission voltage. It merely specifies that all electrical services are to be placed underground.

The Municipal Manager's notes taken at the Council meeting of June 10, 1974, show that the intent of the motion was that the Municipal Manager was to bring forward a plan of action, including priorities, etc., for putting underground any electrical lines which are not covered by our present electrical services connection by-law.

Mr. Brassington attempted to contact the Municipal Manager on March 10, 1975, to discuss this particular motion. The reason for the timing of the telephone call is not known. The Municipal Manager spoke to Mr. Brassington on March 11, 1975, and attempted to clarify the situation. Mr. Brassington appeared to want to deal basically with the service connection from Lozells Avenue to the Bingham-Willamette plant and to point out why it should not be required to go underground. He basically repeated the arguments noted on page 3 of his letter of December 16, 1974. The Municipal Manager suggested to Mr. Brassington that this Municipality would be more than pleased to work with the B.C. Hydro in developing a master plan for undergrounding electrical lines on an area by area basis, and asked that he consider this point. Mr. Brassington advised that this was really beyond the limits of his department and he would have to talk to other staff members of B.C. Hydro. The telephone conversation was concluded by the Municipal Manager confirming the arrangements with respect to the underground connection from Lozells Avenue to the plant, and Mr. Brassington suggesting that he would contact the Manager about developing a master plan for undergrounding electrical lines once he had an opportunity to meet with other B.C. Hydro staff members.

Unless the Council directs otherwise, the supply line on Lozells from the railway right-of-way to the underground connection to the plant will be overhead; and presumably, the B.C. Hydro will have to sort out its problem with the Burlington Northern. There is no doubt that, if they do sort out their problem, there will be two pole lines in the railway right-of-way.

**MOVED BY ALDERMAN GUNN:**

**SECONDED BY ALDERMAN STUSIAK:**

**"That the report of the Municipal Manager be received."**

**CARRIED UNANIMOUSLY**

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- (4) This item was withdrawn from Municipal Manager's Report No. 19, 1975.
- (5) "Burnaby Highway Exchange By-Law No. 14, 1974", By-Law No. 6603 - Chevron Canada Limited - Project Implementation

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

- (6) Enquiry Raised at Meeting of March 3, 1975, in Connection with the Control of Surface Runoff and Oily Discharge - Chevron Refinery

At a recent Council meeting a question was asked about signs of oil in the ditch which parallels the south side of the CPR railway and runs past the Chevron Refinery.

This ditch does pick up surface water from the sloping land to the south, and undoubtedly surface runoff will pick up traces of oil from the ground particularly after a long dry spell.

Currently the outfall from this ditch discharges into Burrard Inlet near the Chevron Refinery dock.

However the modernization program of Chevron includes providing one outfall from this surface water ditch in the vicinity of the Refinery and piping it directly into a large 30,000 barrel foreshore basin which is to be constructed. Water from this basin will be discharged to Burrard Inlet only after passing under baffles which will retain any surface oil in the basin from which it will be skimmed by machine and returned to the Refinery for treatment. The basin acts as a final trim for removal of colours of oil picked up by surface runoff.

The foreshore basin also provides an ancillary benefit of protecting against the possibility of oil entering Burrard Inlet in the event of an accidental spill from the area below the fire walls.

The Chief Public Health Inspector reports that his staff has taken water samples from the ditches in the subject area and that the samples are now under analysis. The Chief Public Health Inspector also reports that there is no conclusive evidence that the oily discharge in the ditches originates from Chevron's operations, and that his staff will periodically provide field inspection until such time as Chevron's program to control surface runoff is implemented.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN GUNN:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That this meeting extend past ten-thirty o'clock in the afternoon."

CARRIED

ALDERMAN GUNN VOTED CONTRARY  
TO THE MOTION.

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- (7) Use of Surplus Fill from Work Associated with the Chevron Refinery Expansion to Create a Beach Area East of Willingdon Avenue on Burrard Inlet

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

- (8) Letter Dated March 10, 1975, from Mr. M. Bhend, 6643 Broadway - Subdivision of 7619 Elwell Street

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

- (9) Letter dated March 3, 1975, from Mr. Victor J. Parker, Bureau of Transit Services - Proposed Review of Transit Services in Burnaby

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

- (10) Royal Canadian Mounted Police Monthly Report

The Municipal Manager presented the Monthly Report of the Burnaby Detachment, Royal Canadian Mounted Police, for the month of February, 1975.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN AST:

"That the Monthly Report of the Burnaby Detachment, Royal Canadian Mounted Police for the month of February, 1975, be received."

CARRIED UNANIMOUSLY

- (11) North Fraser Harbour Commission Lease of Part of Water Lot 6317 Fronting Lots 186 and 187, D.L. 165, Plus Portions of Block "C" D.L. 164 - Weldwood of Canada Limited

It was recommended that:

- (a) consent be given to allow the North Fraser Harbour Commission to lease to Weldwood of Canada Limited, for a period of one year commencing October 17, 1974, a portion of Water Lot 6317 excepting those portions of the Water Lot which extend over the three dedicated streets involved;
- (b) the Administrative Fee structure as approved by Council on October 3, 1972, for Municipal consent to the lease be applied;
- (c) the applicant be advised that the issuance of consent is made for the term indicated and should not be construed as conferring tacit approval for any future consent for the use indicated.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

"That the Municipal Manager be directed to consider the feasibility of increasing the Administrative Fee structure as approved by Council on October 30, 1972, for municipal consent to leases of water lots by the North Fraser Harbour Commission, and the institution of a penalty system in cases where application for renewal of leases is received after the expiration date of the former lease."

CARRIED UNANIMOUSLY

(12) Truck Traffic Complaint - Ardingley Avenue and Laurel Street -  
Truck Access to Highway No. 1

It was recommended that:

(a) the matter of truck access to Highway No. 1 be tabled pending the outcome of further discussions between the Department of Highways and Burnaby;

(b) Mrs. Aileen Randall be sent a copy of this report.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

(13) Extension of Completion Date - Contract #7417 - Storm Sewers  
Gosal Bros. Contracting Limited

It was recommended that:

Gosal Bros. Contracting Limited be granted an extension of time of an additional nine working days in order to complete work on Contract #7417, Storm Sewers, without implementation of penalty, subject to the following provisions:

(a) All work to complete Contract #7417, Storm Sewers, be completed at the unit prices contained therein;

(b) The Performance Bond and insurance matters pertaining to the contract be extended accordingly.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

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- (14) Letter Dated March 6, 1975, from Mr. J. T. Gwartney, Acting Assessment Commissioner, British Columbia Assessment Authority -  
Frontage Tax and Business Tax Assessment

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

(15) Easement and Right-of-Way Encroachment Agreements

It was recommended that:

- (a) Council pass the following resolution which would become effective immediately upon its passage:

"The Municipal Council does hereby authorize the Mayor and Municipal Clerk to execute documents on behalf of the Corporation without reference to Council pertaining to encroachment of easements and road allowances, and reduction of easement widths for 1975."

- (b) the procedure be followed as outlined in the Municipal Engineer's Report of March 13, 1975.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY

(16) Proposed Sale of Municipal Land

- (a)  $W\frac{1}{2}$  of Lot 9, Block 10, D.L. 69, Plan 1321 - 4051 Regent Street;  
(b) Lot 10, Block 10, D.L. 69, Plan 1321 - 4041 Regent Street;  
(c) Lane 20' x 132', North of above Lots

It was recommended that:

1. The subject Municipal parcels and adjacent redundant lane allowance be sold for \$37,960.00 to Mr. R. D. Ghini, the owner of the adjacent property, subject to the following conditions:
  - (a) the consolidation of the subject parcels and adjacent redundant lane allowance with Lot 4 and  $E\frac{1}{2}$  and  $W\frac{1}{2}$  of Lot 3, and  $E\frac{1}{2}$  of Lot 9, Block 10, D.L. 69, Plan 1321;
  - (b) the rezoning of the proposed consolidated site from (R5) Residential to (M5) Light Industrial;
2. Council authorize staff to initiate a Road Closure By-Law for that redundant lane allowance included within the proposed consolidated site.

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MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED

AGAINST: ALDERMEN LEWARNE AND  
McLEAN.

(17) Letter Dated March 5, 1975, from Mr. Victor J. Parker,  
Director of Transit, Bureau of Transit Services -  
30 Willingdon Avenue - Bus Service

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

(18) SWIM "75" Program

It was recommended that:

- (a) the Municipal Treasurer, in consultation with Department Heads, be directed to design a program of works to employ up to 64 high school students and 16 university students to carry out the duties of persons ordinarily hired on a temporary basis during the summer months, or in instances where such employment can cut down the use of overtime work of regular staff (as was the case in some instances with the STEP program in 1974);
- (b) the Municipal Manager be authorized to advise the Minister of Labour of our extreme disappointment that the STEP program will not be made available to municipalities this year and to appeal to him to make available to municipalities any unused funds under the regional district STEP program.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN McLEAN:

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

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN AST:

"That the following additional recommendation be added to those made by the Municipal Manager:

- (c) the Municipal Treasurer be directed to investigate the feasibility of employing students under the SWIM "75" program for the improvement of the Burnaby Trail System. "

CARRIED UNANIMOUSLY

It was agreed that each of the three foregoing recommendations would be voted on separately:

Recommendation (a) - CARRIED  
AGAINST: ALDERMAN STUSIAK.

Recommendation (b) - CARRIED  
AGAINST: ALDERMAN MERCIER.

Recommendation (c) - CARRIED  
AGAINST: ALDERMEN MERCIER AND STUSIAK.



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(19) Contract No. 7418 - Storm Sewers -  
Arthon Construction Ltd. -  
Request for Contract Extension

It was recommended that:

Arthon Construction Ltd. be granted an extension of time of an additional nine working days to complete Contract No. 7418, Storm Sewers, as follows:

- (a) three working days without implementation of liquidated damages charges;
- (b) six working days with implementation of liquidated damage charges in the form of resident inspection costs;

and subject to the following conditions:

- (i) all work to complete Contract No. 7418 be completed at the unit prices contained therein;
- (ii) the Performance Bond and insurance matters pertaining to the contract be extended accordingly.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

(20) Delegation - Ross Auctioneers and Appraisers Ltd. -  
Request for Exemption from Store Closing Hours

This item was dealt with previously in the meeting as Item 3(a) under Delegations.

(21) North Road Widening -  
Cost Sharing with Coquitlam of House Rentals -  
2869, 2915, 2949, 3111, 3137, 3161 and 3187 North Road

It was agreed with Coquitlam that, since we received no bids on the properties, we would continue to rent them, and the net rentals would be divided up to the end of 1974, and annually thereafter (or until such time as the houses are retendered).

Our 1974 Recast Budget contained provision to pay Coquitlam \$22,440.00 for its share of the net rentals up to the end of 1974. The provision did not appear as a specific or separate item, but rather as a reduction of total Property Rentals - Revenue. This amount has now been paid to Coquitlam.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN LEWARNE:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

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**(22) Contract No. 7505 - Big Bend Watermains - Phase 1**

It was recommended that the lowest tender in the amount of \$326,115.00 submitted by Standard General Construction Ltd. be accepted with final payment to be based on actual quantities and unit prices tendered.

**MOVED BY ALDERMAN McLEAN:**

**SECONDED BY ALDERMAN LEWARNE:**

**"That the recommendations of the Municipal Manager be adopted."**

**CARRIED.**

**ALDERMAN GUNN VOTED CONTRARY  
TO THE MOTION.**

**(23) Engineers Special Estimates**

It was recommended that the Special Estimates of the Municipal Engineer in the total amount of \$572,200.00 covering the projects as more particularly detailed in the report received be approved.

**MOVED BY ALDERMAN LEWARNE:**

**SECONDED BY ALDERMAN MERCIER:**

**"That the recommendations of the Municipal Manager be adopted."**

**CARRIED.**

**ALDERMAN GUNN VOTED CONTRARY  
TO THE MOTION.**

**(24) Application for an Amendment -  
Rezoning Reference #19C/73 -  
Lots 68 and 69, D.L. 81, Plan 46739**

**It was recommended that:**

- (a) Council receive the report of the Planning Department and direct that an amending rezoning by-law be prepared;**
- (b) the amended rezoning be advanced to a Public Hearing on April 15, 1975;**
- (c) the following be established as prerequisites to the rezoning:**
  - 1. the submission of a suitable plan of development;**
  - 2. the resubdivision of the site to reflect the relocated facilities.**

**MOVED BY ALDERMAN LEWARNE:**

**SECONDED BY ALDERMAN AST:**

**"That the recommendations of the Municipal Manager be adopted."**

**CARRIED UNANIMOUSLY**

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**(25) Centrex Telephone System**

The Municipal Manager reported that the conversion of the Municipal Telephone System to a Centrex and P.A.X. system is virtually complete and will be implemented on March 24, 1975.

**MOVED BY ALDERMAN LEWARNE:**

**SECONDED BY ALDERMAN GUNN:**

**"That the report of the Municipal Manager be received."**

**CARRIED UNANIMOUSLY**

**(26) Rezoning Applications**

**Item 1**

**Rezoning Reference #3/75**

**Lot 7 S.E. Part, D.L. 11, Plan 3045**

**8691 Armstrong Avenue**

**From Residential District (R3)**

**To Neighborhood Commercial District (C1)**

**(The applicant proposes to redevelop the existing grocery store and complimentary dwelling unit to be located above.)**

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared for the front 130' of the property as outlined and that the rezoning be advanced to a Public Hearing to be held on April 15, 1975. It was further recommended that the following be established as prerequisites to the completion of the rezoning:

- 1. The submission of a suitable plan of development reflecting the conditions outlined in the design criteria noted.**
- 2. The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected but not prior to the Third Reading of the By-law.**
- 3. The deposit of sufficient monies to cover costs of providing services necessary to the redevelopment of the site.**

**MOVED BY ALDERMAN LEWARNE:**

**SECONDED BY ALDERMAN AST:**

**"That the recommendations of the Municipal Manager be adopted."**

**CARRIED UNANIMOUSLY**

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Item 2

Rezoning Reference #4/75

Parcel "A", Sketch 5573, Block 15, S. Part, D.L. 74N½, Plan 2603  
2878 Douglas Road

From Neighborhood Commercial District (C1)  
To General Industrial District (M2)

(The applicant proposes to rezone the subject property for the purposes of constructing a warehouse facility.)

It was recommended that Council receive the report of the Planning Department and reject the rezoning application.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That Rezoning Reference #4/75 be advanced to a Public Hearing on April 15, 1975."

CARRIED UNANIMOUSLY

Item 3

Rezoning Reference #5/75

Lots 7, 8, 9 and 10, Block 7, D.L. 121, Plan 1054

4224 and 4228 Albert Street

From Residential District (R5)  
To Parking District (P8)

(The applicant proposes to develop the subject properties for customer and employee parking only for Eagle Motors Ltd.)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on April 15, 1975, and that the following be established as prerequisites to the completion of the rezoning:

1. Consolidation by the applicant of the subject properties into one legal lot.
2. The submission of a suitable plan of development reflecting the conditions as outlined in the design criteria noted.
3. The submission of a letter confirming the applicants acknowledgment and understanding of the objectives of the Community Plan and the interim nature of the subject proposal.
4. The submission of a letter by the applicant confirming that the proposed parking facility will be used only for customer and employees parking for Eagle Motors Ltd. and not for the storage of new or used vehicles at any time.

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5. All electrical cable servicing required to service the development and all other wiring to be installed underground.
6. The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected but not prior to the Third Reading of the By-Law.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

Item 4

Rezoning Reference #6/75

This item was withdrawn from the Agenda for this meeting.

Item 5

Rezoning Reference #7/75

Block "B" of Lot 10, Lot 1 of Lot 2, D.L. 10, Plan 12317

8765 Government Road

From Residential District (R1)

To Comprehensive Development District (CD)

(The applicant requests rezoning of the subject site for the purpose of developing a Christian Community Centre consisting of a sanctuary, education centre, counselling office, multi-purpose gymnasium, etc.)

It was recommended that the information concerning the proposed rezoning to Comprehensive Development District (CD) be received and that Council authorize the Planning Department to work with the applicant toward a suitable plan of development with the understanding that a more detailed report will be presented to Council at a later date.

MOVED BY ALDERMAN GUNN:

SECONDED BY ALDERMAN LEWARNE:

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

CARRIED UNANIMOUSLY

Item 6

Rezoning Reference #8/75

Lot 98, D.L. 30, Group 1, Plan 44920

7487 Edmonds Street

From Service Commercial District (C4)

To Neighborhood Commercial District (C1)

(The applicant requests rezoning in order to locate retail services not allowed in the C4 zoning, thereby fully servicing the daily and occasional shopping needs of the local area.)

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It was recommended that the report of the Planning Department be received and that Council direct that a rezoning by-law be prepared and that the proposed rezoning be advanced to a Public Hearing on April 15, 1975, and that the following be established as prerequisites to the completion of the rezoning:

1. The submission of a suitable plan of development incorporating the design requirements as outlined in the Planning Department's Report.
2. The deposit of sufficient monies to cover the costs of all services necessary to serve the site.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

Item 7

Rezoning Reference #9/75

Lot 18, Block 2, D.L. 29, Plan 3035

7585 Kingsway

From Drive-In Restaurant District (C7) and Residential District (R5)  
To Service Commercial District (C4)

(The applicant requests the rezoning for the purpose of developing an Automobile and Truck Rental Agency.)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on April 15, 1975, and that the following be established as prerequisites to the completion of the rezoning:

1. The submission of a suitable plan of development reflecting the conditions outlined in the design criteria.
2. The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected but not prior to the Third Reading of the By-Law.
3. The dedication of the rear 20' of the subject property for a lane and the dedication of the front 16.5' for the widening of Kingsway.
4. Deposit of sufficient monies to cover all costs associated with construction of the rear lane, and any services necessary to serve the site.

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MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

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

CARRIED UNANIMOUSLY

Item 8

Rezoning Reference #10/75

Lot 185, D.L. 85, Plan 46306  
Portion of Parcel "A", Ref. Plan 9998, Block 4,  
D.L. 85, Plan 3322

5380 and 5460 Sperling Avenue

From Residential District (R1)  
To Residential District (R8)

(The applicant proposes a 24-unit condominium project consisting of detached dwelling units on a 6.15-acre net site according to the R8 Group Housing District.)

It was recommended that the report of the Planning Department be received and that Council direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on April 15, 1975, and that the following be established as prerequisites to the completion of the rezoning:

1. The submission of a suitable plan of development.
2. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-Law.
3. The consolidation of the net project site into one legal parcel.
4. The granting of any necessary easements.
5. The deposit of sufficient monies to cover the costs of all services necessary to serve the site including the costs of maintaining existing watercourses.
6. The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development and from any existing point of service off the site.
7. The dedication of any rights-of-way deemed requisite.
8. The provision of a public pedestrian walkway easement from Sperling Avenue to the Hazard Street Cul-de-sac and the construction of a concrete walk to the municipal standard.
9. All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
10. The dedication of a 20-foot wide public park strip along the northern lot line.

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11. The maintenance of as many existing mature trees as possible on the site.
12. The maintenance of the existing watercourse over the subject site.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED.

ALDERMAN LEWARNE VOTED CONTRARY  
TO THE MOTION.

Item 9

Rezoning Reference #11/75

Block 4, D.L. 155A, Plan 1249

7450 Meadow Avenue

From Heavy Industrial District (M3)  
To Agricultural District (A1)

It was recommended that Council receive the report of the Planning Department and direct that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on April 15, 1975.

It was further recommended that the Land Agent be instructed to serve the required minimum notice to Leslie Forest Products Limited to vacate the subject property.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

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

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, submitted a Position Paper on Municipal Policing Costs that was drawn up after a meeting held on Thursday, January 30, 1975, with members of the British Columbia Police Commission and the Executive of the Union of British Columbia Municipalities.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the report of the Mayor be received."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN STUSIAK:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY



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The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

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The Municipal Manager presented "In Camera" Report No. 20, 1975, on the matters listed below as Items (1) and (2) either providing the information shown or recommending the courses of action indicated for the reasons given:

- (1) Property Acquisition - Hastings Street - Curtis Street Diversion (Graystone Drive) - Rear Portion of Lot 172, D.L. 207, Plan 32140 - 720 Cliff Avenue (Judyski)

It was recommended that the subject property which is required in connection with the Graystone Drive right-of-way be purchased for \$10,000.00 with the tax adjustment date to be determined conditional upon the date of the completion of sale.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN GUNN:

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

CARRIED UNANIMOUSLY

- (2) 1974/75 Collective Bargaining Report

The Municipal Manager submitted Bulletin No. 22, dated March 14, 1975, from the Labour Relations Department of the Greater Vancouver Regional District concerning the 1974/75 Collective Bargaining situation.

MOVED BY ALDERMAN McLEAN:

SECONDED BY ALDERMAN MERCIER:

"That the report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, advised that at a meeting of the Labour Relations Committee held on March 12, 1975, the following motion had been adopted:

"That this Committee recommend to the Councils that they take the position that if one Municipality is struck that they all lock out."

Mayor Constable requested Council's direction with respect to the foregoing motion.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN MERCIER:

"That this Council hereby endorse the foregoing motion of the Labour Relations Committee with the added proviso that 'providing when such action is taken it is unanimous in total'."

CARRIED.

ALDERMAN GUNN VOTED CONTRARY TO THE MOTION.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

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The Council reconvened.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

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

CARRIED UNANIMOUSLY.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

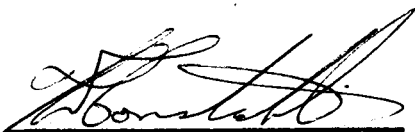
"That this meeting do now adjourn."

CARRIED UNANIMOUSLY

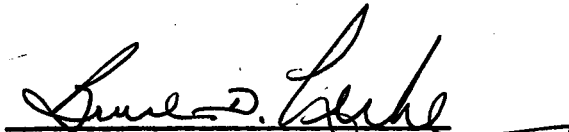
The meeting adjourned at 11:59 P.M.

CONFIRMED:

CERTIFIED CORRECT:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

BL/lc

