

FEBRUARY 10, 1958

A regular meeting of the Municipal Council was held in the Council Chambers, 4000 Grandview-Douglas Highway, on Monday, February 10, 1958 at 7.30 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors W.P. Philips, Cafferky, Brown, Seifner, Mather, Jamieson, McLean and Wilson.

Rev. Faulks led in an Opening Prayer.

Moved by Councillor Philips, seconded by Councillor Brown "That the minutes of the previous meeting be adopted as written and confirmed."

Carried Unanimously.

1
Mr. Lorne Douglas submitted a Petition on behalf of property owners in the 4200 Blocks Grange Street and Kingsway, requesting that they be granted permission to address Council with respect to improvements in the lane between Kingsway and Grange Street in this Block.

Moved by Councillor Jamieson, seconded by Councillor Wilson "That the delegation be heard."

Carried Unanimously.

Mr. Douglas appeared and advised that though the Petition did not contain the signatures of all owners of property affected, those who had not signed had expressed their full concurrence with the request at hand.

Mr. Fynney also appeared and advised that the problem had existed for the past eight years and was created by virtue of partial improvement to the lane in the form of re-grading and application of additional gravel. Mr. Fynney informed Council that the culmination of this work has resulted in the lane being two feet higher than abutting property and has created a ditch which overflows and floods the properties concerned because of improper and inadequate drainage facilities. Mr. Fynney added that the commercial premises require parking facilities at the rear of their property and are hindered in attempting to provide same due to the situation respecting the lane. Mr. Fynney requested that the condition be alleviated by constructing the lane in such a manner as to allow natural drainage to run off in a proper channel.

Moved by Councillor Wilson, seconded by Councillor Philips "That the delegation be thanked and the subject matter referred to the Municipal Engineer for investigation and report."

Carried Unanimously.

Seaforth School Parent's Club submitted a letter advising that it was their intention to send a delegation to the Council to speak on the matter of Eagle Creek.

Moved by Councillor Brown, seconded by Councillor Jamieson "That the delegation be heard."

Carried Unanimously.

2
Mr. Dykstra appeared and requested that the jogs in the creek be eliminated and also that the run-off from Burnaby Mountain be diverted to another water course to reduce the potential volume of water which enters Eagle Creek, and in this connection, suggested that possibly it could be directed to Burnaby Lake.

Mr. Anderson also appeared and advised that a group of residents had inspected the Creek and that as a result, they felt the channel should be straightened and cleaned as well a diversion branch provided in order to control the flow of water in the Creek.

Moved by Councillor McLean, seconded by Councillor Cafferky "That the delegation be thanked and the subject matter referred to the Municipal Engineer for investigation and report."

Carried Unanimously.

3
Central Burnaby Ratepayer's and Citizen's Association submitted a letter requesting that property described as 0.314 acre portion of Lot 13, Blocks 9 and 10, DL 80N be rezoned from gasoline service station to Residential. The Association submitted a resume of the facts pertaining to this property pointing out that the previous Council had rezoned it from Residential to Gasoline Service Station in the face of opposition from local planning agencies and Ratepayers' groups. The Association further advised that a member would be present at this meeting of Council to answer any questions which they may desire to ask.

Moved by Councillor Mather, seconded by Councillor McLean "That the delegation be heard."

Carried Unanimously.

Mr. J. Gordon appeared and advised that he was present merely to answer any questions arising from the application.

Moved by Councillor Cafferky, seconded by Councillor Wilson "That the application be referred to the Director of Planning for inspection and report to His Worship, Reeve Emmott, and if the opinion of the planner is the same as it was on previous occasions, the application be submitted to a Public Hearing."

Carried Unanimously.

J. H. Currie, Chairman, Chancellor Suburbs Committee, submitted a Petition on behalf of residents in the 6200 to 6500 Blocks Loughheed Highway, complaining of several conditions existing in the Chancellor Suburbs Subdivision which they feel are in need of correction, and requesting that they be allowed the opportunity of addressing Council to elaborate further on their complaints.

Moved by Councillor Wilson, seconded by Councillor Jamieson "That the delegation be heard."

Carried Unanimously.

Mr. Currie appeared and advised that the Petitioners felt the problem had been created at the time of the original subdivision in as much as the plan was approved without due and proper consideration of access arrangements.

Mr. Currie further advised that he had been informed the Provincial Highway authorities were opposed to the opening of Kensington Avenue which, in effect, would deprive the property owners in question of access on to the Loughheed Highway from their street and requested that Council use its endeavours to have Kensington Avenue opened for some other means of access to the Highway provided.

Moved by Councillor Cafferky, seconded by Councillor McLean "That the matter be referred to the Municipal Engineer for investigation and report, and further that the Engineer consult with the Director of Planning for the purpose of ascertaining what arrangements or commitments were made with regard to the provision of road access within the subject area at the time of subdivision approval."

Carried Unanimously.

Applications were received for rezoning of the following properties:

Mrs. G. Hancock - Lot 7, Blocks 27 and 28, DL 34, Plan 1355 from Residential Two Family to Multiple Family.

Arthur M. Green and Co. for rezoning Lot 5, Block 10, S.D. of DL 151/3 to Multiple Family.

A. Biltzan - Block 83, D.L.132 - to Multiple Family.

Moved by Councillor Philips, seconded by Councillor Cafferky "That the above three applications be received and referred to the Director of Planning for Consideration and report."

Carried Unanimously.

L. A. Krivtsoff submitted a Petition on behalf of twohundred residents in the Sixth Street - Edmonds Street district requesting that some form of traffic control arrangements be implemented at this intersection, and in this connection, suggested that a traffic light or a pedestrian crossing be installed.

Moved by Councillor Wilson, seconded by Councillor McLean "That the Petition be received and the Petitioners be advised that the Traffic and Traffic Safety Committee has the matter of improvements to the Sixth-Edmonds Street intersection under survey at the present time."

Carried Unanimously.

Westridge Ratepayers' Association wrote requesting that Council institute certain measures to correct conditions in the Westridge area which they feel constitute a hazard to children and other pedestrians in this area.

Moved by Councillor Jamieson, seconded by Councillor McLean "That the requests be referred to the Municipal Engineer for study and report to the second Council meeting hence, and that the Engineer, in the course of his investigation discuss the matters referred to in the letter from the Ratepayers with the Traffic and Traffic Safety Committee."

Carried Unanimously.

Victorian Order of Nurses submitted an invitation to the members of the Council to attend the 45th Annual Meeting of their group to be held on February 19th.

Moved by Councillor Mather, seconded by Councillor Seifner "That the invitation be accepted with thanks and the VON advised that as many Councillors as possible will be present on this occasion."

Carried Unanimously.

Central Burnaby Ratepayers' and Citizens Association submitted a letter extending an invitation to a representative of Council to attend a meeting of their group at the Valley View Hall on February 13th at 8 p.m. for the purpose of discussing safety measures for the Grandview Highway.

Moved by Councillor Jamieson, seconded by Councillor Mather "That the letter be received and Councillor Wilson be delegated to attend."

Carried Unanimously.

1
Mrs. S. Reljoc wrote requesting that Council grant an extension of a temporary housing agreement to Mr. C. S. Norman-Martin on property described Part Lot 1, Block 9, DL 93, as Mr. Norman-Martin has found it financially impossible to complete the permanent dwelling on the property.

Moved by Councillor Brown, seconded by Councillor Wilson "That this matter be referred to the Chief Building Inspector for consideration and recommendation."

Carried Unanimously.

2
North Burnaby Realty wrote in connection with the placing of garbage receptacles on street corners, inquiring as to the powers of Council in regard to an undertaking of this nature and requesting that, if allowable, such receptacles be provided at the Hastings-Ellesmere intersection.

The Chief Administrative Officer verbally reported to Council that he had written to Garbage Receptacle distribution firms for information as to terms and conditions of their operation in the Municipality.

Moved by Councillor Jamieson, seconded by Councillor Wilson "That the request be tabled pending receipt of further information from the suppliers of these types of garbage receptacles."

Carried Unanimously.

3
Assessment Commissioner submitted a letter advising of a Course for Assessors to be conducted in Victoria on April 9th, 10th and 11th urging that the Council delegate suitable members of the Assessment Staff to participate in this Course.

Moved by Councillor Philips, seconded by Councillor Wilson "That this matter be referred to Reeve Emmott with power to act."

Carried Unanimously.

4
Central Burnaby Ratepayers' and Citizens' Association submitted a letter inviting the Reeve and Council to attend the 8th Annual Inter-High School Debates to be held February 21st at 1.30 p.m. in Burnaby North and Burnaby South High Schools. The Association further advised that the subject to be debated will be Fluoridation.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That the invitation be accepted and as many Councillors as possible attend."

Carried Unanimously.

5
Lozells' Community and Ratepayers' Association wrote in regard to a statement made by the Lozells' Civic Betterment Association that it is their object to protect the residents in the Lozells' district in accordance with the majority wishes - advising that the members of the Lozells Community and Ratepayers' Association objected to an item contained in a circular letter from the Lozells' Civic Betterment Association wherein it was reported that views of the formation of the Betterment Association was well received by Council, and that the Council felt this Association would be a suitable medium for circulating the residents' views and acting as a liaison group with the Municipal Council. The Association requested that they be treated at least on a par with the other Association in all matters relating to the Lozells area of the Municipality.

Moved by Councillor Brown, seconded by Councillor Wilson "That the correspondence be received and Council express its appreciation to them for the information conveyed in their letter."

Carried Unanimously.

Fraser Valley Municipal Association submitted notification of a meeting of the Association to be held in the Assembly Hall, New Westminster City Hall, Monday, February 24th at 8 p.m.

Moved by Councillor Jamieson, seconded by Councillor McLean "That the notice be received and the matter of representation by Council at this meeting be left in the hands of His Worship, Reeve Emmott, to dispose of as he may see fit."

Carried Unanimously.

6
Municipal Solicitor submitted a report in connection with the claim of J.L. Humphreys for damages to his premises as a result of his basement being flooded when a section of a street drain collapsed, recommending that the claim be settled in full by payment of the sum of \$25.00.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That the recommendation of the Municipal Solicitor be adopted."

Carried Unanimously.

Chief Building Inspector submitted a report covering the operations of his Department for the month of December 30th, 1957 to January 24th, 1958.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That the report be received."

Carried Unanimously.

The Fire Chief submitted a report covering the operations of his Department for the month of January, 1958.
Moved by Councillor Wilson, seconded by Councillor McLean "That the report be received."

Carried Unanimously.

Chief Licence Inspector submitted a report covering the operations of his Department for the month of January, 1958.
Moved by Councillor Cafferky, seconded by Councillor McLean "That the report be received."

Carried Unanimously.

Parks Commission submitted Expenditures for the two week period, ended December 13, 1957 in the amount of \$5,637.60.
Moved by Councillor Mather, seconded by Councillor Seifner "That the expenditures be approved."

Carried Unanimously.

COMMITTEE REPORTS

Public Utilities Committee.

Your Committee met on Monday, February 3, 1958 and would recommend:

(1) That a Plebiscite be held on the subject of fluoridating the communal water supply at such time as is considered feasible and that the said Plebiscite be preceded by a suitable educational programme in order to acquaint the public with the various facets of fluoridation.

(2) That the following street lights be installed:

1. Brandon St. and Lorraine St. - south-east corner
2. Burke St. and Lorraine Street - north-east corner.
3. Portland Street - west of No. 2511.
4. Acacia Street and Imperial Street - south-west corner.
5. Pine St. and McDonald Ave. - south-west corner.
6. Waltham St. south of No. 2207.
7. Linden St. on pole north of No. 2176
8. Holdom Ave. and Grant St. - south-east corner.
9. 19th Avenue and School St. - adjacent to Edmonds School.
10. Portland St. opposite No. 3551.
11. Portland St. pole in front of No. 3724.
12. Clinton St. - pole in front of No. 3648.
13. Strathearn Ave. and Sunland Place.
14. Kensington Ave. and Kitchener Street.
15. Royal Oak Ave. and Portland Street.
16. Napier St. and Sperling Avenue.
17. Irmin St. and Nelson Avenue.

Moved by Councillor Seifner, seconded by Councillor Jamieson "That the report of the Committee be adopted."

Carried Unanimously.

****(see below)

PLANNING COMMITTEE

Your Committee met on Monday, February 3, 1958 and would recommend:

- (1) That a Committee be appointed to inquire into the advisability of adopting a policy designed to permit the establishment and operation of trailer courts in the Municipality, as separate entities. 3
- (2) That the Parks Commission be authorized to proceed with the maintenance of grounds at 1930 Kingsway and at 4000 Grandview-Douglas Highway to the extent of \$2,000.00 at each location. 4
- (3) That Mr. R. Saundry be granted a temporary occupancy permit for a dwelling situate at 1810 Delta Avenue for a period of six months, provided the necessary work is undertaken immediately, to ensure that the bathroom is made waterproof, and provided further that the building is brought into conformity with Municipal regulations prior to expiry of said permit.

Moved by Councillor Brown, seconded by Councillor Jamieson "That the recommendations of the Planning Committee be adopted."

Carried Unanimously.

The Municipal Solicitor submitted a report advising that he had appeared before the Public Utilities Committee on Thursday, February 6th, on the application of the B.C. Electric Company for a certificate of public convenience and necessity to construct and operate a High Pressure Gas Main and other facilities from Huntington, B.C. to

(continued.....)

(Municipal Solicitor re application of B.C.E. before Public Utilities Commission... cont'd)

the Company's proposed plant at loco. The Solicitor further advised that the application was also opposed by the City of Vancouver and the District of Surrey and that/the conclusion of the Hearing, the Commission reserved its decision.

Moved by Councillor Seifner, seconded by Councillor Mather "That the report of the Municipal Solicitor be received."

Carried Unanimously.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That the matter of the subject application be referred to the Chairman of the Public Utilities Committee to investigate the feasibility of a joint presentation by all Municipalities at the Hearing on the fixing of the rate base."

Carried Unanimously.

SAFETY COMMITTEE

Your Committee met on February 3, 1958 and would recommend:

- (1) That a request for a traffic light on Hastings Street at Holdom Avenue be denied.
- (2) That a request for a crosswalk on Hastings Street at Springer Avenue be likewise denied.
- ✓ (3) That two R.C. Traffic Counters be purchased at a cost of \$595.00 each.
- (4) That a request for a crosswalk on Dover Street at Marlborough Avenue be not entertained.
- (5) That a request for an Improved form of traffic control arrangements at the Inlet Drive-Belcarra Drive intersection be rejected.
- (6) That a request to allow angle parking in front of the North Burnaby Liquor Store premises be not entertained.
- ✓ (7) That a request for a "Caution-School Children" sign in the 100 Block South Hythe Avenue be not entertained.
- (8) That a footpath be constructed on the North side of Marine Drive from Royal Oak Avenue to Fenwick Avenue.
- (9) That a warning sign, "Important Intersection Ahead", in red reflectorized lettering be erected on the North side of Marine Drive at a point sufficiently east of Gilley Avenue that notice of the sign will come before motorists can actually see the intersection.
- (10) That a request be made of the School Board to establish a School Boy Patrol at Glenwood School.
- (11) That tree growth at the south-east and south-west corners of Sperling Avenue and Imperial Street and also at the north-east corner of Imperial Street and Gilley Avenue be removed or pruned.
- (12) That overtures be made to the Provincial Government for the purpose of having them enact legislation permitting municipalities to regulate speed in lanes without the financial imposition which municipalities are at present required to accept by virtue of the necessity of posting signs on each and every roadway.
- (13) That "Playground" traffic control signs be removed during the period from October 1st to April 1st each year except that such signs remain in place during this period at playground areas recommended by the Park Commission.
- (14) That the Municipal Engineer be directed to construct a "Mimic" Board.
- (15) That the stop signs on Imperial Street at McPherson Avenue be removed and the necessary amendment to the "Street and Traffic By-law" be brought down.

Moved by Councillor Wilson, seconded by Councillor McLean "That the recommendations of the Safety Committee be adopted".

Carried Unanimously.

Councillor Brown withdrew from the meeting.

The Committee on Finance submitted a report recommending the following Investments be made:

Face Value	Security	Maturity	Coupon	Price	Cost
\$46,000.	Prov. of New Brunswick	July 1/59	3%	\$ 98.70	\$45,402.00
\$158,000.	Can. Nat. Rlys.	Jan.15/59	3%	\$99.65	\$157,447.00
\$204,000.					\$202,849.00

Moved by Councillor Cafferky, seconded by Councillor Philips "That the investments be approved."

Carried Unanimously.

His Worship, the Reeve, submitted a report in regard to a request from the Vancouver Art Gallery for financial assistance advising that though he is appreciative of the contribution made by the Art Gallery to the cultural life of the Metropolitan area, he felt it inadvisable to recommend the making of a grant to the group as it was his opinion all grants made by Council should be reserved, for the present, for organizations which exist in the Municipality.
Moved by Councillor Philips, seconded by Councillor Cafferky "That the recommendation of His Worship, the Reeve, be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report in connection with Nelson's Laundries, advising that this Company has now submitted an offer to convey 16½' of their land at Marlborough Avenue and Kingsway to the Corporation for the sum of \$8,000.00. The Chief Administrative Officer reviewed the circumstances pertaining to this matter, advising that on May 6 1957, Council accepted a proposal of the Company that they (the Company) substitute plans for placing the building in a different position on the lot and bringing the front of the building directly to Kingsway in an attempt to provide for the future acquisition by the Municipality of 15' frontage on Kingsway and that the Council had compensated the Company in the amount of \$2,000. for additional costs incurred in changing the aforementioned plan.
Moved by Councillor Cafferky, seconded by Councillor Jamieson "That this matter be referred to a Committee of His Worship, Reeve Emmott, Chief Administrative Officer and Municipal Engineer, to ascertain the market value of the property in question, and to acquaint Council with the past history of this matter."

Carried Unanimously.

The Special Committee appointed to investigate the matter of establishing trailer courts in the Municipality, submitted a report advising that they had discussed the matter to some length and that they had come to the conclusion there were no valid reasons why Council should depart from its present policy on trailer court establishments. The Committee recommended that trailer courts, as separate entities, be not allowed and that such types of accommodation be restricted to that allowable under the provisions of the "Burnaby Auto Court By-law 1957".

Moved by Councillor Seifner, seconded by Councillor Mather "That this matter be tabled for a period of four weeks to enable Council to give further consideration to the subject in question."

Carried,
Cr. Philips against.

The Municipal Engineer submitted a report relative to storm sewer connection rates advising that at the present time the standard connection fee is \$70.00 plus a slight fee for inspection, regardless of the type of sewer and that as storm sewer connections are generally shorter than other types, recommended that a rate of \$50.00 be charged for storm sewer connections to property on the near-side of the street, or those which are connected from the lane, and that the rate for all other connections remain at \$70.00.
Moved by Councillor Seifner, seconded by Councillor Wilson "That this matter be referred back to the Municipal Engineer to consider the feasibility of imposing a flat rate of \$60.00 for all connections rather than that as recommended."

Carried Unanimously.

Municipal Engineer submitted Detailed Account of Works for the period, January 20th and February 1st.
Moved by Councillor Jamieson, seconded by Councillor Cafferky "That the detailed account of works be received."

Carried Unanimously.

Municipal Engineer submitted Board of Works Estimates for the two week period, February 17th and March 2nd in the amount of \$49,500.00.
Moved by Councillor McLean, seconded by Councillor Jamieson "That the Estimates as submitted be approved."

Carried Unanimously.

Municipal Engineer submitted Water Works Estimates for the two week period, between February 17th and March 2nd in the amount of \$5,695.00.
Moved by Councillor Seifner, seconded by Councillor Wilson "That the estimates as submitted be approved."

Carried Unanimously.

Municipal Engineer submitted Garbage Collection estimates for the two week period, February 17th and March 2nd in the amount of \$8,200.00.
Moved by Councillor Mather, seconded by Councillor Philips "That the Garbage Collection estimates be approved."

Carried Unanimously.

The Planning Director submitted reports on the following applications for rezoning:

- (1) Application of H. A. Roberts Limited for rezoning of Lot "D" SD "C" Block 3, DL 85 Plan 17541 from Residential Single Family to Residential Two Family.

The Planning Director advised that recent development trends indicated that sites located on the steeper portions of Grandview-Douglas Highway are not especially suitable for single family use, and that the Sanitary Department is prepared to approve a two family dwelling on the subject lot but does not favour large scale extension of the two family zone. The Director of Planning further reported that there was considerable merit in rezoning land on the south side of the Highway between Clayton Avenue and Imperial Street to Two Family use eventually, but not all at once and recommended that this matter be approved for further consideration.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That this application be referred to the Municipal Engineer and the Director of Planning to consider the highway access situation in relation to two-family use of the property in question."

Carried Unanimously.

- (2) Application to rezone portion Lot 10, Block 16, D.L.116S $\frac{1}{2}$ from Residential Two Family and Heavy Industrial to Heavy Industrial. (Application of Home Oil Distributors).

The Planning Director advised that the present zoning which provides for a set-back sixty feet south of Douglas Road was created to serve as a buffer area to protect the amenity of residences on this Highway. The Director further reported that no details of the Company's intention accompanied the application but they were given to understand that they intend to utilize the site as a tank-truck delivery depot with maintenance facilities and a truck parking area being provided. The Director of Planning recommended that the application be not approved since this would permit the erection of buildings and the conducting of maintenance work on the area now designated as a buffer strip. The Director added that his Department felt the intended operation could be accommodated on the site without offending the rezoning original pattern provided all buildings and maintenance work was confined to the southwest corner of the site, and further provided that parking of delivery vehicles was restricted to the buffer strip, and recommended that the applicants be directed to the Town Planning Board of Appeal for further consideration of this suggestion.

Moved by Councillor Jamieson, seconded by Councillor Cafferky "That the recommendations of the Director of Planning be adopted."

Carried Unanimously.

- (3) Application for the rezoning of North 292' of Lots 4 and 5, Block 2, DL 206, from Commercial to Residential. (Application of Burrard Brokerage Ltd.)

The Planning Director advised that the applicants had submitted a sketch proposal of the intended subdivision which provided for the creation of a new east-west street parallel to Curtis Street with the southerly remnants of the two lots in question being left for future Commercial use. The Director further reported that on September 20, 1956, Council approved the sale of the subject land subject to them retaining the right of approval to a commercial development scheme which would overcome any objectionable effect that might otherwise be occasioned to the Junior High School located nearby, and further subject to the scheme providing for adequate off-street parking and sewage disposal facilities, and that to date no concrete commercial development proposal has been advanced by the present owner. The Planning Director advised that he felt if the application was approved the remaining area that could be used for commercial development was too limited in area and dimension and would therefore be difficult to obtain a suitable lay-out for a local shopping centre, but that it was the opinion of his Department some of the area under application could be used for residential purposes. The Director of Planning recommended that Council request the applicants to produce a development scheme which would reconcile residential and commercial uses of the total area with due regard to being given to possible conflicting requirements posed by the need for adequate parking and disposal field areas and preservation of the amenity of the adjoining School and Housing uses.

Moved by Councillor Cafferky, seconded by Councillor Seifner "That the recommendation of the Planning Director be adopted."

Carried Unanimously.

(Applications for Rezoning...reports from Planning Director...cont'd)

4. Application to rezone Lots 5 and 6, S $\frac{1}{2}$, Block 33, D.L.34 Plan 1355 from Commercial and Residential Two Family to Light Industrial. (Application of Sturdy, Trainor & Russell re J C Weins Co.)

The Director of Planning advised that the property is presently being used for the storage and maintenance of heavy construction equipment and trucks and that because of this unlawful use of the property the applicants had been twice charged and found guilty in police court. The Director further reported that it was the opinion of his Department and also the Building Department that the operation in question constitutes a Heavy Industrial use rather than Light Industrial and is proving obnoxious to neighbouring residences. The Planning Director recommended that the application be not approved in view of the inappropriateness in allowing a Heavy Industrial use in this area, and the detrimental effect which would be exercised on the amenity of other properties in the immediate block.

The Solicitor for the applicant appeared and requested an opportunity to speak to Council concerning the application.

Moved by Councillor Philps, seconded by Councillor Cafferky "That the Solicitor, Mr. Trainor, be heard."

Carried Unanimously.

Mr. Trainor advised that the property in question was surrounded by Light Industrial and commercial premises and, on the matter of the charges in Court, that those charges arose as a result of complaints by nearby residents as to the unsightliness of the operation. The Solicitor advised that the owner intended to use the property as a distribution point for equipment and that minor repairs only were to be performed on the site, and in order to shield the operation from the view of the residents and others, they were prepared to construct a sloping concrete wall which they felt would eliminate the nuisance value, if any, of the operation.

Moved by Councillor Wilson, seconded by Councillor Mather That the recommendation of the Director of Planning be adopted."

Carried,
Cr. Cafferky against.

5. Application to rezone Lot "D" SD 1, Block 2, D.L. 158 from Commercial to Residential Two Family. (Application of A. Stebbe).

The Director of Planning advised that the subject property forms the westerly leg of a zoned commercial district centred at the intersection of Royal Oak Avenue and Rumble Street, and that with the exception of a few lots the neighbourhood area served by this shopping centre is fully developed. The Director further advised that a tentative proposal for development of professional offices on the site in question was rejected by the Sanitary Department because of unsatisfactory soil conditions for septic tank sewage disposal. The Director recommended that the application be approved for further consideration for the reason that the commercial district presently designated is overly large for the area which it serves.

Moved by Councillor McLean, seconded by Councillor Philps "That the recommendation of the Director of Planning be adopted."

Carried Unanimously.

6. Application to rezone Westerly 120' Lot 13, Block 4, D.L.171 from Small Holding to Light Industrial. (Application of E. and P. Sundell-Bahrd).

The Director of Planning advised that the applicant has stated his intention to dispose of the subject portion of Lot 13 to a paper bag manufacturing company, and that though all indications point to Industrial use of the general area in this vicinity as witness the establishment of the Safeway warehouse site, Dominion Glass and Spear Jackson developments, it is expected that the industrial area can be solidified and extended. The Director further advised that the area is presently sparsely developed for residential use at the northerly end and also at the southerly end, but appears more suitable for residential development than industrial use, provided a sufficient amount of residential land is maintained in order to provide a self-supporting neighbourhood unit, and in this connection, pointed out that Stride Avenue would probably continue to be the residential feeder street to this neighbourhood unit and as such should be maintained for this purpose. The Director recommended that the application be not approved since he felt it to be premature in view of the current development in the area, and more particularly because the development proposed would present a break in the "corridor" provided by Stride Avenue which his Department feels essential to the development of an adequate residential neighbourhood on the Stride Avenue shoulder.

(continued.....)

(Applications for rezoning...reports from Planning Director (cont'd).

(6)continued.

The applicant appeared and requested an opportunity to address Council with respect to his application.

Moved by Councillor Cafferky, seconded by Councillor Philips "That the applicant be heard."

Carried Unanimously.

Mr. Sundell-Bahrd advised that the intending purchaser was prepared to renew the existing water main at his own expense and inquired as to why adjacent land had been sold to the Dominion Glass Company when it was not zoned industrial at the time of sale.

Moved by Councillor Cafferky, seconded by Councillor Philips "That this application be referred back to the Director of Planning for reconsideration in the light of the information submitted by the applicant."

Carried Unanimously.

(7) Application to rezone Lots 15 and 16, Block 28 DL 117E½ from Residential Two Family and Heavy Industrial to Residential Multiple Family. (Application of Uptown Investments Ltd.)

The Director of Planning advised that this property had been the subject of a number of varying applications on previous occasions and that it was felt at that time that multiple family use of the parcel would not be in the interests of the Community because of its location on a major traffic route, and because of its peculiar shape, but that on December 16th, 1957, Council had directed his Department to determine if a half-way measure between a duplex and an apartment could be provided. The Director further advised that it might be possible to utilize both lots for single family purposes or - if consolidated, for two family use, but in the matter of multiple family development a site design problem would arise which would present difficulties. The Director recommended that the application be not approved for the reason that the contemplated development would be subjected to influence which would cause early deterioration.

The applicant appeared and requested that he be allowed to speak on his application.

Moved by Councillor McLean, seconded by Councillor Wilson "That Mr. Savage be heard."

Carried Unanimously.

Mr. Savage advised that he was appearing on behalf of the owner and contended that the traffic problem which Council visualized would not materialize due to the extremely moderate use by vehicular traffic of Grant Street and McDonald Avenue, and further that the contemplated development would beautify the area.

Moved by Councillor Jamieson, seconded by Councillor Cafferky "That the recommendation of the Director of Planning be adopted."

Carried Unanimously.

8. Application to rezone Lots 51 to 62 incl., SD 1, Blocks 2 to 17, DL 130/1 From Residential Single Family to permit development of a Motel and/or other Commercial use. (Application of K. and L. Huber).

The Planning Director submitted a report advising that it was the original intention of the applicant to use the subject property for residential purposes but that because of heavy traffic, highway widening, and difficulty in financing, he found it impossible to do so. The Director further reported that development of this property for non-residential purposes would require the use of the narrow local access street and would intrude on the residential amenities of this neighbourhood, but the property might be suitable for development for Multiple Family use, when sewer service is available. The Planning Director recommended that the application be not approved in view of the detrimental effect that non-residential development would have on the existing neighbourhood, and further in view of the inadequacy of existing services.

Moved by Councillor Philips, seconded by Councillor Jamieson "That this report be tabled for a period of two weeks."

Carried Unanimously.

(9). Various applications for rezoning in south-west Burnaby.

The Director of Planning submitted a report advising that some work has been advanced by his Department on the matter of a survey of this area to ascertain the desirability of altering the existing Multiple Family zoning in relation to both the available and probable sewer facilities and that so far, the study seems to indicate the need for a somewhat broader review of land useage in a considerable amount of this area under application. The Director of Planning recommended that these applications be tabled in the meantime, not only because of the current study but also in view of the conflicting

(continued.....)

(Planning Engineer....various applications for rezoning...cont'd).
9.Continued...

objectives of at least two of the applications - applications being as follows:

1. Frederick Field and Co. - Blocks 45 and 46, DL 151/3 and Lot 1,
SD "B" "C" "D" Bk.45, DL 151/3 Plan 9467
2. F.L.Savage and others - 3721, 3761,3711,3833,3765 and 3737 Imperial St.
3. Jean Dreaper - Lots 1 and 2, Block 39, DL 151/3.

Moved by Councillor Cafferky, seconded by Councillor Jamieson "That this report be tabled to the first meeting after March 15th."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Jamieson "That "Burnaby Land Sale By-law No.3,1958" be now reconsidered,"

Carried Unanimously.

Moved by Councillor Philps, seconded by Councillor Cafferky "That "Burnaby Land Sale By-law No.3, 1958" be now finally adopted, and that the Reeve and Clerk be authorized to sign the By-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Councillor Wilson, seconded by Councillor Cafferky "That leave be given to introduce "Burnaby Road Acquisition and Dedication By-law No. 2, 1958" and that the By-law be now read a First time."

Carried Unanimously.

Moved by Councillor Wilson, seconded by Councillor Jamieson "That the By-law be now read a Second Time."

Carried Unanimously.

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

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Councillor Wilson, seconded by Councillor Jamieson "That the report of the Committee be adopted."

Carried Unanimously.

Moved by Councillor Wilson, seconded by Councillor Jamieson "That "Burnaby Road Acquisition and Dedication By-law No.2, 1958" be now read a Third time."

Carried Unanimously.

The meeting then adjourned.

CONFIRMED:



CLERK



REEVE