

OCTOBER 21, 1957

An adjourned meeting of the Municipal Council was held in the Municipal Hall, 4000 Grandview Highway, on Monday, October 21, 1957 at 7.30 p.m.

PRESENT: Reeve MacSorley in the Chair; Councillors W.P.Philps, Hughes, Brown, Morrison and Cafferky.

Mr. R. J. Munro, Barister and Solicitor, submitted an application on behalf of the owner of Lot "B", Sketch 10145, D.L.80N, Plan 5296, Mr. F. Tesar, for rezoning of this property to permit the premises to be used for lodging house or tourist accommodation purposes.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That the request is considered to lie within the scope of the Town Planning Board of Appeal and as such recourse should be taken to them".

Carried Unanimously. 1

Capitol Hill Ratepayers' Association wrote in connection with the proposed appointment of a Municipal Manager, advising that the members of the Association oppose the Manager form of Government inasmuch as they feel the people of Burnaby are more fairly represented by elected officials, and suggesting that in order to determine the feelings of Burnaby residents in respect of this matter, a referendum be placed before the electorate at the forthcoming election. The Association also requested that a representative of Council attend one of their meetings to explain the advantages of a Municipal Manager plan.

Moved by Councillor Brown, seconded by Councillor Hughes "That the correspondence be received and a member of Council delegated to speak to the group and enlighten them on the manager form of government."

Carried Unanimously. 2

Canadian Legion, B.E.S.L., Branch #83, submitted a letter requesting permission to conduct the annual Poppy Campaign in South Burnaby between November 4th and 9th, 1957. The organization also extended an invitation to the Reeve and the members of Council together with the Municipal staff to attend the Armistice Service being held in All Saints Church on Sunday, November 10th at 3 p.m.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That permission be granted to hold the Poppy Campaign and the invitation to attend the Armistice Day services be accepted."

Carried Unanimously.

South-East Burnaby Ratepayers' Association wrote in reference to the section of 10th Avenue between Newcombe Street and Cumberland Street, pointing out that their request of May, 1957 was that 10th Avenue be brought to proper grade and gravelled pending proper development by the Municipality and the City of New Westminster as has been proposed. The Chief Administrative Officer advised Council that the Municipal Engineer had the matter of improvement to this section of 10th Avenue in hand.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That the Association be advised of the state of affairs in respect to this matter."

Carried Unanimously.

Burnaby Fire Fighters' Association filed Notice of intention to re-open the working agreement for the purpose of negotiating for the year 1958.

General Secretary, Burnaby Civic Employees' Union, Inside Division, served notice of its intention to re-open the existing agreement and further, that it is anticipated they will have their points for negotiation prepared and readied for preparation in the near future.

General Secretary, Burnaby Civic Employees' Union, Outside Division, served notice of its intention to re-open the existing agreement and advised that it is anticipated they will have the points for negotiation ready for preparation in the near future.

General Secretary, Burnaby Civic Employees' Union, Foremens' Division, served notice of its intention to re-open the existing agreement and advised it is anticipated they will have their points for negotiation ready for preparation in the near future.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the above four items of correspondence be received."

Carried Unanimously. 3

Moved by Councillor Morrison, seconded by Councillor Brown "That Mr. N. Nemetz, O.C. be appointed as negotiator for Council for the year 1958."

Carried Unanimously.

Stevenson and Kellogg Ltd. submitted a detached account in the amount of \$877.70 representing services rendered for the months of August and September in their selection work for the position of Municipal Manager.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That the account be paid."

Carried Unanimously. 4

1
W. E. Hutchings wrote in connection with the matter of a Community Plan for the Government Road area, commenting on a news item in the Vancouver Sun on October 19th and advising that the item was couched in such a manner as to have a misleading effect on the residents in the affected area. Mr. Hutchings further advised that although 104 were reported in attendance at the meeting, only 54 voted in favour of the proposal to oppose a community plan, and further that the Resolution endorsing this proposal was urged in such a way as to compel residents to support it in order that they may go on record as desiring planning to obtain in the area, but not the specific plan as prepared by the Planning Engineer and as endorsed by a "Special Citizens' Committee". Mr. Hutchings further advised that over 90% of the residents east of Lakedale Avenue favour industrial zoning because they feel the proposed plan provides for further industrial encroachment and that therefore they consider an adequate buffer strip should be provided and accordingly urged Council to consider this expressed desire of these residents. Mr. Hutchings explained the origination of this Special Committee and added that a proposal as put forth at the meeting to defer decision on the Community Plan idea in order that residents might have ample time to consider its merits, but that it was rejected by the Chairman. Mr. Hutchings concluded by advising that the residents in the area were most receptive to a zoning plan but objected to the method by which the resolution setting up a Community Plan for the area was handled by those in charge of the meeting, and requested that Council give serious consideration to the feelings of the residents in the Government Road area in their deliberations on the type of zoning for this section of the Municipality.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the correspondence be received."

Carried Unanimously.

2
D. J. Hopkins submitted a letter advising that the condition of their son has compelled them to move from their present location at 7440 E Hastings Street to a neighbourhood where the land is more level and that in attempting to sell their property, which lies on the western slope of Burnaby Mountain, they have been thwarted by virtue of the fact that they have no water service and as the Municipality is about to commence the construction of a water main to the Centennial Site, requested that they be granted permission to connect to this main and thus enhance the property to enable them to more readily dispose of it and move to a more suitable location. His Worship, Reeve MacSorley, informed Council that he had referred this matter to the Municipal Engineer for consideration and report to Council.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the letter be tabled pending receipt of a report from the Municipal Engineer as to the feasibility of acceding to the request."

Carried Unanimously.

3
The Planning Engineer submitted a report on progress to date on the designation of further industrial tracts in the Government Road district, advising that in order to define effective boundaries for these tracts which will be realistically aligned for future development, considerable detailed subdivision design is first necessary; which work will take a considerable time to prepare.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the report of the Planning Engineer be received."

Carried Unanimously.

REPORT OF TOWN PLANNING COMMISSION.

The Commission met on October 10th, 1957 and considered the following applications for rezoning:

- 4
(1) Application of MacCarthy Agencies Limited for the rezoning of Lot "A", Block 3, D.L.68 from Local Commercial to Residential Multiple Family (north-east corner of Linwood Street and Smith Avenue).
The Commission advised that a variety of land uses exist in this neighbourhood and adjoin the subject property such as - Drive-In Theatre; Nursery Garden; Church; Service Station. In view of the variety of non-residential land uses, the Commission feels that the subject parcel is not desirable for first class single family residential development, but that the subject property is suited to Residential Multiple Family use. In considering the use of the property as a Residential Multiple Family site, the Commission noted that the Corporation property to the east is being developed as a park site, and this is considered a desirable attribute. The Commission also noted that building improvements on the property would need to be carefully designed in order that the gravity sewer connection may be made as a pumped discharge to the Municipal sewer trunk cannot be accepted.
As a result of these considerations, the Town Planning Commission recommended that this application be approved and that the subject property be rezoned from Local Commercial to Residential Multiple Family Type 111.
Moved by Councillor Cafferky, seconded by Councillor Morrison "That the recommendation of the Commission be adopted, and the application be approved for further consideration."

Carried Unanimously.

REPORT OF TOWN PLANNING COMMISSION (continued....)

2. Council request for report on future prospect of Heavy Industrial usage of Lots 5, 6, and 7, Block 1, D.L.69, now zoned Light Industrial. (South side of Still Creek Avenue, half block west of Boundary Road.).

The Town Planning Commission advised having considered the application for rezoning of the subject properties for Industrial usage in June 1955 and 1956. At both times the Commission advised that industrial usage of this property was indicated, but did not recommend rezoning until the Lots 5, 6, and 7 had been consolidated with Lots 1 and 2, fronting on Boundary Road and the northerly 33 feet of the consolidated parcel had been dedicated for widening of Still Creek Avenue. This advice was submitted in order that a parcel of sufficient size might have been created to attract an industry of the calibre of those settling in the Industrial area to the west across Boundary Road, thereby setting a pattern for a good standard of development in an area changing over from Residential to Industrial usage, but where remaining Residential usage may linger on for some years.

With respect to the current application, the Town Planning Commission has not been advised of the usage to which the intending purchaser would put the subject property. Moreover, examination of the Town Planning By-law reveals that Lots 5, 6, and 7 Block 1, D.L.69 are now zoned for Light Industrial usage.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That this item be tabled pending an explanation as to the origination of the application."

Carried Unanimously.

3. Application of Mr. and Mrs. Edward Butler for the rezoning of Lot "K" South 130' except Reference Plan 13986, Block 49, D.L.35, Map 799 from Residential Two-Family Type 1 to Residential Multiple Family or Auto Court use.

Application of Rutherford-McRae Ltd. for rezoning of the subject property from Residential Two Family Type 1 to Commercial for Auto Court use.

The subject property is located on the east side of Smith Avenue, between Kingsway and Sandell Avenue and comprises one acre.

The Commission advised that this application brought to the attention of the Commission the existence of an example of the classif subdivision problem where in this small neighbourhood, 100 per cent of occupation of the land has taken place, with much variation in the sizes and shapes. The land occupations vary from single-family residential uses to apartment, church, auto court, gasoline service station, tire recapping and retail stores. No internal secondary public access exists. All Municipal services and public utilities are located on the perimeter streets. Fire-fighting services are restricted by lack of secondary access. Sandell Street is block from through connection between Smith and Jersey by a 1.64 acre parcel occupied for Auto Court purposes. The Commission considers the acquisition of secondary access to be a vital necessity in the public interest and to be particularly essential before further and denser occupation of land parcels takes place in the area.

In considering the application for Residential Multiple Family use, the Commission noted that a parcel adjoining the subject property has been successfully developed for apartment purposes, and consider that after secondary internal access is provided for this neighbourhood, Residential Multiple Family use of the subject property would be desirable and compatible with existing development.

With respect to the application for auto court use, the Commission notes that access to the proposed site might be obtained from Kingsway via a 30' x 200' parcel connecting with the subject property. While property access from Kingsway would be highly desirable, the Commission pointed out that the suggested 30 foot access is located 60 feet east of the junction of Smith Avenue and Kingsway, adjoining a Gasoline Service station and next to the entrance of a church property. In this location it adds to the complexity of the traffic turning pattern at the street intersection and fails to offer the Tourist motorist adequate notice of the presence of the auto court as is provided by wider auto court frontage on the street. Also the Commission believes the proposed auto court usage of the subject property to be incompatible with adjoining apartment and residential development.

The Commission advised as favouring a Residential Multiple Family use of the property but as not recommending zoning at this time because of lack of public lane access to the subject property and adjoining property.

Moved by Councillor W.P.Philps, seconded by Councillor Brown "That the report be received."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That this application be referred to the Planning Engineer to discuss with the applicant the matter of the provision of secondary access to the subject property and to report his conclusions to Council."

Carried Unanimously.

REPORT OF TOWN PLANNING COMMISSION (continued.....)

- 1
- (4) The Commission advised that in the matter of the study of the Lougheed Highway and re-survey of present pattern of land use of adjoining parcels, they wished to advise that to date a general survey of the Highway has been made. Further study is being given to a number of specific areas and interesections. It is anticipated that a final report will be forthcoming following the regular meeting of the Commission in November.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That this item be received."

Carried Unanimously.

Public Relations Officer submitted a recommendation that a full page advertisement be placed in the January, 1958 edition of the Monetary Times at an estimated cost of \$204.00. The Public Relations Officer further advised that this issue will carry a special report on British Columbia with emphasis placed on the Centennial Year.

Moved by Councillor Morrison, seconded by Councillor Brown "That the recommendation of the Public Relations Officer be adopted."

Carried Unanimously.

2

The Municipal Solicitor submitted a report advising of an appeal being taken by the B.C. Electric Company Limited against an Order of the Public Utilities Commission dated April 10, 1957 relative to the amortization of its dismantled gas plant in the City of Vancouver suggesting that as the Commission has appointed a Counsel to oppose the appeal, that there would be no merit in having this Municipality make a separate appearance, which he is led to believe, is the stand being taken by other Lower Mainland Municipalities

Moved by Councillor Hughes, seconded by Councillor W.P. Philps "That the report of the Municipal Solicitor be received."

Carried Unanimously.

The Municipal Solicitor submitted a report advising of an action brought by the Burnaby Citizens Association against the Municipal Clerk, Charles B. Brown, claiming an Injunction and praying for a Declaration as to the true construction of Section 47 of the Municipal Act, advising that he has entered an Appearance on behalf of the Clerk and requested Council to authorize him to defend the Action for the Municipal Clerk.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That the necessary authority be granted."

Carried Unanimously.

The Chief Administrative Officer submitted a report recommending the following re-classifications:

- (1) Miss Sheila Clark, Office Assistant, Treasurer's Department (Tabulating Division) to Clerk Key Punch Operator I, effective October 14th, 1957.
- (2) Miss Rita Volpatti, Clerk I, Building Department to Clerk II, Building Department, Effective October 14th, 1957.

The following Annual Increments were also recommended by the Chief Administrative Officer:

- (1) W.L. Stirling, Municipal Solicitor, from \$831.00 to \$868.00 effective Oct. 1, 1957.
- (2) B.R. Wilkinson, Parks Superintendent, from \$552.00 to \$577.00 effective Oct. 15, 1957.

Moved by Councillor Brown, seconded by Councillor Morrison "That the recommendations of the Chief Administrative Officer be adopted."

Carried Unanimously.

3

Special Committee, consisting of the Chairman, Administration Committee and the Public Relations Officer, submitted a report suggesting that a 16 millimetre camera be purchased at an estimated cost of \$700.00 to \$900.00 in order that a pictorial record may be captured of important events and developments in the Municipality for possible future use in promotional campaigns and in public education programmes.

Moved by Councillor Brown, seconded by Councillor J.P. Philps "That the report of the Special Committee be adopted".

Carried,
Cr. Cafferky against.

The Medical Health Officer submitted a report in connection an Infant Clinic at St. Alban's Church Hall, advising that he had been informed by the Rector that it was felt by the congregation of the Church that in addition to the ten dollars paid to the caretaker, at least \$10.00 should be paid to the Church to cover the cost of heating and lighting for the operation of the Clinic, and recommended that the additional payment of \$10.00 per month be authorized.

Moved by Councillor Cafferky, seconded by Councillor Morrison "That the recommended payment by the Medical Health Officer be adopted."

Carried Unanimously.

His Worship, Reeve MacSorley submitted a report recommending the following Hallowe'en Grants be made:

Parkcrest Ratepayers' Association	-	\$50.00
Stride Avenue P.T.A.	-	50.00
Valleyview Men's Community Service Club		75.00
Burquitlam Ratepayers' Association		50.00
Duthie-Sperling Ratepayers' Association		50.00
Westridge Ratepayers' Association		50.00
Wesburn Community Association		50.00

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That the recommendation of His Worship, the Reeve, be adopted."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That authority be also granted to make further financial contributions to Associations should additional requests be received."

Carried Unanimously.

Chief Licence Inspector submitted a report in connection with the claim of H. Tennant under the Sheep Protection Act for the loss of one sheep valued at \$25.00, advising that investigation revealed reasonable precaution had been taken by the owner against marauding dogs and recommending that the claim be met by the payment of Fifteen dollars (\$15.00).

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the recommendation of the Chief Licence Inspector be adopted."

Carried Unanimously.

Moved by Councillor Hughes, seconded by Councillor Morrison "That the resolution passed on October 7th respecting appointment of a Court of Revision for the 1958 Voters' List be and is hereby rescinded and the following substituted therefor:

"That Councillors Cafferky and Hean be appointed as members of the Court of Revision for the hearing of complaints and to correct and revise the list of Electors for the year 1958".

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That leave be given to introduce "Burnaby Town Planning By-law 1948, Amendment By-law No.9,1957 " and that it be now read a First Time."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the by-law be now read a Second time."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the Council go into Committee of the Whole with the Reeve in the Chair to consider and report on the By-law".

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hughes "That the by-law be read clause by clause".

Carried Unanimously.

Moved by Councillor Cafferky, seconded by Councillor Morrison "That Item 1 of the By-law rezoning Lots 13 and 14 E.1/3, Block 10, D.L.116/186 Plan 1236 to Residential Multiple Family Type 1, be approved."

Carried,
Cr. Hughes against.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That Item 2 of the By-law rezoning Lots 1 and 2, Block 7A, D.L.155A, Plan 1425, save and except the southerly 20 feet thereof, to Gasoline Service Station, be approved."

Carried Unanimously.

Moved by Councillor Cafferky, seconded by Councillor Brown "That Item 3 of the By-law rezoning Lot "B" except Explanatory Plan 8898, S.D.1, Block 31, D.L.152, Plan 5641, to Gasoline Service Station, be deleted from the By-law."

AGAINST - Councillors W.P.Philps
Morrison and Hughes.
MOTION NEGATIVED.

Moved by Councillor Hughes, seconded by Councillor Morrison "That Item 3 of the By-law rezoning Lot "B", except Explanatory Plan 8898, S.D.1, Block 31, D.L.152, Plan 5641, to Gasoline Service Station, be approved."

NO VOTE TAKEN.

Moved by Councillor Brown, seconded by Councillor Cafferky "That Item 3 of the By-law be tabled and brought forward at the next meeting of Council to allow people affected the opportunity of making representations."

Carried,
Cr.W.P.Philps against.

The Chief Sanitary Inspector submitted a report in connection with the application for rezoning of Lot 18, Block 10, D.L.173, Plan 1034, to Residential Multiple Family Type III, being Item 4 of the By-law, advising that the soil formation of this property is not considered too satisfactory for the reception of septic tank effluent as the land is situated on the flats proper and has a high water table and in view of this condition, recommended that the property be not utilized for purposes of accommodating three or more suites.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That Item 4 of the By-law be deleted."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the Committee rise and report the By-law complete as amended."

The Council re-convened.

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the Committee's report be adopted."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the "Burnaby Town Planning By-law 1948, Amendment By-law No.9,1957" be now read a Third Time".

Carried Unanimously.

The meeting then adjourned.

CONFIRMED:

Richard Brown
CLERK

Chas Mayhew
REEVE