

A regular meeting of the Municipal Council was held in the Council Chambers, 4000 Grandview Highway, following the Public Hearing, on Tuesday, September 3, 1957 at 7.30 p.m.

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

His Worship, the Reeve, led in the Lord's Prayer.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That the minutes of the previous meeting be adopted as written and confirmed."  
Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That Councillors Cafferky and Hean be granted Leave of Absence for this meeting."  
Carried Unanimously.

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E.C.Pearce wrote requesting permission to address Council with respect to the construction of a sidewalk on the east side of Dow Avenue between Imperial Street and Victory Street.

Moved by Councillor Morrison, seconded by Councillor Brown "That Mr.Pearce be heard."  
Carried Unanimously.

Mr. Pearce presented a petition signed by 29 of the 33 residents on the section of Dow Avenue referred to above, requesting that Council give its utmost consideration to including the construction of this sidewalk in the current sidewalk programme. Mr.Pearce advised that a great number of elderly persons reside on this part of Dow Avenue and, as they do not own vehicles, the provision of a sidewalk would improve walking facilities for them.

Moved by Councillor Hughes, seconded by Councillor Morrison "That in view of the action taken by Council in regard to construction of sidewalks under the Local Improvement Initiative Section of the Municipal Act, and since the period for receipt of objections to any of the proposed works specified therein has not as yet expired, the request of the Petitioners be tabled for a period of one month pending a report being received from the Municipal Clerk in connection with the aforementioned Local Improvement Works and also as to whether the Petitioners represent a majority of the residents on the section of Dow Avenue and further, that a report be obtained from the Municipal Engineer as to the estimated cost to be anticipated if this work was undertaken."  
Carried Unanimously.

Secretary, Lozells Citizens' Committee, wrote advising of a meeting held at the Lozells Community Hall, on Tuesday, August 27th, at which time the assemblage comprising citizens in the Lozells area, recorded its concern with the instability and lack of protection available through the present zoning regulations, and because of this situation, they were of the opinion that an Official Community Plan, as provided for in the new Municipal Act, be developed; and further, that any applications for rezoning within the area bounded by Bainbridge Avenue, Brighton Avenue, Lougheed Highway and Winston Street, be tabled pending fruition of such a plan. The Secretary further advised that the Citizens attending this meeting fully concurred with the suggestions of Councillor Hughes as contained in his Brief on this subject, and that any efforts made in this direction would be supported by the people concerned.

A spokesman from the Citizens' Committee appeared and requested an audience with Council.

Moved by Councillor Hughes, seconded by Councillor Morrison "That the delegation be heard."

Carried Unanimously.

The representative elaborated on the letter from the Ratepayers' Association and added that the people involved strenuously objected to the reversal by the Town Planning Commission of its opinion with respect to zoning of property in the subject area by virtue of it having recommended approval of the rezoning of a parcel of land within the residential Type III area, to Light Industrial.

Moved by Councillor Hughes, seconded by Councillor Brown "That the correspondence be received and the delegation thanked for its presentation."

Carried Unanimously.

Herman Eyford submitted an application to rezone Lot 1, North 99' and Lot 2, North 99' Block 10, D.L.34, Plan 7565, to Multiple Family.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That the application be tabled pending a report from the Town Planning Commission and Planning Engineer."

Carried Unanimously.

Del Mar Realty submitted an application to rezone Lot 19, except Sketch 12407, Blocks 1, 4, and 6, D.L.125, Plan 3520, from Residential to Commercial.

Moved by Councillor F.Philps, seconded by Councillor Hughes "That the application be received and take the usual course."

Carried Unanimously.

Paul Seifner and other residents of the 5300 Block, Parker Street, submitted a Petition advising of the condition of the boulevard in this Block as a result of cable installations by the B.C. Telephone Company and requesting that, since it is customary for utility Companies to restore boulevards to their original condition, steps be taken to ensure that the work is completed satisfactorily.

Moved by Councillor Morrison, seconded by Councillor Brown "That this matter be referred to the Municipal Engineer for consultation with officials of the Utility Company to determine its intentions in regard to improving the boulevard in question, and also that a report be submitted to Council as to the outcome of these negotiations."

Carried Unanimously.

Attorney-General, Province of British Columbia, submitted a communication advising that the notification received by this Municipality from the R.C.M.P. regarding the removal of the traffic patrol from the Highways of Burnaby is to be disregarded, and that a survey of the situation is to be undertaken to determine the reasons of the Federal Headquarters of the R.C.M.P. for issuing such a communication.

Moved by Councillor Hughes, seconded by Councillor F.Philps "That the letter from the Attorney-General be received."

Carried Unanimously.

The Municipal Solicitor submitted a letter requesting authority to acquire an easement over a portion of Lot 87, Block 1, D.L.'s 215 and 216, Plan 10936, from Edward and Anne Frank, owners of this property.

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

Carried Unanimously.

The Municipal Solicitor submitted a letter advising that an Appeal of the C.P.R. against the valuation placed by the Municipal Assessor on their mainline right-of-way was dismissed by the Supreme Court of Canada on August 29th of this year.

Moved by Councillor Morrison, seconded by Councillor F. Philps "That the letter from the Municipal Solicitor be received."

Carried Unanimously.

His Worship, the Reeve, submitted a report concerning the application of Canadian Arthritis and Rheumatism Society for a grant, recommending that a grant of \$200.00 be made to this organization, to assist them in their work in the Municipality.

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

AMENDMENT TO MOTION:

Moved by Councillor Hughes, seconded by Councillor Brown "That the amount of the grant be increased from \$200.00 to \$500.00." Carried Unanimously.

Councillor Morrison withdrew from the meeting.

The Medical Health Officer submitted a report covering the work of his Department for the month of July, 1957.

Moved by Councillor Brown, seconded by Councillor F. Philips "That the report of the Medical Health Officer be received." Carried Unanimously.

The Treasurer submitted Disbursements for the two week period ended 23rd August 1957 in the amount of \$397,229.14.

Moved by Councillor W.P. Philips, seconded by Councillor F. Philips "That the disbursements be approved." Carried Unanimously.

The Municipal Engineer submitted Detailed Account of Works for the period, August 5th to 18th, 1957.

Moved by Councillor F. Philips, seconded by Councillor Brown "That the report be received." Carried Unanimously.

The Engineer submitted Board of Works Estimates for the two week period, September 16th to 29th, 1957 in the amount of \$325,563.00.  
Moved by Councillor F. Philips, seconded by Councillor Brown "That the Board of Works Estimates be approved." Carried Unanimously.

The Engineer submitted Water Works Estimates for the two week period, September 16th to 29th, 1957 in the amount of \$17,575.00.  
Moved by Councillor Brown, seconded by Councillor W.P. Philips "That the water works estimates be approved." Carried Unanimously.

The Engineer submitted Garbage Collection Estimates for the two week period, September 16th to 29th, 1957 in the amount of \$8,200.00.  
Moved by Councillor W.P. Philips, seconded by Councillor Hughes "That the Garbage Collection Estimates be approved." Carried Unanimously.

REPORT OF TOWN PLANNING COMMISSION

The Commission met on August 15th, 1957 and considered the following applications for rezoning:

- (1) Application of Runge and Holtby Agencies Limited for rezoning of Lots 26, 27, 28, R.S.D. "A" "B" "C" S.D.1, Bk.1, D.L.74S; from Local Commercial to Gasoline Service Station.

In connection with this application the Commission noted that the proposed site is located north west of the intersection of Royal Oak Avenue and Laurel Street; has a frontage on the inside of the curve of the Grandview Highway, is directly across the Highway from an existing service station and that south-east on the corner of Royal Oak Avenue and Fulwell Street there is an unused zoned site. The Commission noted also the movement of through traffic around the curve of the Highway and felt local vehicular and pedestrian traffic would be hazarded by the introduction of further turning movements. The Commission noted that existing stations in the area and the unused zoned site, are adequate to serve local traffic and that introduction of a development which would be hazardous to the travelling public and local residents was not warranted. In view of these factors the Commission recommended the application be not approved.

The Planning Engineer also submitted a report on this application recommending disapproval for the same reasons as stated in the report of the Town Planning Commission.

Moved by Councillor Hughes, seconded by Councillor Brown "That the recommendations of both the Town Planning Commission and Planning Engineer be adopted." Carried Unanimously.

Councillor Morrison returned to the meeting.

Councillor Hughes withdrew from the meeting.

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

- (2) Application of Campney, Owen, Murphy and Owen on behalf of B.A.Oil Company for the rezoning of Lot 13, S.D.1, Block 31, D.L.152, from Residential Multiple Family Type 1 to Commercial.

This property is located within the Residential Multiple Family District extending between Nelson Avenue and Royal Oak Avenue and lying north of Imperial Street. The applicants submitted that this property had been acquired by the Company for the purpose of constructing a service station, that it had been since zoned for multiple family use, and no notice given by the Corporation.

The Commission noted that the area is ideally suited for multiple family development and that the quality of existing housing is quite high and such that the intrusion of a service station could only be considered as detrimental to the amenity of the area.

It is understood further that this intersection has an unfavourable traffic accident history with 4 accidents reported within the first six months of 1957.

The Commission is of the opinion that the present zoning of this site is appropriate and that use of the site for service station purposes is not in the best interest of the public, nor the property owners in the area, and therefore recommend the application not be approved.

The Planning Engineer also submitted a report on this application concurring with the opinion of the Town Planning Commission.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That this application be tabled and a further report obtained from the Planning Engineer as to the history relative to the zoning of this lot."

Carried,  
Cr. Brown against.

Councillor Hughes returned to the meeting.

- (3) Application of Charles W. Latimer for rezoning of Lot 6, S.D.35, Block 49, D.L.151/3 from Residential Two Family Type 1 to Residential Multiple Family.

The owner of this parcel is desirous of erecting a four unit apartment block rather than the maximum development which would be permitted by our By-laws. This lot is immediately east of a lot which was the subject of a similar application at the beginning of the year which was disapproved for the reason that no extension of the presently existing Multiple Family zones could be recommended at that time, in view of the large number of unused sites within the existing nearby zones, and in view of the possibility of surcharging the existing sewer system if further rezoning were to take place.

Although the Commission have no knowledge of the factors behind Council's rejecting of the previous application, it is felt that the two applications are different in detail only and therefore recommended that the present zoning not be altered.

The Planning Engineer also submitted a report recommending disapproval of this application for the same reason stated by the Town Planning Commission.

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

Carried

Moved by Councillor F. Philps, seconded by Councillor W.P.Philps "That the application and the previous motion be tabled pending a report from the Municipal Engineer as to the situation with respect to sewage facilities in the vicinity of the subject property."

Carried Unanimously.

- (4) Application of Norm D'Arcy Real Estate for the rezoning of Lots 3 and 4, S.D.11, Block 2, D.L.25E, from Residential Two Family to Commercial.

These lots are located on the northeast corner of the intersection of 16th Avenue and Newcombe Street, and that together they have 72' of frontage on Newcombe and a flankage of 120' on 16th Avenue. It is noted that these lots could be utilized either for the erection of two single-family houses or for the erection of one two-family house.

Substantial new residential construction has infilled the surrounding area and a retail shopping centre almost due south of this location has been considered, and it is understood a development company has apparently taken steps to acquire and consolidate a number of properties into one site for this purpose. In view of the fact that the site is of such restricted area that off-street parking and adequate sewage disposal facilities could not be located on the site and that an adequate range of shops could not be contained on the site, and in view of the need for protecting adjacent residential values from crowded commercial development, it is recommended that the application not be approved.

The Planning Engineer also submitted a report concurring substantially with the opinion of the Commission in respect of this application.

Moved by Councillor F. Philips, seconded by Councillor Brown "That the recommendation of the Town Planning Commission and Planning Engineer be adopted." Carried Unanimously.

- (5). Application of Royalite Oil Co. Limited for the rezoning of Lots 1 and 2, Block 7A, D.L.155, from Residential To Gasoline Service Station.

The Commission notes that this site faces directly into a new service station on the south side of Marine Drive and that the proposed development would be located in the "bowl" created by excavation of material from the site and that this tended to shield the development from houses on the north side of Bevan St.

In view of these factors, it is recommended that this site be rezoned for Gasoline Service Station use, save and except the southerly 20 feet adjoining Marine Drive.

The Planning Engineer also submitted a report in connection with this application recommending approval as well, but in addition recommending that the applicants be required to consolidate the tract into one parcel as a condition of approval.

Moved by Councillor Brown, seconded by Councillor Morrison "That the recommendation of the Town Planning Commission and Planning Engineer be adopted." Carried Unanimously.

- (6). Application of Rutherford-McRae Limited for the rezoning of Lot 4 and A, Block 8A D.L.155A from Residential Two-Family Type 1 to Gasoline Service station.

The Commission noted in inspecting this site which is just west of the preceding application that circumstances were quite different from those obtaining in the case of the preceding site, in that Block 8A is fully capable of being developed for its presently designated use.

In view of this, and because of the adequacy of existing sites in this portion of Marine Drive, it is recommended that no alteration in zoning be made.

The Planning Engineer also submitted a report recommending disapproval for the same reasons stated in the report of the Town Planning Commission.

Moved by Councillor Morrison, seconded by Councillor F. Philips "That the recommendation of the Town Planning Commission and Planning Engineer be adopted." Carried Unanimously.

- (7) Application of Peter Wong for the rezoning of Lot 13, Block 10, D.L.116/186 from Residential Two Family Type 1 to Residential Multiple Family.

The Commission has given considerable attention to the desirability of seeking a comprehensive re-development for Multiple Family of the south half or whole of Block 10. To this end consideration was given the practicability of recommending rejecting this application. It is understood, however, that the possibility of gaining Federal Government assistance for this type of project at this time is remote and it is therefore recommended that this application be approved and the property rezoned for Multiple Family Type 1 use.

The Town Planning Engineer submitted a more comprehensive report in connection with this application advising that General Mortgage and Housing Corporation had evinced an interest in discussing the possibility of utilizing Federal Government re-development assistance with the Municipal Council to determine if steps can be taken jointly to rehabilitate blighted areas in the Municipality. The Planning Engineer further reported that it was his opinion the block in which the subject property is located is ripe for re-development, but because land in this block is subdivided into small parcels, it would appear that successful rehabilitation would require a comprehensive land assembly and clearance scheme. The Planning Engineer also reported that he has been given to understand that little use has been made of the section of the National Housing Act which provides for Federal assistance in rehabilitation schemes and to fully explore the merits of such an undertaking would require a considerable amount of time and work. The Planning Engineer further reported that though it seems probable that the parcel in question as well as the other lots in the block would be used under a re-development scheme for multiple family purposes, the present environment would cause a rapid depreciation to any one lot in this block were it to be developed for multiple family use and in addition would impede proper rehabilitation of this Block. The Planning Engineer recommended that the subject application be not approved because of the foregoing reasons.

Moved by Councillor Morrison, seconded by Councillor W.P.Philips "That the reports of the Town Planning Commission and Planning Engineer be received and the application be approved for further consideration."

Moved by Councillor F.Philips, seconded by Councillor Hughes "That the application and the previous motion be tabled for a period of one month pending receipt of information from the Planning Engineer in regard to the Federal redevelopment assistance scheme as provided in the National Housing Act."

Carried,  
Cr.Morrison against.

- (8) Application of Lloyd Mitton for rezoning of Lot 1, 1.165' W<sup>1</sup> of W<sup>1</sup> of D.L.160 from Residential Single-Family Type 1 to Gasoline Service Station.

The Commission reported that they understood Council had withheld disposition of this matter which they had recommended for disapproval, pending receipt of a land use study which the Commission wishes to undertake in this area. The Planning Department had done considerable field work but the Commission reported that it would be some time before any results would be available. This being the case, the Commission re-affirmed its previous recommendation disapproving service station use of the property and advised they would give further consideration as to possible future lane use in this area.

Moved by Councillor Hughes, seconded by Councillor Brown "That the recommendation of the Town Planning Commission be adopted."

Carried Unanimously.

- (9) The Commission advised it would be holding a Special Meeting to consider two important matters:

- (1) Future land use of land flanking the Lougheed Highway.
- (2) Desirability of utilizing the Official Community Plan device to regulate development, and in particular, the use of this device in the Government Road neighbourhood.

The Commission felt that these matters <sup>are</sup> of such importance to the Community that a Special Meeting should be held before their next regular meeting to give proper consideration to these topics.

Moved by Councillor Hughes, seconded by Councillor W.P.Philps "That this information be received."

Carried Unanimously.

Councillor Hughes, Chairman, Centennial Committee, presented detailed plans of the proposed building to be located on the Centennial Site on Burnaby Mountain together with a recommendation of the Building Committee of the Centennial Committee that the plans as submitted be approved and also that permission be granted to the sub-committee to call for bids through the Purchasing Agent of this Municipality on September 6th for the construction of this building, and that the tenders be returnable on September 23rd at 3.00 p.m.; and further that a Committee of the Purchasing Agent, Building Inspector and the Building Committee of the Centennial Committee be authorized to open the Tenders at 7.00 p.m. on the 23rd day of September.

Moved by Councillor Hughes, seconded by Councillor Morrison "That the recommendation of the Centennial Committee be adopted and further that the Committee be empowered to extend the returnable date, if they so desire."

Carried Unanimously.

Councillor Brown addressed the Council with respect to bus service in the East Burnaby area and in particular the Crest area, advising that the present service is inadequate to meet the needs of the people in this latter area especially, in that the two existing bus routes only skirt the Crest area. Councillor Brown further suggested that the provision of more adequate transit facilities would probably eliminate the necessity of providing a school bus to serve students in this area who must travel a considerable distance to their respective schools.

Moved by Councillor Brown, seconded by Councillor F.Philps "That overtures be made to the B.C. Electric Railway Company for the provision of, preferably, an east-west transit service to directly connect with the Edmonds area and other districts in the Municipality without having to travel through the New Westminster downtown section."

Carried Unanimously.

Councillor Hughes reported to Council that the City of Vancouver had approved the draft agreement as drawn by and revised both the City and ourselves covering development of Central Park on an equitable cost sharing basis. Councillor Hughes suggested that, in view of this approval by the City, that the Burnaby Municipal Council also approve the draft agreement as presented to each of the Councillors and further, requested that he be authorized to approach the Provincial Government in regard to amending the lease to provide for the joint development by both the City and ourselves of Central Park.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the development scheme as set out in the draft agreement be approved and Councillor Hughes be authorized to take the necessary steps to obtain approval from the Provincial Government to have the existing lease between the Province and Burnaby amended to provide for development of Central Park in accordance with the terms and conditions set out in the draft agreement hereinbefore mentioned."

Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That leave be given to introduce "Burnaby Local Improvement Construction By-law No.3, 1957" and that it be now read a First Time."

Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the By-law be now read a Second Time."

Carried Unanimously.

Moved by Councillor F. Philps, seconded by Councillor Hughes "That the Council go into a

Committee of the Whole with the Reeve in the Chair to consider and report on the By-law." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Committee rise and report the By-law complete." Carried Unanimously.

The Council re-convened.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Committee's report be adopted." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That "Burnaby Local Improvement Construction By-law No.3,1957" be now read a Third Time." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That leave be given to introduce "Burnaby Local Improvement Construction By-law no. 4, 1957" and that it be now read a First Time." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the By-law be read a Second Time." Carried Unanimously.

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

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Committee rise and report the By-law complete." Carried Unanimously.

The Council re-convened.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Committee's report be adopted." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That "Burnaby Local Improvement Construction By-law No.4, 1957" be now read a Third Time." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That "Burnaby Liquor License Taxation By-law 1957" be now introduced and read a First Time." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the By-law be now read a Second Time." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the Council go into a Committee of the Whole with the Reeve in the Chair to consider and report on the By-law." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Brown "That the Committee rise and report the By-law complete." Carried Unanimously.

The Council re-convened.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the Committee's report be adopted." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That "Burnaby Liquor License Taxation By-law 1957" be now read a Third Time." Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That "Burnaby District Improvement By-law No.2, 1957" be now read a Second Time." Carried Unanimously.

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

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Committee rise and report the By-law complete."

Carried Unanimously.

The Council re-convened.

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

Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That "Burnaby District Improvement By-law No.2,1957" be now read a Third Time."

Carried Unanimously.

It was resolved that the next meeting of the Municipal Council be held on September 10th instead of September 9th, due to the Provincial By-Election being held on that latter date.

The meeting then adjourned.

Confirmed:

  
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