

NOVEMBER 14, 1960

A Regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, November 14, 1960 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Hicks, Drummond,
Edwards, Harper, Jamieson,
MacSorley, Mather and Prittle

Reverend J. M. Taylor led in Opening Prayer.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the minutes of the meetings held October 17th, 18th and 24th, 1960, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mr. J. G. Rowlett, Prudential Development Corporation Limited, wrote requesting permission for both himself and Mr. C. B. Balfour Jr. to appear before Council and present preliminary plans of the Middlegate Garden Apartments on property lying to the north of the Middlegate Shopping Centre.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR EDWARDS:

"That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Balfour spoke and advised that his Company was proposing a row housing project for the property in question. He stated that the preliminary plans of this project had previously been submitted to the Planning Department and that this Department was of the view that the type of structure contemplated was not the most suitable for the subject site. In defense of his plan, Mr. Balfour pointed out that a survey indicated that there appears to be more demand or need for the class of accommodation which his Company is proposing than for the "high rise" category. He presented a list of disadvantages which result with the erection of the normal type of apartment, and submitted a number of points in support of the row housing development which his Company planned to build. Mr. Balfour advised that the total investment of the project envisaged by his Company was just over \$500,000.00 and that the rentals would range between \$90.00 and \$95.00 per month. Mr. Rowlett also spoke and elaborated on the points of advantage contained in a letter to Council dated November 9th, emphasizing that in view of current economic conditions, it was considered by his Company to be more feasible to erect the row house type of Multiple Family development than the normal apartment type.

A report of the Planning Department dealing with both the rezoning of the property in question and the row house development proposal was then considered by Council. In its report, the Planning Department advised that the development sketch proposal submitted by the applicant indicates that

eight parallel identical buildings are to be erected across the breadth of the site - each will contain eight row house units and the density of these units is similar to that which can be expected from Residential Multiple Family Type II development. The report pointed out that in contrast to the usual row house arrangement, each unit has but one entrance to the main floor and the interior units in each row have only one exterior wall. Also, within each building a row of four units back onto another row of four units. The Planning Department pointed out that at the time sale of the Municipal land for the Middlegate Shopping Centre was being considered, it was felt that Multiple Family Type II would be an appropriate use of the northern portion of the entire site; which view was accepted by both the Corporation and the intending developers. The Planning Department advised that it still favoured this view because the property in question is well located with respect to facilities and services which are deemed desirable for apartment developments and, moreover, a development of this kind would serve as a transitional use between the commercial area and the surrounding residential district. The Planning Department further pointed out that at the present time there are no specific regulations covering row house development but that the project before Council now most closely fits into the category of "bungalow court"; which use requires special approval of Council. In this connection, the Planning Department advised that it was not able to concur with the row house development proposal presented by the applicant because:

- (a) The site in question was not appropriate as it is not close to any public open space nor is there adequate play space on the site, and also, it is too close to the shopping area for families with children.
- (b) The development proposal is not satisfactory as to density and layout - the plan calls for very narrow court yards between building faces and also indicates the provision of car parking spaces which can only be used by manoeuvring cars on the bounding streets. Also, the normal advantages of the usual type of row housing, that is; front and back doors and yards, and through ventilation and daylighting, are not to be provided.

With respect to the proposed rezoning of the "Middlegate" property (Lot "B", S.D. 14/16, Blocks 1 and 3, D.L. 95N, Plan 21955), the Planning Department recommended that this application be approved for further consideration.

The Department further recommended that the row housing proposal presented to Council this evening be not approved.

NOTE: Though the report covered the rezoning of those lots on the west side of Salisbury Avenue between Elwell Street and the lane north of Kingsway, no consideration of this proposal took place at this time. Reference to this particular matter will be found later in the minutes of this meeting.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That the delegation be thanked for its presentation and decision on both the application to rezone the above mentioned Lot "B" to Multiple Family use and the application for approval of the row housing proposal be deferred until later in the evening."

CARRIED UNANIMOUSLY

Mr. E. Regier, Member of Parliament, Burnaby - Coquitlam, forwarded a copy of a letter from himself to the Federal Minister of Labour setting forth his views with respect to the provision of Unemployment Insurance facilities in the Municipality of Burnaby.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MacSORLEY:

"That this letter, together with the covering letter from Mr. Regier be received and note taken of the remarks expressed by Mr. Regier in his letter to the Minister of Labour."

CARRIED UNANIMOUSLY

Mr. A. V. Bentum submitted a letter expressing his views as to the method by which Council should dispose of the surplus which, he had been given to understand, exists. In this regard, Mr. Bentum suggested that Council should consult the taxpayers before expending this money or, alternatively, use it to effect a decrease in taxes.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the letter be received and note taken of the suggestions contained therein."

CARRIED UNANIMOUSLY

Mr. Thomas Farrington wrote setting forth his views in connection with the same matter mentioned by the previous communicant. In his letter, Mr. Farrington suggested that the money in question be spent on improving the sewerage and drainage system in the Municipality and, in any event, that it should not be expended except with the express approval of the taxpayers.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR HARPER:

"That the letter be received and the suggestions contained therein noted."

CARRIED UNANIMOUSLY

Mr. L. S. Fraser wrote inquiring as to the situation regarding the possible acquisition of a portion of his property, described as Lot 19, S.D. 4, Blocks 1/2, D. L. 207, by the Burnaby School Board and, if this transaction is not to be consummated, when approval can be obtained for a form of subdivision of this land.

The Reeve reported verbally that he had received the same letter from Mr. Fraser and that, as a consequence, he had investigated the matters raised by him and furnished answers to these questions. In this connection, the Reeve informed Council that the matter of the School Board acquiring a portion of Mr. Fraser's property is currently being deliberated by the Board and that therefore an approach would likely be made to Mr. Fraser shortly. As regards the subdivision of the property in question, the Reeve advised that tentative approval for the creation of one lot was given by the Planning Department

approximately one year ago but that Mr. Fraser did not act further on this approval. He added that it would be extremely difficult to service Mr. Fraser's property with water due to poor pressure unless extensive and costly installations were made in the water distribution system in this area.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That both the letter from Mr. Fraser
and the verbal information conveyed by
the Reeve be received."

CARRIED UNANIMOUSLY

Caledonian Leaseholds (B.C.) Limited wrote expressing their appreciation for the kind treatment accorded them by the Municipal Council and various Departments in the Municipal Hall relative to the development of the Middlegate Shopping Centre.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the letter be received, with
thanks."

CARRIED UNANIMOUSLY

A report of a Special Council Committee dealing with salaries for exempt personnel was presented.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR PRITTIE:

"That this report be referred to the
Policy Committee for consideration."

CARRIED UNANIMOUSLY

REPORT OF POLICY COMMITTEE.

Your Committee met on Tuesday, November 8th, 1960 and recommends:

- (1) That the policy with regard to Local Improvements be amended to provide that the maximum 66 foot frontage charge be extended to residential, commercial and industrial properties provided that in all cases where the total affected foot frontage of land used residentially, commercially or industrially is beyond 132 feet, reference be made to the Council for decision on the capability or otherwise of proceeding with the particular local improvement work.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the
Committee be adopted."

CARRIED
COUNCILLORS HICKS &
PRITTIE - AGAINST

- (2) That since the Municipal Solicitor has held that a "Highway Exchange By-law" passed under Section 507 of the Municipal Act to effect the exchange of a remnant of Irving Street at Kingsway for other lands owned by the Sandor Land Company for widening of Kingsway, would be invalid, the Sandor Land Company be advised this Corporation is prepared to consider road abandonment proceedings under the Municipal Act or consent to cancellation of the affected portion of Irving Street under the Plans Cancellation Act provided the applicant accept responsibility for obtaining legal consent from the adjoining property owners.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

- (3) Your Committee met with Mr. McLeod of the G. C. McLeod Contracting Company and discussed the sewer installation by the contractor in the South Slope Sewer Area #1. During discussions the contractor agreed to:

- (a) Rectify the problem relative to inferior pipe jointing.
- (b) Desist from causing excessive damage to road pavements.
- (c) Leave all private driveways clear at the end of each working day.
- (d) Leave one traffic lane of all roads in the area clear at the end of each working day.
- (e) Endeavour to the best of the contractor's ability to maintain one traffic lane open during operational hours.
- (f) Circularize all home owners in the area with a letter explaining the problems encountered with the sewer installation, subject to the approval by the Corporation of the circular material.

In view of these undertakings your Committee would recommend that the resolution passed at the meeting of Council held November 1st, 1960, relative to the McLeod Sewer Contract for South Slope Sewer Area #1 be rescinded and that the entire operation be reviewed in three weeks time, all of which is submitted without prejudice to the existing contract.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

Estimates for the construction of Local Improvement Sidewalks, tabled from the Meeting of October 31st were then lifted for further consideration.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR PRITTEE:

"That these estimates be tabled until after passage of the Local Improvement Construction By-laws covering these Works."

CARRIED UNANIMOUSLY

The request of Mr. K. R. Whittet, 6457 Burns Street, for improvements to the intersection of Lakeview Avenue and Burns Street was then lifted from the table for further consideration.

During discussion of this matter, it was suggested that the provision of an additional lane on the west side of Burns Street southwest from Lakeview Avenue would allow for the parking of vehicles off the present travelled portion of Burns Street and should thereby result in the elimination of the conflict between these parked vehicles and those making the anti-clockwise turning movement at the north end of the Island at the subject intersection.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That the Manager submit a report setting out the estimated cost of constructing an additional lane, as outlined above."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR PRITTEE:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER - REPORT NO. 49, 1960.

(1) Burnaby Highway Expropriation By-Law No. 2, 1960
(Oakland Street - Vanderwie).

The Manager reported that this By-law provided for the expropriation of a portion of Block 97, D. L. 92, Plan 1146, for road purposes. He advised that the Planning Department has now been informed that the owner, Mr. T. Vanderwie, has received approval from the Zoning Board of Appeal to construct a second dwelling on the subject property and to continue his occupancy of the existing dwelling pending completion of the new one. The Manager suggested that since this latter approval expires on December 31, 1961, it would appear wise to delay any further negotiation or expropriation of the subject property until after that date. He added that the present dwelling is situated on the land which the Corporation desires.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That the report of the Manager be received and the views expressed therein concurred with."

CARRIED UNANIMOUSLY

(2) Misuse of land in vicinity of Boundary Road and Nithsdale Street.

The Manager reported that the Licence Department had investigated a complaint concerning misuse of land in the above area and discovered that a sign advertising welding had been erected on property in this area but that no storage of equipment (as was alleged) could be found. He advised that the Licence Department ordered the removal of the sign mentioned above.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MATHER:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(3) Easement - South 10 feet of Lot 2, R.S.D. "A", S.D. "B", Block "C", D. L. 157, Plan 13045.

The Manager advised that Council on September 13th authorized the expropriation of the above described easement but that since then, it has come to light that a typographical error occurred in the legal description. He recommended that this description be amended to instead read:

"The south 10 feet of Lot 1 of Lot "A" of Lot "B", Block "C" of Lots 3 to 10 and 12 to 18, D. L. 157, Plan 13045."

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Local Improvement Court of Revision.

The Manager recommended that the Court of Revision for the Local Improvement Assessment Rolls be held on Wednesday, March 8, 1961 at the Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B. C.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) 10th Avenue between McBride Boulevard and Cumberland Street.

The Manager reported that the City of New Westminster has indicated that it will share in the cost of constructing paving and curb sidewalks on the above portion of 10th Avenue.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HICKS:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

- (6) The Manager submitted the report of the Fire Chief covering the activities of his Department for the month of October, 1960.
- (7) The Manager submitted a report of the Fire Chief covering the activities of his Department during Fire Prevention Week.
- (8) The Manager submitted the report of the Chief Building Inspector covering the operations of his Department for the period between October 10th and November 4th.
- (9) The Manager submitted the report of the R.C.M.P. covering their activities in the Municipality during the month of October.
- (10) The Manager submitted the report of the Chief Licence Inspector covering the operations of his Department for the month of October.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE:

"That the above five reports be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR DRUMMOND:

"That the R.C.M.P. be requested to supply information in its regular monthly report indicating the amount of time spent by them in dealing with juvenile cases."

CARRIED UNANIMOUSLY

- (11) The Manager submitted the report of the Parks and Recreation Commission covering expenditures for the two week period ended October 21st in the total amount of \$11,579.39 recommending that they be approved.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (12) The Manager submitted a report of the Municipal Engineer covering construction progress during the month of October.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That this report be received."

CARRIED UNANIMOUSLY

- (13) Sewer Utility Accounting.

The Manager submitted a report of the Municipal Treasurer outlining accounting procedures for the Sewer Utility.

(14) Underground Power Lines.

The Manager submitted a report of the Municipal Solicitor setting forth his views as to the possibility of enacting a By-law which would require that all high voltage power lines carrying a potential in excess of 12 k.v. be placed underground.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR DRUMMOND:

"That these two reports be tabled until
next Monday evening."

CARRIED UNANIMOUSLY

- (15) The Manager submitted a report of the Purchasing Agent covering his attendance at the Pacific Northwest Public Buyers' Convention on September 16th in Yakima, Washington.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR HICKS:

"That this report be received."

CARRIED UNANIMOUSLY

(16) Rezoning Applications.

The Manager submitted reports of the Planning Director covering a number of rezoning applications.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR PRITTIE:

"That these reports be received."

CARRIED UNANIMOUSLY

- (17) 11th Avenue from Cumberland Street to the W.P.L. of Lot 29, Blocks 4/5, D. L. 25.

The Manager reported that a petition has been received and certified by the Municipal Clerk covering an additional four feet of paving on each side of the above portion of 11th Avenue. He explained that this would provide paving between the curb sidewalk and the edge of the 20 foot pavement to be constructed. The Manager submitted a cost report of the Municipal Engineer covering this additional paving work, as required under Section 600 of the Municipal Act. He recommended that the work in question be proceeded with.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(18) Estimates.

The Manager submitted a report of the Municipal Engineer covering Special Estimates of Work in the total amount of \$17, 900.00 recommending that they be approved.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR MacSORLEY:

"That the Reeve be empowered to make
grants for Christmas dinners to the Old-
Age Pensioners Organizations in accordance
with the established practice which has
been in effect for a number of years."

CARRIED UNANIMOUSLY

The Reeve reported that, as Chairman of the Grants Committee, he had given further consideration to an application of the Salvation Army for a grant in lieu of taxes on property at 4202 Hastings Street. He recommended that a grant in the amount of \$1,471.23 be made to the Salvation Army; the sum in question representing the current taxes assessed against the subject property.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Reeve
be adopted."

CARRIED UNANIMOUSLY

The Reeve declared a recess at 8:55 p.m.

The Council reconvened at 9:05 p.m.

(16) Miscellaneous Rezoning Applications.

The reports of the Planning Director covering a number of rezoning applications (reference to which was made earlier in this meeting) were then brought forward for consideration. They were:

- (1) Lot 3, Block 12, D. L. 122, Plan 1308
From Residential Two-Family to Commercial.

The Planning Director reported that this property is located on the South side of Hastings Street, 66 feet east of Gamma Avenue and that it has an area of approximately 3800 square feet. He advised that though his Department was not prepared to recommend the rezoning of this single lot, it did feel that a zoning change of broader extent could be considered because:

- (a) The properties in the block have commercial zoning at both ends
- (b) The lots involved are either vacant or poorly improved
- (c) Arrangements have now been made for the widening of this portion of Hastings Street.

The Planning Director recommended that:

- (1) The area bounded by Gamma Avenue, Hastings Street, and the lane south of Hastings Street.
- (2) The area bounded by Gamma Avenue, the lane north of Hastings Street, the lane west of Delta Avenue, and Hastings Street,

be approved for further consideration.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

- (2) Lots 19 and 20, Block 16, D. L. 186
From Residential Multiple Family Type II to Residential
Multiple Family Type I.

The Planning Director reported that this property is located at the north-east corner of Boundary Road and Dundas Street and that it has a total area of approximately 12,200 square feet. He pointed out that this property was the subject of an application this past summer when Council rezoned it from Two-Family to its present zoning category. The Planning Director advised that though his Department was unable to recommend this rezoning then because it felt development of this kind would be premature, there would be no particular disadvantage in granting the current application for a higher density type of apartment development, especially when it is likely the building proposed would be more compatible with surrounding development than would be the case if optimum advantage was taken under the present zoning, that is; a three-storey apartment could be constructed. The Planning Department reported that inasmuch as the property is presently zoned for Multiple Family use, it holds no objection to the rezoning of the land to Residential Multiple Family Type I.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR HARPER:

"That the views expressed in the report of the Planning Director be concurred with and the application approved for further consideration."

CARRIED UNANIMOUSLY

- (3) Lot 1, Block 16, D. L. 116
From Residential Two-Family to Commercial.

The Planning Director reported that this property is located at the intersection of Venables Street, Douglas Road and Boundary Road and that it has an area of approximately 7,400 square feet. He advised that the area to the north is Residentially developed while the area south of Douglas Road is zoned Heavy Industrial up to within 60 feet of the road - the intent of this intervening 60 foot strip being to act as a buffer for the residential neighbourhood to the north. He added that the land immediately south of the property under application is occupied by a new office and warehouse building and that, as required by the Zoning legislation, it is set back the 60 feet. The Planning Director recommended that this application for "spot" rezoning be not favourably considered because it would destroy the effectiveness of the aforementioned buffer and thereby upset the zoning pattern

for this general area and would likely lead to similar requests for rezoning from owners of property to the east; the effect of this latter possibility being that it would only further aggravate the zoning pattern.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning
Director be adopted."

CARRIED UNANIMOUSLY

- (4) (a) Lot 3, Block 2, D. L.'s 57/58
(b) Lot "A", S.D. 4, Block 2, D.L.'s 57/58
From Residential Single Family to Residential Multiple
Family.

The Planning Director reported that this property is located at the south-west corner of Lougheed Highway and Lakedale Avenue and that the area of it is approximately 13 acres. He pointed out that this application originally came to Council in early 1959 and dealt with twice since; the last proposal indicating a total of 258 units (90 of row housing and 168 in "double maisonettes". The Planning Director advised that on the last occasion, Council had requested the applicant to confirm that certain services be installed before further consideration could be given the scheme. He pointed out that since then the owners have been negotiating with McLab Construction Limited in regard to the development of the site and, as a result, a new tentative development proposal to construct 186 row house units has been submitted, although it is anticipated that this proposal may be altered somewhat to substitute some conventional apartment units for some of the row houses. As regards row housing, the Planning Director reported that there are no specific regulations covering this type of housing, although it most nearly fits into the category of "bungalow court" which is a land use requiring specific approval of Council under the Town Planning By-law. He advised that his Department felt the current proposal to be much more satisfactory than the previous one inasmuch as the density under the present plan is 16 units per acre and because the layout offers good relationships between buildings, it has reasonable privacy, and there are interesting open spaces for play and amenity. The Planning Director pointed out that one of the chief problems which could arise with a development of the kind envisaged is one of providing for the movement of pedestrians across the Lougheed Highway to the industrial area on the north side. He suggested that this problem could probably best be overcome by the provision of a pedestrian underpass under the Highway just west of Underhill Avenue, although it might be possible to arrange an adequate traffic signal system. He added that some progress has been made in connection with the servicing of the site but that, to date, this aspect has not been finalized. In conclusion, the Planning Director advised that it would seem advantageous to have the application advanced for further consideration at this time, with final disposition of it to be held in abeyance pending completion of the servicing arrangements to the satisfaction of the Municipality. He further suggested that the matter of pedestrian crossing movements of the Lougheed Highway be referred to the Department of Highways for its views.

Webb and Knapp (Canada) Limited submitted a letter in connection with the foregoing rezoning application advising that discussions have been held with both the Planning Director and Municipal Manager relative to the servicing of the site and, though a number of details are yet to be resolved, the Company is prepared to finalize the outstanding servicing matters to the mutual satisfaction of the Municipality and the Company between

this date and the Public Hearing.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That both the report of the Planning Director and the letter from Webb and Knapp (Canada) Limited be received and the views expressed by the Planning Director in his report be concurred with."

CARRIED UNANIMOUSLY

- (5) Block 8, Sketch 1506A except part on Sketch 6960, D.L. 4,
From Local Commercial and Small Holdings to Local
Commercial.

The Planning Director reported that this property is located on the west side of North Road between Government and Cameron Streets and that it has an area of some 6.5 acres. He pointed out that Council dealt with this same application in July of this year and, at that time, rejected the application; the reason being that it was felt the property in question should logically be used for residential purposes and that therefore any change in the zoning would frustrate the development, for residential use, of the block bounded by North Road, Government Street, Bell Avenue, and Cameron Street. The Planning Director advised that his Department was still of the same opinion and, consequently, it was behooved to recommend that the application be not entertained.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR PRITTIE:

"That the Planning Department submit a report as to the feasibility of the Municipality proceeding with a replotting scheme for the area bounded by North Road, Government Street, Bell Avenue, and Cameron Street."

CARRIED UNANIMOUSLY

- (6) Lot 4, Block 4, D. L. 2
From Small Holdings to Gasoline Service Station or
Commercial.

The Planning Director reported that this property is located at the south-east corner of Lougheed Highway and Government Street and that it has an area of approximately 1.37 acres. He pointed out that this site was the subject of a rezoning application in March of this year and that along with several other applications in this portion of the Government Road area where the requested zoning was sympathetic with the Community Plan, it was referred to the Technical Planning Board for consideration of the service and access problems which exist in the subject area. He added that though the parcel in

question lies within the section of the Government Road area mentioned, it is of relatively small size and is not directly involved in the problem of future local streets and inadequate Municipal services. The Planning Director advised that, in view of this situation, his Department turned its mind to the other ramifications involved in the rezoning; they being the width of the Lougheed Highway at this point and the effect a Service Station would have on traffic movement. In connection with the first matter, the Planning Director suggested that if the owner dedicated a 15 foot strip off the Lougheed frontage for Highway purposes, the proposed use of the land as a Gasoline Service Station would not prejudice development of a further Highway lane. With respect to the second point, he suggested that since control of access to the Lougheed Highway is in the hands of the Department of Highways, they should be contacted to determine whether crossings for a Service Station could be granted. The Planning Director further advised that his Department held no objection to the rezoning of the subject property to Gasoline Service Station use provided the problem of Highway widening can be resolved and reconciliation with Highway conditions effected. He recommended that the Department of Highways be asked for their outlook on the Highway situation and the prospects of obtaining crossings before further action is taken on the application at hand.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Planning Director be adopted and, in addition, the owner of the property under application be informed of the widening proposal outlined in the report of the Planning Director and his reaction to it obtained."

CARRIED UNANIMOUSLY

- (7) (a) Lot 1A, Blocks 12/13, D. L. 35, Plan 5096
(b) Lot A, S.D. 2, Block "A", D. L. 35, Plan 6502,
From Residential Two-Family to Residential
Multiple Family Type II.

The Planning Director reported that these properties are located at the south-east corner of Boundary Road and Burke Street and that they have a combined area of approximately 2.1 acres. He pointed out that the subject lots are within the "super block" bounded by Boundary Road, Burke Street, Smith Avenue, and Thurston Street where attempts have been made to resolve the current haphazard subdivision pattern. The Planning Director advised that the applicant has indicated he is prepared to dedicate and construct a road which is required to open up the interior of the aforementioned super block and that he is also willing to dedicate the necessary land for the widening of Boundary Road. The Planning Director advised that it has been the view of his Department that some Multiple Family zoning could be considered in this area if the problem of access to the interior of the said block could be resolved and provided the development was compatible with surrounding development and a suitable subdivision pattern achieved. He emphasized that though his Department was favourable to the current proposal, further development of this sort in this immediate area would result in overloading present school facilities. He recommended that the application be advanced for further consideration provided the necessary access and services plus a suitable plan of development are furnished.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Planning
Director be adopted."

CARRIED UNANIMOUSLY

- (8) Lots 9 to 11 inclusive, S.D. 1, Blocks 5/9, D. L. 96N,
Plan 11924,
From Residential Two-Family to Residential Multiple
Family.

The Planning Director reported that these three lots are located at the south-west corner of Imperial Street and Sperling Avenue and that they have a combined area of approximately 12,000 square feet. He pointed out that a more wide spread Multiple Family zone in this area could not be considered because of the existence of the rather extensive Multiple Family District on Balmoral and Arcola Streets east of Sperling Avenue - only a short distance away - which is as yet not fully developed and, in addition, because of the pending apartment development north of the Middlegate Shopping Centre. He recommended that since this would be a case of "spot" rezoning, and in view of the availability of zoned Multiple Family property in the general area, the application at hand be not entertained.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Planning
Director be adopted."

CARRIED UNANIMOUSLY

- (9) Lot "B", S. D. 14/16, Blocks 1 and 3, D. L. 95N, Plan
21955,
From Commercial to Residential Multiple Family Type II.

The report of the Planning Director on this application was covered in detail earlier in the Minutes of this meeting. However, in addition, the Planning Director pointed out that his Department felt apartment development along the west side of Salisbury Avenue would be a suitable land use inasmuch as these parcels are equally well located and satisfactorily serviced and, consequently, the rezoning of these parcels was being introduced at this time. The Planning Director recommended:

- (a) That Lot "B", S.D. 14/16, Blocks 1 and 3, D. L. 95N, Plan 21955 be rezoned from Commercial to Residential Multiple Family Type II.
- (b) Lots 4, 5, 7 to 10 inclusive, and 13 to 16 inclusive, S.D. 17, Blocks 1 and 3, D. L. 95N, Plan 1414, be rezoned from Residential Two-Family to Residential Multiple Family Type I.
- (c) The row housing proposal presented by the applicant for the aforementioned Lot "B" be not approved.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Planning
Director covering item (a) above be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation under item (c) above be tabled for a period of one week and the Municipal Manager be directed to submit a report:

- (1) Explaining precisely what is meant by the term "row housing"
- (2) Advising as to the terms and conditions relating to the development of the property under application for apartment purposes which were imposed by the Corporation at the time the land sale was consummated."

CARRIED
COUNCILLORS PRITTIE &
JAMIESON - AGAINST

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR DRUMMOND:

"That item (b) above be also tabled for a period of one week."

CARRIED UNANIMOUSLY

- (10) Lots 10 to 13 East part inclusive, Block "J", D.L. 96, Plan 3907 and also Lot "L" except Plan 14041, Block "J", D. L. 96, Plan 3907, From Light Industrial to Residential Two-Family.

The Planning Director reported that these lots are located on the west side of Griffith Avenue immediately south of Beresford Street and, in total, comprize an area 70,470 square feet. The Planning Director advised that this application was being brought forward by his Department at this time as the result of two recent appeals to construct houses on two of the lots under application. He further pointed out that some of the owners of the subject lots requested Council in October of 1959 to rezone their properties to Residential but that Council did not accede to this request. The Planning Director added that, as originally outlined in the Kingsway - Central Park Line report, the block in question is best suited for residential development because:

- (1) Of the existence of the B. C. Electric Company tracks on the north and a transmission line on the west.
- (2) Of the residential character of Griffiths Avenue.
- (3) The physical nature of the topography makes assembly of land for industrial purposes impractical.

The Planning Director recommended that the properties listed above be rezoned from Light Industrial to Residential Two-Family.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Planning Director be adopted and the rezoning of the properties in question approved for further consideration."

CARRIED UNANIMOUSLY

- (11) Portions of D. L. 97 North of Irmin Street between McPherson Avenue and the B. C. Electric Railway Company's tracks, as shown on Planning Department Sketch A-1157, From Light Industrial to Manufacturing I.

The Planning Director reported that the above area is approximately 11.4 acres in size and that the application was prompted by his Department as the result of consultation with the owners of the property, Western Power and Development Company. He pointed out that when the new "Manufacturing District" regulations were developed, it was felt by his Department that one of the prime purposes of such regulations was to effect a better reconciliation between industrial and residential development and to provide more flexibility in siting buildings on industrial properties. He recommended that the rezoning of the sites shown as A, B, C, and D, on the aforementioned Planning Department's sketch to Manufacturing I be advanced for further consideration.

MOVED BY COUNCILLOR HARPER;
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

- (12) Block 5 East Half, D. L. 149 North-east ¼, Plan 3159, From Residential Two-Family to Local Commercial.

The Planning Director reported that this lot is located on the south side of Imperial Street approximately 144 feet West of Sussex Avenue and that it has an area of approximately 18,300 square feet. He advised that the applicant intends to construct a florist shop in front of the existing residence; which shop is presently established on the lot immediately to the east. The Planning Director reported that it is the general view of his Department that the area in the vicinity of the subject property is in need of additional Local Commercial facilities but that rather than augment the present commercially zoned area, a modification to the shape of this commercial district is felt to be more logical. He added that before any change in zoning is made, provision should be made for the removal of existing houses as the mixing of land uses on a property is not considered desirable and further, lane access to the properties should be first provided. He recommended that:

- (1) Block 5 East ½, D. L. 149 North-east ¼, Plan 3159, be not rezoned to Local Commercial until such time as the existing improvements are removed and secondary access made available. He further recommended that, recognizing the circumstances of the applicant, she be referred to the Zoning Board of Appeal.
- (2) Lots "A" and "B", Block 6, D. L. 149 N.E.¼, Plan 7988, be rezoned from Commercial to Local Commercial.
- (3) Lots "C", "D", "E", Block 6 AND Lots 1 to 5 inclusive, Block 7, both of D. L. 149 North-east ¼, Plans 7988 and 9140, respectively, be rezoned from Commercial to Residential Two-Family.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning
Director covering Item (1) above be
adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning
Director covering Item (2) above be
adopted."

CARRIED
COUNCILLOR DRUMMOND
AGAINST

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Planning
Director covering Item (3) above be
adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR JAMIESON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR JAMIESON:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 11, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 12, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 13, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 14, 1960"
"BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT
BY-LAW NO. 8, 1960"
"BURNABY STREET AND TRAFFIC BY-LAW 1954,
AMENDMENT BY-LAW NO. 3, 1960"

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 11, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 12, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 13, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW
NO. 14, 1960"
"BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT
BY-LAW NO. 6, 1960"
"BURNABY STREET AND TRAFFIC BY-LAW 1954,
AMENDMENT BY-LAW NO. 3, 1960"

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR PRITTIE:

"That the Council resolve into Committee
of the Whole to consider "BURNABY SIGN
REGULATION BY-LAW, 1960".

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the Committee rise and report the
By-law complete as amended."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the report of the Committee be
adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR PRITTIE:

"That "BURNABY SIGN REGULATION BY-LAW
1960 be now read a Third Time."

CARRIED UNANIMOUSLY

(19) -Verbal Item.

Municipal Manager submitted a report recommending that Council
authorize the acquisition of the undernoted properties for
the amounts indicated:

<u>NAME:</u>	<u>TERRITORY REQUIRED:</u>	<u>COMPENSATION:</u>
Gilbert R. & Lillie M. Brewer	That part of Lots 3 and 4, Block "G", of Lot 127W3/4, Group 1, N.W.D., Plan 19297, shown on Plan 22210	\$1,500.00
Gilbert R. & Lillie M. Brewer and The Royal Bank of Canada	That part of Lot 2, Block "G", of Lot 127W3/4, Group 1, Plan 1254 except Plan 19297, shown on Plan 22210	\$ 1.00

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That Council now adjourn until 7:30 p.m., Monday, November 21, 1960."

CARRIED UNANIMOUSLY

Confirmed:


R. E. E. E.


CLERK