

JANUARY 16, 1961

An Adjourned Meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, January 16, 1961 at 7:30 p.m.

PRESENT: Reeve Alan H. Emmott in the Chair;  
Councillors Clark, Drummond, Edwards,  
Harper, Hicks, Jamieson, MacSorley,  
and Prittie

Mr. George M. Dalton wrote requesting permission to address Council on the matter of a proposed extension of the Mushroom Farm at 2455 Grandview-Douglas Highway and also on a number of other subjects.

The Reeve reviewed the action taken by Council on December 28, 1960 in granting approval in principle to an application to construct an additional building on the Mushroom Farm property pointing out that, since then, he had learned that Council did not possess the authority to deal with this sort of application since it involved a non-conforming use. In this regard, the Reeve explained that the only tribunal which has jurisdiction in matters involving non-conforming uses is the Zoning Board of Appeal, although this Board can only exercise such authority where structural alterations to existing buildings are proposed.

The Municipal Manager added that the Solicitor had ruled that irrespective of the power contained under Section 13 of the Town Planning By-law, provisions in the Municipal Act estopped Council from exercising any right in connection with an application of the type presently before Council.

MOVED BY COUNCILLOR JAMIESON,  
SECONDED BY COUNCILLOR EDWARDS:

"That the previous decision to grant approval in principle of the proposed expansion of the Mushroom Farm operation be rescinded and the application accordingly denied."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR HICKS:

"That Mr. Dalton be heard on the other matters mentioned in his letter."

CARRIED UNANIMOUSLY

Mr. Dalton, though acknowledging the decision just rendered by Council in respect of the Mushroom Farm operation, inquired as to whether any corrective measures could be taken by Council to eliminate the odour nuisance caused by the operation of the Mushroom Farm. He pointed out that it was the opinion of the adjoining residents that this situation, coupled with the fact that the materials used by the operators in connection with their mushroom enterprise attracts flies and other pests, has created an insanitary condition and a health hazard. Mr. Dalton added that two curing sheds had blown down a short time ago and, being aware of the regulations governing non-conforming uses, he asked whether permission would be granted to re-erect these sheds. Mr. Dalton complained that there is a lack of

adequate street lighting facilities in the area between Grandview-Douglas Highway and 6th Street. He further complained that septic tank effluent drains into open ditches on both Elwell and Goodlad Streets and that this situation has created an additional health hazard. Mr. Dalton complained that the roads in the subject area were in a deplorable condition.

Mr. Dalton was furnished with answers to his various queries and, in particular, he was informed that:

- (1) If the residents in the area feel the Mushroom Farm operation constitutes a health hazard, then a complaint should be laid with the Health Department.
- (2) His complaint concerning septic tank effluent draining into an open ditch would be investigated by the Health Department to determine whether this condition has created a health hazard.
- (3) The matter of whether or not the owner of the Mushroom Farm would be permitted to re-erect two curing sheds will be referred for an answer.
- (4) His area would be examined in the next street lighting programme to determine whether additional lights are needed.
- (5) If the people on any of the streets in his area desire paving, they should submit a petition for such work.

The following persons submitted letters objecting to the proposed expansion of the Mushroom Farm:

- (1) Mr. A. Wilkinson and 11 others on Goodlad and Mayfield Streets.
- (2) 37 residents of Elwell, Goodlad, Rosewood, and Grandview-Douglas Highway.
- (3) Mr. E. Smith and 6 other residents of Grandview-Douglas Highway and Formby Street.
- (4) Mr. A. Little.
- (5) Mr. R. W. Rowland.
- (6) Mr. and Mrs. C. F. Lucas.
- (7) Mr. J. Zebrowski.
- (8) Mr. G. Bachert.

The following wrote advising that they had no objection to this proposed expansion:

- (1) Mr. E. J. Williams.
- (2) Mr. M. N. Brandon.

MOVED BY COUNCILLOR PRITTE,  
SECONDED BY COUNCILLOR MacSORLEY:

"That all of the above letters/petitions be received and each of them informed of the decision just rendered by Council this evening on the matter of the proposed expansion of the Mushroom Farm at 2455 Grandview-Douglas Highway."

CARRIED UNANIMOUSLY

The following persons wrote indicating their support of a proposal to enact an Anti-Air Pollution By-law:

- (1) Mrs. U. Newman.
- (2) G. E. and E. Fletcher
- (3) G. W. and S. L. Ince.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR HARPER:

"That the above three letters be received and copies of them forwarded to the Special Committee of Council investigating the matter of Air Pollution."

CARRIED UNANIMOUSLY

Secretary, Fraser Valley Municipal Association, wrote advising of a meeting of the Association in New Westminster on Tuesday, January 31, 1961 at 8:00 p.m.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR JAMIESON:

"That the letter be received and the Association advised that as many Councillors as possible will be in attendance at the meeting."

CARRIED UNANIMOUSLY

President, Burnaby Community Council, wrote expressing the appreciation of their group for the grant made by Council toward the 1960 Red Feather Campaign.

MOVED BY COUNCILLOR JAMIESON,  
SECONDED BY COUNCILLOR CLARK:

"That the letter be received and note taken of the feelings of the Community Council in this matter."

CARRIED UNANIMOUSLY

Campaign Chairman, North Burnaby Kinsmen Club, submitted an application to conduct their Annual "Mother's March on Polio" Campaign on Saturday, January 28, 1961 between 6:30 p.m. and 7:30 p.m. and also, to use a mobile public address system during the Campaign.

Club Representative, The Kinsmen Club of South Burnaby, submitted an application for permission to conduct their Annual "Mother's March on Polio" Campaign on January 28th commencing at 6:30 p.m. and also, to use sound trucks on the Saturday prior to the Campaign.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR MacSORLEY:

"That permission be granted to both Organizations for the activities mentioned in their letter."

CARRIED UNANIMOUSLY

Mr. J. Colbeck submitted a letter suggesting that this Municipality enforce its Dog Pound By-law to the same extent as is done in New Westminster. He attached a newspaper clipping in which reference was made to the efforts of the poundkeeper in New Westminster relative to the apprehension of roaming dogs.

MOVED BY COUNCILLOR PRITTE,  
SECONDED BY COUNCILLOR HARPER:

"That the letter and newspaper clipping be received and note taken of the advice contained in the letter."

CARRIED UNANIMOUSLY

Mr. L. Clay Sr. submitted a letter tendering his resignation as a member of the Parks and Recreation Commission effective January 31, 1961.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR HICKS:

"That the letter be received and the resignation accepted and further, that Mr. Clay be thanked for the service which he rendered to the Municipality while serving with the Commission."

CARRIED UNANIMOUSLY

Parks and Recreation Commission submitted a report advising that it has been offered property at 4748 Dundas Street for the sum of \$11,000.00. The Commission reported that this land lies within the reserved portion of Confederation Park and that it is therefore interested in acquiring the land to complete the consolidation of the park site. They pointed out that no Municipal water service is provided to the subject property but apart from this and the fact that the dwelling is old, it is quite habitable. They added that although temporary use might be made of the residence, its eventual demolition would be probable. The Commission requested that Council consider the possibility of purchasing the property in question so that it can be added to the adjoining park reserve.

In discussing this matter, it was felt by Council that the money which would be paid for this property could be better spent in developing existing park sites, particularly when it is doubtful that the property in question is not urgently required at this time. It was added that as the property is not served by water from a main, the Municipality could not rent the dwelling to gain some revenue in the interim before it is demolished.

MOVED BY COUNCILLOR JAMIESON,  
SECONDED BY COUNCILLOR HARPER:

"That the request of the Parks and Recreation Commission be denied."

CARRIED UNANIMOUSLY

#### REPORT OF TRAFFIC SAFETY COMMITTEE

(1) Tenth Avenue and Tenth Street.

The Committee recommended that a checkerboard, or other suitable marking or barrier, be erected on 10th Avenue at a point directly opposite the end of 10th Street to indicate the existence of a T-intersection.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the  
Committee be adopted."

CARRIED UNANIMOUSLY

(2) Bus Stop on Kingsway at Silver Avenue.

The Committee reported that it had received a request for the relocation of a bus stop at the south-west corner of the above intersection to a position on McKay Avenue because the present stop is a waiting point for the bus and, as a consequence, the presence of this bus for protracted periods of time not only creates a hazard but materially affects the business opportunities for the lessee of the gas station at the subject location. The Committee advised that the present stop was established approximately five years ago as a result of a request from merchants in the subject area and that prior to then, the stop had existed on McKay Avenue. The Committee reported that investigation disclosed that the stop is in fact a lay point for busses but that they do not stop for more than five minutes at any one time. They added that to relocate the bus stop in accordance with the request would create a greater traffic hazard than that which may possibly exist at the present location. The Committee recommended that the request be not entertained for the reasons stated and, most important, because these factors mentioned outweigh the inconvenience which may be occasioned to the gas station operator.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Committee  
be adopted."

CARRIED UNANIMOUSLY

(3) Empire Drive and Hythe Avenue.

The Committee recommended that:

- (1) The southbound bus stop on Hythe Avenue farside Empire Drive be relocated to farside Pandora Street to eliminate a traffic hazard presently being caused by the bus being required to stop on the travelled portion of Empire Drive.
- (2) The northbound bus stop on Hythe Avenue be relocated from nearside Empire Drive to farside Empire Drive, in accordance with the policy governing bus stops.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Committee  
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND,  
SECONDED BY COUNCILLOR CLARK:

"That an inquiry be made of the Traffic  
Safety Committee as to why Empire Drive  
was designated the through street in  
preference to Hythe Avenue."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

The Provisional Budget for the year 1961 was then lifted from  
the table.

MOVED BY COUNCILLOR DRUMMOND,  
SECONDED BY COUNCILLOR CLARK:

"That the 1961 Provisional Budget be  
adopted, with the stipulation that no  
funds be expended on major capital  
projects."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 3, 1961.

(1) Lot 11 E $\frac{1}{2}$ , Block 26, D. L. 121, Plan 1054.

The Manager reported that the above described property was  
leased by the Corporation in May, 1960 to J. T. and M. J.  
Struk and that a request has now been received for permission  
to assign this lease to the new owner of the property. The  
Manager recommended that Council authorize the assignment of  
this lease.

MOVED BY COUNCILLOR JAMIESON,  
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(2) Block 37, D. L. 125, Plan 3473.

The Manager reported that in 1954 an agreement was made between  
the Corporation and the owner of the above described property,  
M. D.D. MacKenzie, under which she was permitted to move a  
dwelling onto this property in return for which she covenanted  
to relocate or demolish this residence whenever she should  
dedicate, or the Municipality acquire as a road allowance, the  
southerly 33 feet of the said property and also if the said  
dwelling should then be an obstruction. The Manager advised  
that Block 37 has now been subdivided with two lots having been  
taken out of it and that Mrs. MacKenzie has now applied to  
have the charge described above released insofar as it affects  
the two new lots. The Manager pointed out that the Corporation  
would be adequately protected by releasing this charge and  
leaving it in force over the remainder of Block 37. He  
recommended that Council authorize the execution of a Quit  
Claim Deed to Mrs. MacKenzie releasing the charge from the two  
lots mentioned above.

MOVED BY COUNCILLOR HICKS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER - REPORT NO. 3, 1961 (CONTINUED)

- (3) Lot 42, Blocks 4/6, D. L. 80 and Block "C", D.L. 83, Plan 21699 (Mainland Estates Limited).

The Manager reported that Mainland Estates Limited had acquired some property from the Corporation in connection with its development on the condition that a portion of this land be returned to the Corporation. The Manager advised that this portion is now known as Lot 42 as above described and that the Company has now prepared a conveyance of this lot to the Corporation. The Manager recommended that Council accept this conveyance.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (4) Easement - portion of Lot 18, S.D. 12, Block 1, D.L. 120, Plan 9413 (4207 Charles Street).

The Manager recommended that authority be granted to acquire an easement over the above mentioned property for sanitary sewer purposes for a consideration of \$1.00.

- (5) Easement - easterly 10 feet of Lot 6, Block "J", D.L. 25 W, Plan 7074 (240 East 16th Avenue).

The Manager recommended that authority be granted to acquire an easement over the above described property for drainage purposes for a consideration of \$1.00 and on the condition that the easement area be restored to a reasonable state.

MOVED BY COUNCILLOR DRUMMOND,  
SECONDED BY COUNCILLOR JAMIESON:

"That the above two recommendations  
of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

- (6) Verbal.

The Municipal Manager reported verbally on the recent flooding which occurred advising that, on the whole, this Municipality fared much better than other Municipalities in the Lower Mainland area. He pointed out that this situation was mainly attributable to the fact that an accelerated programme of drainage improvements has been undertaken over the past three or four years. The Manager further reported that there were seven locations in the Municipality where considerable trouble was experienced; these locations being:

- (1) NORTH ROAD NORTH OF BROADWAY

Drainage from Coquitlam along Como Lake Road is led to North Road (the boundary between Burnaby and Coquitlam), with the result that the excessive flow caused by the storm could not be handled by the ditch and culverts, and consequent flooding

resulted. It was added that the Engineering Department has contacted the District of Coquitlam urging that it divert its drainage to eliminate the possibility of flooding recurring at the subject location.

(2) NORTH ROAD AND SULLIVAN STREET

The catchbasin at this location which receives drainage from Coquitlam, as well as Burnaby, was believed to have been tampered with by the lifting of the grate and, as a result, the storm sewer at Sullivan Street was blocked and subsequent flooding on the south side of Sullivan Street occurred. Also, property at the north-west corner of the subject intersection was flooded because of the inadequate size of Coquitlam culverts on North Road. It was added that this matter was also being discussed between our Engineering Department and Coquitlam in an attempt to improve the situation.

(3) CARIBOO BRIDGE

The support for the cribbing at the north end of the above bridge was almost destroyed because a culvert under Government Road and the Railway Line failed to function properly. It was added that this culvert is expected to be replaced and a few minor works also undertaken at the bridge site to prevent a recurrence of flooding of the same sort.

(4) MARINE DRIVE BETWEEN BOUNDARY AND JOFFRE

The above portion was partially washed out as a result of certain intakes becoming plugged. It was pointed out that this situation occurs during almost every period of heavy rain and is caused by the lack of adequate drainage facilities; a condition which will remain until such time as the City of Vancouver develops its land to final form.

(5) LOUGHEED HIGHWAY AND DOUGLAS ROAD

Flooding occurred to property known as Ablitt's Service Station and adjoining lands in the above area when debris prevented water from entering a culvert which was installed by the owner, Ablitt. It was mentioned that the Municipality should endeavour to acquire control over the area where the culvert exists so that the drainage carried in this culvert can be adequately handled and the drainage system properly maintained.

(6) RUMBLE STREET WEST OF PATTERSON AVENUE

No major problem was experienced at Rumble Avenue and McKay Avenue, as was previously, because of the recent installation of a storm sewer. It was added that a separate outfall for this storm sewer would still be necessary.

(7) EAGLE CREEK BRIDGE AT WINSTON STREET

Flooding occurred to property at the south-west corner of Piper Avenue and Winston Street, because of the curvature of Eagle Creek at this point and due to the fact that the Winston Street Bridge is not constructed at a proper elevation. It was suggested that the Greater Vancouver Sewerage and Drainage District should be requested to instal a proper crossing to Eagle Creek and to straighten the alignment of the Creek to alleviate the flooding problem at the subject location.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HARPER:  
"That the verbal report of the Municipal  
Manager be received."

CARRIED UNANIMOUSLY



The Municipal Manager also reported that the Civil Defence Organization had rendered assistance in this Municipality and in others during the flooding.

MOVED BY COUNCILLOR JAMIESON,  
SECONDED BY COUNCILLOR PRITTIE:

"That the members of the Civil Defence Organization who rendered assistance during the floods be commended for their promptness in responding to the calls for assistance."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR CLARK:

"That the members of the Engineering Department who were assigned to flood control be commended for the manner in which they responded to the flooding situation."

CARRIED UNANIMOUSLY

A request was made that the matter of the powers of the Zoning Board of Appeal be placed on the Agenda of the next Policy Committee meeting for discussion and that the Municipal Solicitor submit an opinion on this matter at that time.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR HARPER:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR MacSORLEY:

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

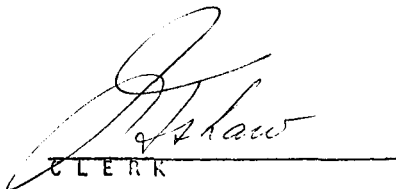
CARRIED UNANIMOUSLY

The Reeve then set Friday, January 27, 1961 at 7:00 p.m. as the date for the next meeting of the Policy Committee.

The meeting then adjourned.

Confirmed:

  
REEVE

  
CLERK