

Monday, September 12, 1955.

An adjourned meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, September 12, 1955 at 7.30 p.m.

Present: Reeve MacSorley in Chair; Crs. W.P.Philps, Charlton, Drummond, Hughes, Hean, F.Philps and Morrison.

Central Burnaby Ratepayers' and Citizens Association wrote requesting that an opportunity be granted a delegation from their Association to speak to the Council with regard to a traffic nuisance by the use of Hardwick St. and Godwin Avenue by Municipal vehicles moving in and out of the new Municipal Works Yard.

A delegation appeared.

Moved by Cr.W.P.Philps, seconded by Cr.Hean "That the delegation be heard."

Carried Unanimously.

The spokesman for the delegation submitted that Hardwick Street had been paved approximately a year ago under the Local Improvement Act and that it was assumed at this time that this road would not be utilized as the main entrance to the works yard. The delegation pointed out the nuisance and hazard could be reduced.

Moved by Cr.Hean, seconded by Cr.Drummond "That the letter be received, the delegation thanked and the matters raised in the Petition submitted by the Association be referred to the Traffic and Traffic Safety Committee for consideration and report."

Carried Unanimously.

Burnaby Junior Chamber of Commerce extended an invitation to the Reeve and members of the Council to attend their Inaugural Dinner and Dance to be held September 16th at the Golden Dragon Supper Club.

Moved by Cr.Morrison, seconded by Cr.W.P.Philps "That the invitation be received and that all members of the Council who are able be in attendance."

Carried Unanimously.

Report of the Committee of the Whole.

Your Committee met on Tuesday, September 6th and recommend:

- (1) That Lot 4 pt., 5 pt., 6 and 7 pt., Blocks 1 and 2, J.L.42, Map 3647 be sold to the Lake City Industrial Corporation Limited for the sum of \$35,400.00 and that the Solicitor and Engineer be requested to bring down a report on terms and condition of sale, and further that the Industrial Corporation relieve the Council of the obligation contained in the original Lake City Agreement whereby the Council is bound to use its endeavours to rezone to Heavy Industrial the lands south of the Lougheed Highway and described Lots "C" and "J" S.J.1 Block 1, S.J.3, Block 2, Lot "A", S.J.4 Block 2 all in J.L.57/58.

Moved by Cr.Morrison, seconded by Cr.Hughes "That the recommendations of the Committee be adopted."

Carried Unanimously.

His Worship Reeve MacSorley submitted a report suggesting that the corner stone laying Ceremony at the new Municipal Hall be held on Friday, September 23rd, 1955 at 2.30 and that the inscription on the corner stone be as follows:

"THIS STONE WAS LAID BY

HIS WORSHIP

REEVE CHARLES W. MACSORLEY

SEPTEMBER 23rd, 1955".

The Reeve also reported that the cost of the stone including the inscription was \$98.83 and that the price included a metal container for various documents which may be deposited behind the stone."

Moved by Cr.Morrison, seconded by Cr.Hughes "That the recommendations of His Worship, the Reeve, be adopted."

Carried Unanimously.

Moved by Cr.W.P.Philps, seconded by Cr.Hughes "That a Committee be named by His Worship the Reeve to assist in arranging the Corner Stone Laying Ceremony. The Reeve appointed Councillors W.P.Philps, Charlton and Hean to the Committee."

Carried Unanimously.

The Apartment Committee submitted a report on the application of McTaggart Realty for approval of Lot 11, Block 28, D.L.152 as the site for an apartment, recommending that the application be held in abeyance pending consideration by the Council of the proposed new zoning regulations. It was pointed out by the Committee that this property was situated in a Light Industrial zone but was included in the residential Multiple Family Type 1 zones to be established by the proposed new zoning by-law presently under discussion.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the recommendation of the Committee be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a recommendation that:

Lots 1 and 2 of S.J. "C" Block 17/18, D.L.34, Map 1355

Lots 7, 10, 11, 12 and 13, blk. "G" J.L.96, Map 756, be sold to the Burnaby Board of School Trustees for the nominal sum of \$1.00 advising that these properties had been reserved for the School Board for expansion of Inman Avenue School and Burnaby South High School, and that the Board was now prepared to include the said lots in the respective school sites. The Chief Administrative Officer recommended that a Land Sale By-law be brought down authorizing conveyance of these lands to the Board of School Trustees for the consideration mentioned.

Moved by Cr. Charlton, seconded by Cr. Hean "That the recommendation of the Chief Administrative Officer be adopted."

Carried Unanimously.

Report of Staff Land Sale Committee.

Your Committee met on Thursday, August 18, 1955 and would report as follows:

- (1) Application of Wm. Hampson and Join Joig to purchase Lot 7, Blk.1, J.L.161 situate at north-west corner of Joffre St. and Scott St. in Heavy Industrial zone. Assessed value \$505.00. Services already available.
Recommend this property be sold at price of \$900.00.
- (2) Application of Burns Construction Co. to purchase Lots 4 to 9N, 13 to 16 of W.S. ac. of 10 ac. part of J.L.35, Map 230, situated on East and West sides of Inman Avenue north of Moscrop. 8 lots 66 x 101 and 1 lot 33 x 101 in residential zone.
The sanitary Inspector reported these lots have very poor drainage facilities.
Recommend "That due to lack of proper drainage facilities, property be not sold."
- (3) Application of Nicholas Kostuk to purchase Lots 15, Blocks 41/43, J.L.33 situate on west side of South St. 66' south of Bond St. size of lot 66' x 117'.
This lot is located in a natural water course which should be retained by the Corporation.
Recommend "That applications to purchase be not favorably entertained."
- (4) Application of Nita Miller to purchase Lots 6 and 7, Blk.38, J.L.187
The Planning Engineer advised this lot was necessary as a right-of-way for proposed Scenic Highway and recommended property be retained by the Corporation.
Recommend "That applications to purchase be not favorably entertained."
- (5) Application of Christian Mide to purchase Lot 15, S.J. 2. Blks. 5-9, J.L.96 located on Imperial St. south of Ashworth Avenue.
The Engineer reported this lot was required for drainage purposes and should be retained by the Corporation for this purpose.
Recommend "That applications to purchase be not favorably entertained."

Moved by Cr. Morrison, seconded by Cr. Hughes "That Items 1, 3, 4, and 5, be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Item 2 be referred back to the Committee for further consideration and report."

Carried Unanimously.

The Town Planning Commission submitted the following report as a result of deliberations of their meeting of September 8th:

- (1) Application of J. Bert Thomas for rezoning Lot 1 & 2, Block J.L. 79, Map 4044 from residential to Commercial.
An application for the rezoning of this property was before the Commission on April 14th, 1955, at which time the Commission did not recommend the rezoning. The Commission now reconfirms that former recommendation, because:

(carried.....)

Town Planning Commission report (continued...)

- (a) The above mentioned drainage condition of the property.
- (b) Piecemeal ribbon Commercial development of the Highway would prejudice utility of the Highway.
- (c) This general area is under study by the Commission for possible changes of land use.

2. Application of Boyd, Flannery and Haddy Realty for the rezoning of Lot 2, S.J. 1 & 2, Block 1, J.L.158, Plan 1940, 1625 Nelson Avenue, from Residential to Commercial.

The Commission would recommend that this application not be approved since:

- (a) Adequate Commercially zoned areas with a full range of facilities are now provided at Royal Oak Avenue and Rumble Street - 1000 feet to the east and at Nelson Avenue and Imperial Street - one-half mile to the north.
- (b) The surrounding area is predominantly residential.

3. The application of Rivers Realty Ltd. for the rezoning of Lot "A" Block 17, J.L.155A to Residential (Presently part Residential and the balance Heavy Industrial.)

The topography of this parcel is such that houses, if erected with minimum setbacks, would necessitate the location of septic tanks and disposal fields, and some of the house structures, on peat land.

The Commission would recommend that this application not be approved since the land is not well suited to Residential purposes when developed in small parcels, because of the undesirable drainage condition which would ensue.

4. Application of Lawrence, Shaw, McFarlane & Stewart for the rezoning of the westerly portions of Lots 2, 3, 4, 5, 6 and 7, Block 2, J.L.153, 59, Plan 3798 from Small Holdings to Light Industrial.

The Commission would recommend that this application be approved save and except the northerly 60 feet abutting the Lougheed Highway, the easterly 40 feet abutting established residential districts, and the southerly 40 feet abutting established residential parcels.

The Commission would further recommend that the subject properties be consolidated into one parcel prior to the rezoning thereof.

5. Application of Edgewater Realty on behalf of Mr. Hoppe, for the rezoning of Lot "A" S.J.2 Block 1, J.L.77 from Residential to Commercial, for gasoline service station purposes.

This is a triangular parcel at the northwest corner of the intersection of the Lougheed Highway and Sperling Avenue with 62 feet frontage on Lougheed Highway and 171 feet frontage on Sperling Avenue. Sperling Ave. north of the Lougheed Highway and abutting this property is constructed to a heavy grade and both Sperling Avenue and the Lougheed Highway are constructed onfill where they abut this parcel - thus rendering drainage of the property difficult.

The Commission heard that this application had been rejected by the Council on March 7th of this year on recommendation of the Planning Engineer for the reasons that -

- (a) development of the site for Commercial purposes would create uncontrollable sanitary problems.
- (b) development of the site for Commercial purposes would cause additional traffic hazards and would seriously impede the safe efficient movement of traffic at this most important intersection.

The Commission is of the opinion that development of the site for Service Station purposes would prove even more detrimental to traffic conditions than the previous proposal and note that two approved service station sites at this intersection will adequately serve requirements.

In view of these considerations and in view of Council's previous action regarding Commercial usage of this property, the Commission would recommend that this application not be approved.

6. Application of Newcombe Realty Ltd. for the rezoning of part of Block 3, J.L.153, from Residential to Commercial.

The Commission viewed a sketch of the development proposed by clients of the Newcombe Realty Ltd and noted the contemplated scheme utilizes the entire area for the Shopping Centre with adequate provision for off-street parking of automobiles and that the Auto Court units, Trailer Spaces, and Service Station, presently occupying the site, are to be removed.

Town Planning Commission report (continued....)

In view of this proposed development, the Commission would recommend that this application be approved, save and except the northerly 14 feet of the subject property abutting Grange Street. the Commission would suggest that the northerly 14 feet of the site be acquired for streetwidening purposes.

7. Application of B.C. Telephone Co. for rezoning of Lot 1, Blk. "K" J.L.127W² Plan 1254 from Residential to Commercial for the site of a new exchange building.

In considering the application of the B.C. Telephone Co. for the rezoning of the above noted property for the site of their Glenburn Exchange building, the Commission felt this site to be not desirable, since it would be "spot" rezoning, and because a facility such as the Exchange building might be better located as part of a Commercial area.

The Commission subsequently met with representatives of the B.C. Telephone Co. to express these views and to assist the B.C. Telephone Co., if possible, in selecting an alternative site.

The B.C. Telephone Co. has now selected a site at the south west corner of the intersection of Parker Street and Jelta Avenue, described as:

Lot "A", ex. ptn. on Expt. Plan 14361, block 36, J.L.122/123.

This site serves the Company's requirements by being very close to the "wire centre" of the exchange area and by allowing the use of Parker Street for major underground duct work construction.

The Commission would recommend that the site above described, at the southwest corner of the intersection of Parker Street and Jelta Avenue, be rezoned to commercial use, save and except the northerly 27 feet abutting Parker Street, and the easterly 20 feet abutting Delta Avenue.

The Commission would recommend that the northerly 7 feet of the parcel be acquired for street widening purposes.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendations of the Town Planning Commission be adopted."

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the Town Planning Commission and Planning Engineer be asked to submit recommendations to the Council with regard to the rezoning of land in the immediate vicinity of Lot "A" except ptn. on Expt. Plan 14361, Block 36, J.L.122/123 and the Property Manager be instructed to reserve the area surrounding Lot "A2" from sale pending report of the Commission and Planning Engineer."

Carried Unanimously.

The Planning Engineer submitted a report on the application of Shell Oil Company of Canada Limited for a permit to instal oil storage tanks on block 6, J.L.205 recommending that a permit be granted to the Company subject to the following conditions:

- (a) A Seventy-five foot wide buffer strip be created along the westerly side of Lot 6.
- (b) 33' wide road allowances be created on the west side and on the south side of Lot 6 to provide access equivalent to that which would be lost on the cancellation of that portion of Walney Avenue on the east side of Lot 6.
- (c) That tankage be sited and finished in a suitable manner.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the recommendations of the Planning Engineer be adopted."

Carried Unanimously.

The Clerk brought forward thereport of the Planning Engineer and Property Manager relative to the application of N. and J. Boxer for acquisition of a portion of Blocks 2 and 3, J.L.126, for inclusion in a proposed subdivision, this report having been tabled from the meeting of September 6th.

Moved by Cr. Morrison, seconded by Cr. Hean "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Planning Engineer submitted Property Sales Slip #8677 covering sale of Lot 4 pt and 5 pt, 6 and 7 pt., north of Loughheed, Blocks 1 and 2, J.L.42, Map 3647 to LakeCity Industrial Corporation Ltd for the sum of \$35,400.00.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Property Sales Slip #8677 be approved."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale by-law No. 16, 1956" be now introduced and that the Council sit as a Committee of the whole with the Reeve in the chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this by-law."

Moved by Cr. Morrison, seconded by Cr. Hean "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

Sept. 12, 1955 (continued)...

The Council reconvened.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 15, 1955 be now passed."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Hean "That the Council now dissolve into a Committee of the Whole to consider "Burnaby town Planning By-law 1948, Amendment By-law No. 13, 1955" ~~xxxxxx~~

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That Clause 1 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That Clause 2 of the by-law be adopted."

Carried,
Cr. Drummond against.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Clause 3 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Charlton "That Clause 4 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hean "That Clause 5 of the by-law be adopted as amended."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That Clause 6 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That Clause 7 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Clause 8 of the By-law be adopted."

Carried ~~Unanimously~~

Moved by Cr. Hughes, seconded by Cr. Charlton "That Clause 9 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Clause 10 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Clause 11 of the By-law be adopted."

Carried, Unanimously.

Moved by Cr. Hughes, seconded by Cr. Charlton "That Clause 12 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Charlton, ~~xxxxxxxxxx~~ "That Clause 13 of the By-law be adopted."

Carried
Cr. Drummond against.

Moved by Cr. Hughes, seconded by Cr. Morrison "That Clause 14 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Clause 15 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. F. Philps "That Clause 16 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philps "That Clause 17 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Clause 18 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That Clause 19 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That Clause 20 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Clause 21 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. W.P. Philps, seconded by Cr. Hean "That Item 22 of the By-law be adopted by adding after the words "except with approval of Board of Appeal."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. W.P. Philps "That Clause 23 of the By-law be eliminated."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That Clause 24 of the By-law be eliminated."

Carried Unanimously.

Moved by Cr. W.P. Philps, seconded by Cr. F. Philps "That Clause 25 of the By-law be eliminated."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. F. Philps "That Clause 26 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Clause 27 of the By-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Hughes "That Clause 28 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That Clause 29 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Hean "That Clause 30 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Clause 31 of the by-law be adopted as per the recommendations of the Town Planning Commission."

Carried Unanimously.

Moved by Cr.Hughes, seconded by Cr.Hean "That Clause 32 of the By-law be adopted."

Carried Unanimously.

Moved by Cr.Morrison, seconded by Cr.Hean "That Clause 33 of the By-law be adopted."

Carried Unanimously.

Moved by Cr.Hean, seconded by Cr.Morrison "That Clause 34 of the by-law be deleted."

Moved by Cr.Morrison, seconded by Cr.Hughes "That Clause 35 of the by-law be adopted."

Carried Unanimously.

Moved by Cr.Hean, seconded by Cr.Morrison "That Clause 36 of the by-law be adopted."

Carried Unanimously.

Moved by Cr.Morrison, seconded by Cr.Hughes "That Clause 37 of the by-law be adopted?"

Carried.

Moved by Cr.Hughes, seconded by Cr. Morrison "That Clause 38 of the by-law be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr.Hughes "That Clause 43 be now considered."

Moved by Cr.Hean, seconded by Cr.Hughes "That Clause 43 be deleted from the by-law."

In favour-Crs.Hean, Hughes, F.Philps and

Reeve MacSorley.

Against - Crs.Charlton, Drummond, W.P.Philps and Morrison.

MOTION NEGATIVE.

Moved by Cr.Hughes, seconded by Cr.W.P.Philps "That the Committee do now rise and report progress."

Carried Unanimously.


The Council re-convened.

Moved by Cr.Hean, seconded by Cr.Hughes "That the Council do now adjourn."

Carried Unanimously.

The meeting then adjourned.

Confirmed:



Clerk.

Reeve.