

SEPTEMBER 25, 1961

An Adjourned Meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway on Monday, September 25, 1961, at 7:30 p.m.

PRESENT: His Worship Reeve Emmott in the Chair;
Councillors Clark, Edwards, Harper,
Jamieson and Prittie.

ABSENT: Councillors Drummond, MacSorley and
Hicks.

Reeve Emmott presented two cheques, each in the amount of \$100.00, to

- (a) Mrs. Pitman for having had the most attractive store window (Small Store Class) during Burnaby Week.
- (b) A representative of Simpsons-Sears Ltd. for having had the most attractive store window (Large Store Class) during Burnaby Week.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That Councillor Harper and other members of the Burnaby Week Co-ordinating Committee be commended for their efforts in organizing and staging the various events and activities during "Burnaby Week"

CARRIED UNANIMOUSLY

Secretary, Parkcrest Community Association, submitted a letter and a petition protesting a nuisance allegedly emanating from a chicken farm located at 6511 East Broadway.

Municipal Manager reported verbally that the Sanitation Department had submitted an interim report on this matter and had asked that they be given more time to make a full investigation of the situation.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR PRITTIE:

"That both the letter and accompanying petition and the verbal report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That the complaint of the petitioners be tabled pending receipt of a full report on the subject matter from the Sanitation Department."

CARRIED UNANIMOUSLY

Guardian Secretary, International Order of Job's Daughters, wrote requesting permission to hold a "Peanut Drive" in South Burnaby on September 27th and 28th between the hours of 6:30 p.m. and 9:00 p.m.

MOVED BY COUNCILLOR JAMIESON
SECONDED BY COUNCILLOR CLARK:

"That permission be granted to the Order to conduct this campaign in the area outlined and at the times mentioned, provided the Order does not propose to employ sound trucks in conjunction with this campaign and further, that there is no conflict between this campaign and any other."

CARRIED UNANIMOUSLY

Committee Chairman, Pet Parade Committee, Lions Club, wrote requesting permission to hold the annual Pet Parade on September 30th commencing at 1:00 p.m. from Victory Street and Jubilee Avenue to Nelson Avenue and Bonsor Avenue and thence to Bonsor Park.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

"That permission be granted to the Club to conduct this parade along the route described and on the date mentioned, provided the parade route is approved by the R.C.M.P."

CARRIED UNANIMOUSLY

Chairman, Greater Vancouver Metropolitan Industrial Development Commission, wrote extending congratulations to Council and the residents of Burnaby for the Municipality having attained its 69th Birthday.

President, Connie Mack Baseball League, submitted a letter expressing appreciation to Council for rendering financial assistance to the League in making a trip to Tacoma to represent B. C. in the American Amateur Baseball Congress.

Councillor Prittie drew attention to a situation at the north-west corner of Lougheed Highway and Holdom Avenue pointing out that the screen planting which was arranged at the service station located there is no longer effective since the trees which were planted have died. He pointed out that Council had rezoned this property subject to the planting of trees which were to act as a buffer between the gasoline service station and adjacent residential property.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That this matter be referred to the Municipal Manager for investigation and to take the necessary steps to ensure that the requirements imposed by Council in connection with this screen planting is complied with by the owner of the property in question."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 48, 1961.

(1) Burnaby Lake North Interceptor

The Manager recommended that the Corporation grant the Greater Vancouver Sewerage and Drainage District a 30 foot easement through Block 9, D.L. 78 for the purposes of accommodating the above noted interceptor between Bainbridge Avenue and Sperling Avenue. He added that the consideration payable by the Sewer District is \$1.00 and further recommended that Council authorize the execution of any documents required in connection with this matter.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

(2) Street Lights:

The Manager submitted the following list of street lights recommending that Council approve these installations:

1. Hilda Street and 14th Avenue at W.P.L. 7605 -
14th Avenue.
2. Warren Street at 3755.
3. Smith Avenue at S.P.L. 4744.
4. Winston Street at E.P.L. 8117.
5. Winston Street at E.P.L. 7976.
6. Bell Avenue and Lougheed Highway.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the
Manager be adopted."

CARRIED UNANIMOUSLY

4. Capital Works Programme -- Parks and Recreation
Commission.

The Manager submitted a report prepared by the Parks

and Recreation Commission setting out its revised Parks Capital Works Programme pointing out that this programme was approved by the Commission at a meeting on September 20, 1961.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That the report of the Municipal Manager and the accompanying report from the Parks and Recreation Commission be received."

CARRIED UNANIMOUSLY

5. Disbursements.

The Manager submitted a report of the Municipal Treasurer covering Expenditures for the four week period ended September 8th, 1961 in the total amount of \$857,757.70 recommending that they be approved.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

6. Villa Motor Hotel.

The Manager submitted a report pointing out that when the developers of the above noted Hotel appeared before Council to seek approval to use property described as Block 10W $\frac{1}{2}$, D.L. 70, Plan 3216, for hotel purposes, it was indicated that parking would be provided on the site for 324 vehicles and further, that an attempt would be made to arrange for the acquisition or leasing of other property in the immediate area in order to provide a total of 600 parking spaces.

The Manager advised that the plan now submitted to the Building Department covering the subject development show only 199 parking spaces; the reduction in number of spaces having resulted from the size of the buildings being increased.

The Manager further advised that inquiries have been made of the developer to ascertain what arrangements are being made to provide the maximum of 600 parking spaces and that, in this regard, no assurance has been received that this number of parking spaces would be obtained, with the result that a Building Permit has not been issued to the developers to construct the Hotel.

The Manager reported that Villa Motor Hotel Ltd. has now advised that

- (a) It proposes to provide 199 parking spaces on the hotel property.
- (b) Arrangements are being made with Western Warehouse Distributors Ltd. for the use, between 6 p.m. and midnight daily, of their parking lot diagonally

opposite the hotel property and that this property contains space for 50 vehicles.

- (c) Villa Motor Hotel Ltd. is negotiating with the Provincial Government to lease, with an option to purchase, the 1.29 acre parcel immediately east of the hotel property and that this land would accommodate approximately 187 cars.
- (d) In the event the Company is not able to come to terms with the Provincial Government, negotiations are being conducted with Industrial Propane Ltd. to use all or part of its presently uncleared land - this parcel containing an area of such size that it could accommodate approximately 200 cars.
- (e) B. W. H. Parts Ltd. has indicated that it will discuss the use of its vacant lot for parking purposes as soon as its operation permits - the accommodation available on this property being approximately 100 cars.

The Company added that it can be seen that parking spaces for at least 350 cars will be provided off the street and that it is prepared to post a performance bond in the amount of \$10,000.00 to ensure that such off-street parking facilities are available at the time of the hotel opening.

The Company adds that on the basis of the above assurances, favourable consideration be given to the immediate issuance of a building permit for the construction of the hotel.

The Manager pointed out that the undertaking of the Company to provide 350 parking spaces is only slightly more than that which was originally planned on its own property and that if all the arrangements mentioned by Villa Motor Hotel Ltd. are completed, a total of 536 spaces would be provided, with 150 of them being an agreement with other owners and subject to cancellation under certain conditions.

It was mentioned to Council that the principals of Villa Motor Hotel Ltd. were present.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR PRITTIE:

"That the principals of this Company
be heard."

CARRIED UNANIMOUSLY

Mr. M. Brenne addressed Council and advised that the Manager of the Hotel development had received verbal assurance from an agent of the Department of Highways that a lease of the Provincial Government land mentioned in the report of the Municipal Manager would be approved.

Mr. Brenne added that his Company had to amend its original building plans as a result of a Liquor Control Board requirement.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR PRITTIE:

"That the matter of the construction of the Villa Motor Hotel at 4330 Dominion Street be not proceeded with until such time as satisfactory evidence is presented by the developer that he is prepared to provide the parking facilities which were indicated would be provided at the time application was made to Council for permission to use the property in question for hotel purposes."

CARRIED UNANIMOUSLY

7. Proposed Dance Studio and Supper Club -
Block 51, D.L. 132 (Lochdale Co-op.)

The Manager reported that an application has been received for permission to establish a Dance Studio and Supper Club in the Lochdale Co-op building at the south-west corner of Sperling Avenue and Kitchener Street.

He advised that the application has been examined by various Municipal departments and all are opposed to the proposed use of the property.

The Manager recommended that the application be not granted for the following reasons:

- (a) Noise and parking problems would be inevitable.
- (b) The area is unsuited for the proposed use due to the nocturnal nature of the enterprise.
- (c) Intensive use of the property would frustrate development of the normal subdivision pattern, with the result that adjacent property owners would suffer.
- (d) Development of this property independent of others in the Commercial zone at this location would force a "piece-meal" development.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Municipal Manager be received and tabled for a period of one week."

CARRIED UNANIMOUSLY

8. "Burnaby Highway Expropriation By-law No. 2, 1961"
(Moscrop Street Widening)

The Manager reported that the Municipal Engineer has now prepared plans and specifications covering the work authorized by the above noted by-law and that it is now necessary that Council pass the following resolution as a formal step in the expropriation proceedings:

"RESOLVED: That Plans and Specifications of the work or undertaking pursuant to "Burnaby Highway Expropriation By-law No. 2, 1961" being By-law No. 4282, be filed with the Municipal Clerk as required under Section 483 of the Municipal Act."

The Manager recommended that Council pass this Resolution.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Municipal Manager reported verbally on a past application of L. and A. Hlavach to relocate sheds used in connection with their mushroom farm business on property described as Lot 1, Sketch 11218, Block 22, D.L. 13, Plan 3046, advising that Council, on October 5, 1959, had approved this application subject to the following conditions:

1. That all mushroom sheds, curing sheds, manure storage and outbuildings required for the growing of mushrooms be confined to the afore-described Lot 1.
2. That the applicants comply with all Provincial and Municipal regulations governing the operation of mushroom farms.

The Manager further advised that on May 17, 1961, Mr. L. Hlavach applied for a building permit to erect additional mushroom sheds; which application was rejected by the Sanitation Department because the applicants had not complied with the conditions set forth by Council in their approval of October 5, 1959.

He added that on September 6, 1961, an inspection of the premises indicated that the owners were proceeding with the erection of the mushroom shed without benefit of a building permit despite the fact that the owners were in possession of a letter stating that their application for a building permit was being held in abeyance until they had complied with the conditions stated by Council in 1959. He further advised that a "stop work" order has been issued by the Building Department and the unfinished building placarded.

The Manager further reported that it is the opinion of the Sanitation Department that the owners should be notified that no further extension to this plant will be permitted and further, that the existing plant should be brought into full conformity with the regulations set out under the "Mushroom By-law" of the Corporation and Sections 9 to 11 inclusive of the Provincial Board of Health Sanitary regulations.

The Municipal Manager added that the Sanitation Department was recommending that the Legal Department of the Corporation peruse all Municipal records pertinent to the mushroom operation and advise of the possibility of the aforementioned action.

It was mentioned that the owner, Mr. L. Hlavach, was present.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

"That Mr. Hlavach be heard."

CARRIED UNANIMOUSLY

Mr. Hlavach spoke and advised that he is prepared to clean up the premises and that he could do so within a week. He requested that Council waive the conditions which they attached to the approval of his application to relocate the shed used in connection with his mushroom farm operation, as conveyed to him in a letter dated October 8, 1959.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That Council reaffirm its previous decision on this matter, namely; that approval to re-establish the mushroom plant on the property in question be subject to the conditions set down on October 5, 1959."

CARRIED UNANIMOUSLY

THE REEVE DECLARED A RECESS AT 8:45 P.M.

THE COUNCIL RECONVENED AT 9:00 P.M.

The following members of the Parks and Recreation Commission were present to discuss the matter of the Parks Capital Works Programme:

Mr. A. Blair, Chairman;
Commissioners McLean, Herd,
Wilks, Hodgson; and
B. R. Wilkinson, Parks Superintendent

3. Proposed Parks Capital Works and Property Acquisition Program.

The Manager submitted a report pointing out that the first submission of the Parks and Recreation Commission relative to the above captioned matter indicated that the following two means of financing the project proposed under this program were suggested:

- (a) Obtaining by borrowing or otherwise, the sum of \$1,500,000.00 for Parks Development.
- (b) The creation of a reserve to be added to annually out of general revenue for the purchase of lands for park purposes, as and when the said lands become available or their acquisition is essential.

The Manager advised that this proposal was examined from the point of view of its impact on the Budget

and its acceptability to lenders, having regard to the purpose for which the money would be borrowed and other anticipated borrowings of the Municipality. He pointed out that borrowings for Park purposes do not have the same appeal to lenders as do other borrowings and, since Burnaby is proceeding with an active program of local improvements, it is felt that the best borrowing climate would be created by the adoption of the Parks Capital Works Program on a five-year basis with an issue of debentures for the purpose of \$300,000.00 in each of the five years. As regards the mechanics of the proposal, he pointed out that it is felt the issue should be for a twenty year period for each of the five issues; the effect of this being that the carrying charges of the issues would be brought into the budget progressively and would thus avoid one single impact on the budget.

The Manager further reported that the above proposal was discussed with the Supervisor of Municipalities and agreement in principle received from him.

With respect to the matter of property acquisition, the Manager advised that this proposal is to place the sum of \$100,000.00 annually in the Parks and Recreation Budget to be accumulative and available for the purpose of acquiring lands needed for park and recreation purposes. On this matter, he advised that it is difficult to determine the complete justification for the annual provision for such an amount, although the idea is consistent with an existing policy of the Corporation.

The Manager further advised that the provision of additional recreational facilities would result in increased annual costs to the Commission for maintenance and operation of these facilities. He pointed out that in recent years there has been a sum in the Parks and Recreation Budget each year for park development and that with the availability of Capital Funds, it should be possible to reduce this annual amount.

The Manager concluded by advising that after taking into account the expected increase in assessment as population grows, the impact of the proposed capital works program and the property acquisition fund on the mill rate requirement for Parks and Recreation purposes, is quite acceptable.

The Manager recommended:

- (a) That the Proposed Parks Capital Works Program be considered by Council on the basis of a five-year program with equal annual amounts to be raised by debenture issue.
- (b) That the Proposed Property Acquisition Fund is consistent with the present policy of pay-as-you-go for this purpose since it eliminates the possibility of many pit-falls and the proposal is within the means of the Corporation without any undue hardship or bad effect.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR HARPER:

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

, CARRIED UNANIMOUSLY

4. Parks and Recreation Capital Works Programme.

As recorded earlier in this meeting, the Municipal Manager presented a revision of the above noted programme.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That the programme as presented this evening by the Parks and Recreation Commission, be endorsed, with it being tacitly understood that the time-table of construction under this programme is to remain flexible."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR PRITTE:

"That the necessary by-law covering the Capital Works Programme of the Parks and Recreation Commission be prepared for consideration by Council and submission to the electors at the forthcoming annual election in December of this year."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR JAMIESON:

"That a Public Hearing be held on Tuesday, October 17, 1961, at 7:30 p.m. to receive representations for and against the following rezonings:

- (1) Lots "A" to "D" inclusive, S.D.5, Block 1, D.L. 205 and Lots 1 to 5 inclusive, S.D.20, Block 1, D.L. 205, from Light Industrial to Residential Two-Family.
- (2) 17 acre portion of Lot "A", Block 3, D.L.73, from Residential Two-Family to Light Industrial.
- (3) Lots 1 to 3 inclusive, S.D."A", Block 45, D.L.s 151/3 from Light Industrial to Residential Multiple Family Type 1."

CARRIED UNANIMOUSLY

COUNCILLOR CLARK LEFT THE MEETING

Jack Gillmore Ltd. submitted a further letter in connection with its application to rezone Lot "B", Blocks 43/44, D.L. 35, Plan 4526, to Multiple Family requesting that Council defer consideration of this application until October 9, 1961.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR EDWARDS:

"That consideration of the application in question be postponed until October 10, 1961."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR PRITTIE:

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

CARRIED UNANIMOUSLY

COUNCILLOR CLARK RETURNED TO THE MEETING.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That leave be given to introduce
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 17, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 20, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 21, 1961"
and that it be read a First time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That the By-law be read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That the Council resolve into Committee
of the Whole to consider the By-Laws."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That the Committee rise and report
the By-laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That the report of the Committee be
adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 17, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 18, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 19, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 20, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 21, 1961"
be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR HARPER:

"That "BURNABY TAX PAYMENT EXTENSION
BY-LAW, 1961" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY TAX PAYMENT EXTENSION
BY-LAW, 1961" be now finally adopted,
signed by the Reeve and Clerk and the
Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR JAMIESON:

"That Plans and Specifications of the work or undertaking pursuant to "Burnaby Highway Expropriation By-law No. 2, 1961" being By-law No. 42.2, be filed with the Municipal Clerk as required under Section 403 of the Municipal Act."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY