

FEBRUARY 6, 1961

A Regular Meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, February 6, 1961 at 7:30 p.m.

PRESENT: Councillors Clark, Drummond, Edwards, Jamieson, MacSorley

ABSENT: Reeve Emmott, Councillors Prittie and Harper

Acting Reeve Hicks was in the Chair.

Reverend S. Edgecumbe led in Opening Prayer.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the Minutes of the meetings held January 23rd and 30th, 1961 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Executive Director, Lower Mainland Regional Planning Board of B. C., wrote informing Council of the programme proposed by the Board for the year 1961 and advising that the per capita levy for this Municipality would amount to \$4,162.00 for the current year. The Executive Director enclosed copies of the detailed programme and budget for the additional information of Council.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That the letter and attachment be received and the matter of the Municipality contributing to the Board be referred to the Policy Committee for consideration."

CARRIED UNANIMOUSLY

Secretary-Treasurer, Vancouver Real Estate Salesmen's Union, wrote forwarding two resolutions and a leaflet; one resolution dealing with the sale of residential lots and the other concerning representation on the Real Estate Council of the Province. The first resolution requested that Council revise its policy with respect to the sale of residential lots. The second informed Council that the Union would be approaching the Provincial Government with the object in mind of obtaining equal representation on the Real Estate Council from the public, labour, and employers. The Union asked that Council indicate its views on this matter.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the submissions be received and referred to the Policy Committee for consideration."

CARRIED UNANIMOUSLY

City Clerk, City of Port Coquitlam, submitted a letter conveying the thanks of his Council for the services rendered

by members of the Burnaby Civil Defence Organization in connection with the recent emergency in their Municipality caused by the flooding of the Coquitlam River.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR CLARK:

"That the letter be received and a copy forwarded to the local Civil Defence Organization for its attention."

CARRIED UNANIMOUSLY

Secretary, Civil Defence Control Committee, submitted a letter advising that Civil Defence plans for the Vancouver Target Area will be presented on Thursday, February 16th, at 8:00 p.m. at the Army Camp in North Jericho. He advised that it was the wish of the Control Committee that all elected representatives, Senior Municipal Officials, and other employees having responsibilities under the plan be in attendance.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the letter be received and the Control Committee advised that as many Councillors as possible will endeavour to be present at the meeting mentioned."

CARRIED UNANIMOUSLY

Greater Vancouver Metropolitan Industrial Development Commission submitted an invitation to its Annual Dinner to be held on Thursday, February 23rd, at the Ballroom in the Hotel Vancouver commencing at 6:00 p.m.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the above information be received and note taken of the invitation."

CARRIED UNANIMOUSLY

Secretary, 5th Group of Burnaby Lake District Boy Scouts Association, wrote applying for permission to sell apples outside stores in the Municipality on the evening of February 10th and during the day of February 11th for the purpose of raising funds to support the Group.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That permission be granted to the Group to conduct the campaign described."

CARRIED UNANIMOUSLY

Secretary, Metropolitan Highway Planning Committee, submitted a letter enclosing a report and a copy of a proposal of Stanford Research Institute relative to the undertaking of a financial feasibility study for a first-stage freeway-rapid transit system. The Committee inquired as to whether Council was prepared to participate in this study and to contribute toward its cost.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR DRUMMOND:

"That the submissions be received and referred to the Policy Committee for consideration."

CARRIED UNANIMOUSLY

Victorian Order of Nurses submitted notification of the 48th Annual Meeting of the Order to be held on February 15th at 7:30 p.m. at St. Alban's Church Hall.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That note be taken of this meeting and the V.O.N. advised that as many Councillors as possible will endeavour to be present at it."

CARRIED UNANIMOUSLY

D. C. Aviation Council submitted a copy of the proceedings at the 1960 Conference, together with an invoice in the amount of \$10.00 covering the 1961 membership fee of the Corporation in the Aviation Council.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Aviation Council be received and its account for \$10.00 paid."

CARRIED UNANIMOUSLY

B. C. Safety Council submitted an invoice in the amount of \$25.00 covering the membership fee of the Corporation in the Safety Council for the period ending January 13, 1962.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR DRUMMOND:

"That this account be paid."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR CLARK:

"That the presentation to be made by Councillor Pritic relative to activities of the Lower Mainland Regional Planning Board be deferred until later in the evening."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 6, 1961.

(1) Lane South of 1200 Block Mary Avenue.

The Manager reported that a petition has been received asking that action be taken to eliminate the overgrown condition of a large tract of land owned by Westminster Hog Fuel Company adjacent the above noted lane. The Manager advised that the lane allowance at this location is only 10 feet wide and there is no brush overgrowth on the actual allowance. He added that an inspection of the site disclosed that there is considerable growth on the property under complaint and that this site is not tidy. He advised that there seems to be a possibility of resolving the problem and that this possibility would be further explored with officials of the Company.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the report be received and the complainants advised of the action which is to be taken on their complaint."

CARRIED UNANIMOUSLY

(2) Edmonds Street.

The Manager reported that last summer the Department of Highways indicated that it proposed to declassify Edmonds Street between Kingsway and Grandview-Douglas Highway. He pointed out that the Provincial Government has completed the reconstruction of 10th Avenue between Kingsway and McBride Boulevard and, as a result, traffic is not now routed via Edmonds Street. He added that the Municipality has long been aware of the Government's desire to declassify Edmonds Street when the improvement of 10th Avenue was completed. He recommended that the Corporation support the application to declassify the subject portion of Edmonds Street.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR CLARK:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (3) (a) Policy on Extension of Temporary Water Mains
(b) Application of Policy as it affects Lot 15, S.D."A", Blocks 3 and 4, D. L. 88 (Stewart).

The Manager submitted a report prepared by the Engineering Department on the matter of the policy governing the treatment of temporary water mains.

This report advised that a review was made of the water main extension policy in May of 1959 when an assessment was made of the remaining specific problems created by private wells, private connections, supplies from other municipalities, and temporary mains. It was pointed out that the major problem at that time involved temporary mains because the existing policy required developers to instal permanent mains from the nearest existing permanent main to the property to be developed; a policy that developers felt to be unfair because the new mains passed homes which were already serviced with water.

The Engineering Department emphasized that the major purpose of the current policy was to control sprawl by encouraging developers to build on properties which were already serviced with water. Also, at that time, the length of temporary mains in service and the condition of most of them were so poor, that domestic service was extremely inadequate in a number of areas, maintenance costs were extremely high, and fire protection was limited; a situation which would have worsened if extensions to temporary mains had been further allowed.

The Department further advised that the length of temporary mains has been gradually reduced over the years under monies provided by various waterworks construction by-laws, with the result that at the present time there is only eight miles of temporary mains comprising 99 separate installations still in service. The Engineering Department reported that each of these installations has been considered separately to determine which would be desirable to replace and that the views of the Planning Department on this matter were solicited because of the possibility that existing street patterns might be altered as subdivision occurs.

The Engineering Department presented a table indicating the rate at which temporary mains have been replaced over the past ten years.

They advised that, as a result of its latest examination, it was established that 23 of the 99 installations (involving a total length of 2.3 miles) should be replaced in the next few years, 28 (totalling 1.4 miles) gives no indication of requiring replacement soon, and the remaining 48 (involving a length of 4.3 miles) would cause problems in the future if they were replaced now inasmuch as these are the ones the Planning Department indicates are in areas where eventual subdivision will result in existing road allowances being relocated.

The Engineering Department concluded that, in general, it appears that the existing policy has been effective in controlling sprawl and by obtaining adequate water service for those areas where subdivisions have occurred. They added that the need now for this type of policy is not as great as it previously was because of recent improvements to the waterworks system.

The Department reported that consideration has been given to the matter of the effect alteration of the current policy would have if it was altered by:

- (a) Directly subsidizing the replacement of temporary water mains
- (b) Enforced sharing of the costs of benefitting property owners
- (c) Outright replacement by the Municipality.

The Engineering Department advised that if any of the above three alternatives were used, the effect would be to make it simpler and less costly to develop properties past the end of existing temporary mains. The Engineering Department pointed out that though this would be in the interest of the Municipality in those cases where replacement of the main is desirable, in other locations such a change would be detrimental and, as the majority of temporary mains (5.7 miles) are undesirable to replace, or do not need replacement now, they recommended that the present policy remain in force.

The Municipal Manager added that an active study is being made of the possibility and practicability of enforced sharing of the costs of water main extensions by benefitting property owners since if it can be equitably done, this solution appears

to be the most attractive.

As regards the complaint of the Stewarts, the Manager recommended that since this case falls within the category where a change in policy would be undesirable, the cost estimate provided the Stewarts (\$6,000.00) for the installation of a permanent water main be confirmed.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted and further, that the study mentioned by the Manager in his report be pursued."

CARRIED UNANIMOUSLY

(4) Expropriation By-Law No. 1, 1960 - No. 4205.

The Manager reported that the above By-law authorizes the expropriation of easements for drainage and sewerage purposes over the following lands:

- (a) The South 10 feet of Lot 1 of Lot "A" of Lot "B", Block "C" of Lots 3 to 10 and 12 to 18 of Lot 157, Group 1, N.W.D., Plan 13045 (Owner - L. J. Leffler)
- (b) That portion of Lot 7 of Blocks 1 and 2 of Lot 157, Group 1, N.W.D., Plan 1261, shown outlined in red colour on Right-of-Way Plan 22147 (Owner - Ann Logie)
- (c) The East 10 feet of Lot 28 of Lot 83, Group 1, N.W.D., Plan 1267 (Owner - W. Silver)
- (d) The West 10 feet of the West 169 feet of the north 555.5 feet of Block "A" of Lot 83, Group 1, N.W.D., Plan 4678 (Owner - T. R. Bolsover)

The Manager advised that the Municipal Engineer has prepared plans and specifications covering the works involved and he recommended that Council formally file the said plans and specifications with the Municipal Clerk, as required under Section 483 of the Municipal Act.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR DRUMMOND:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Easement - North 10 feet of Lot 4, S.D. 3, Block 3, D. L. 162, Plan 12513 (Bacon).

The Manager recommended that Council authorize the acquisition of an easement for sewer purposes over the above described property for a consideration of \$1.00.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Easement - Southerly 10 feet of Lot "B" except East 82.2 Feet, Block 16, D.L. 156, Plan 4581 (Ingram).

The Manager recommended that Council authorize the acquisition of an easement over the above described property for the purposes of accommodating a future sewer line.

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(7) McGill Branch Library.

The Manager reported that a request has now been received from the Library Board for funds to pave the parking lot and drive-ways of the new McGill Branch Library. He advised that it has been estimated that this work will cost \$6,440.00, and because the Tax Sale Moneys By-law which appropriated the necessary funds for the construction of the Library did not include provision for the works now being requested, the Manager recommended that Council pass another Tax Sale Moneys By-law in the amount of \$6,440.00. He added that some of the monies originally spent will be recoverable from the Provincial and Federal Governments under the Winter Works programme and that it is possible some of the \$6,440.00 may also be recoverable. The Manager explained that any unexpended balances in the By-law accounts would revert to the Tax Sales Moneys Trust Account.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(8) Drainage Complaint of Mrs. M. Kavanagh, 5935 Olive Avenue.

The Manager reported that the complaint from the above noted has been investigated by the Engineering Department and the following report submitted:

- (a) There are no storm sewers in this area and the possibility of such an installation is being considered but it is a question of priority and funds.
- (b) The property in question is below the level of the crown of the road.
- (c) Trees were removed from the adjacent boulevard but there is no evidence that this could in any way worsen the drainage problem - no other engineering work has been done.
- (d) Mr. Wells is a member of the Engineering Department and his title is Public Relations Clerk. There are two such Clerks in the Engineering Department and their function is to deal with the public in matters of this kind to the extent possible.

The letter from the complainant, Mr. J. Kavanagh, pointed out that the property in question is approximately two feet lower than the crown of the road and, during periods of rain, water

gains entrance to the basement through the south wall at a point approximately two-thirds of the depth of the building from the front. He also claimed that the removal by the Municipality of trees from the boulevard has aggravated the flooding condition and, despite numerous attempts to have it rectified, the attitude of the Engineering Department has been a negative one, with the result the condition still exists. Mr. Kavanagh also objected to being referred to a Public Relations Officer on January 10th as he felt the subject matter of his complaint was something that required the attention of a qualified person. He also mentioned that one of the labour force was dispatched to the subject location on January 10th and the action taken by him did relieve the problem for the moment. Mr. Kavanagh commended the action of this employee and expressed his dissatisfaction with the manner in which the drainage problem was handled at the Municipal Hall.

The Municipal Engineer added verbally that his Department is currently preparing a long range plan for the correction of a multiplicity of drainage conditions in the Municipality. As regards the handling of the complaint by a member of his Department on January 10th, the Engineer pointed out that because of the flooding problems throughout the whole Municipality that day, virtually all available engineering staff members were in the field endeavouring to relieve these flooding conditions.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That both the letter from Mr. Kavanagh and the report of the Municipal Manager be received and the complainant advised of the positive steps which are being taken to relieve the drainage situation at the subject location, and that he be further advised of the circumstances which prevailed in the Engineering Department on January 10th as regards the handling of telephone complaints concerning drainage problems."

CARRIED UNANIMOUSLY

(9) Damage Claims of Mr. O. Olson and Mr. J. S. Kornell.

The Manager reported that in June, 1960 Council approved the settlement of a claim of a Mr. A. V. Bell for flooding damages to his property which occurred in November, 1955 - the amount being \$200.00. The Manager advised that it was drawn to the attention of Council at that time that two other properties had been damaged by the same flooding incident - the damage in these two instances being \$100.00 and \$25.00. The Manager pointed out that neither of these two latter owners took action against the Municipality but Mr. Bell did and, though it was his opinion that if Mr. Bell was to receive compensation, consideration should also be given the other two cases even though they were technically out of court. The Manager pointed out that it was the decision of Council that only the Bell claim be recognized. He advised that the Reeve has now directed the these two claims be referred back to Council for further consideration.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR DRUMMOND:

"That the report of the Municipal Manager be tabled for one week and more details

of the circumstances surrounding these claims be supplied to Council at that time."

CARRIED UNANIMOUSLY

COUNCILLOR PRITTE ARRIVED AT THE MEETING.

(10) Sewer Utility Funds.

The Manager reported that as at December 31, 1960, the combined total in the Sewer Rental Account and the Sewer By-Law Account amounted to \$209,362.00 - \$121,947.00 in cash and the balance of \$87,415.00 in securities. He advised that at this date, \$368,561.00 has been expended on the construction of sanitary sewers and, while there is authority to finance this work through the bank pending sale of debentures, it would be more economical for the Corporation to first make use of the \$121,000.00 mentioned above. He recommended that this action be taken by Council by means of the passage of a formal resolution authorizing such action.

MOVED BY COUNCILLOR DRUMMOND;
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (11) The Manager submitted the monthly report of the Fire Chief covering the activities of his Department for the month of January, 1961.
- (12) The Manager submitted the monthly report of the Chief Building Inspector covering the operations of his Department for the period between January 3rd and 27th, 1961.
- (13) The Manager submitted the monthly report of the Medical Health Officer covering the activities of his Department for the month of December, 1960.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the above three reports be received."

CARRIED UNANIMOUSLY

- (14) The Manager submitted a report of the Property Manager covering Property Sales Slips #'s 8835 and 8836, as follows:

Sales No.	Purchaser	Legal and Location	Sales Price
8835	Tina & William Ronald Smith	Lot 4, Blk. 19, D.L. 117E $\frac{1}{2}$, Gr. 1, N.W.D., Pl. 1222	\$4,000.00
8836	Tina & William Ronald Smith	Lot 5, Blk. 19, D.L. 117E $\frac{1}{2}$, Gr. 1, N.W.D. Pl. 1222	\$4,000.00

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR PRITTE:

"That the report of the Manager and
the Property Sales Slips submitted by
the Property Manager be received."

CARRIED UNANIMOUSLY

(15) Estimates.

The Manager submitted a report of the Municipal Engineer covering Special Estimates of Work in the total amount of \$6,180.00 recommending that they be approved.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(16) Block 10, D. L. 42, Plan 3055 (Doffner).

The Manager reported that the above described property is located at the south end of Piper Avenue at Burnaby Lake and that it comprises an area of 4.94 acres on which there is located a home and a garage-workshop. The Manager advised that the owner, Mr. Louis B. Doffner, has offered to sell the subject parcel to the Municipality for the sum of \$25,000.00, subject to the Municipality granting him and his wife a ten year lease of the house (including a portion of the parcel on which the house is located), and paying therefor the sum of \$60.00 per month plus all taxes and maintenance costs and further, that the lease be assignable during the ten year term subject to Municipal approval. The Manager advised that the property in question is subdividable and that to subdivide it would create an undesirable enclave of residential development south of the track. He pointed out that it is the view of both the Planning Department and the Parks and Recreation Commission that the subject property is more desirable for use as a future park. The Manager recommended that the Corporation purchase the subject parcel for future park purposes on the terms and conditions set out above.

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR MacSORLEY:

"That this matter be tabled for a period
of one week."

CARRIED UNANIMOUSLY

(17) Complaint - Dr. H. W. Radford.

The Manager reported that the above noted has complained that an undeveloped road easement adjacent his property has created an eyesore and a public health nuisance since the drainage system has not been properly completed. The Manager further advised that the complainant has pointed out that at certain times of the year water lies in stagnant pools which form breeding grounds for mosquitoes and, in addition, the Municipality has sanctioned the dumping of fill on the property surrounding the drainage course. He reported that the complainant has asked that the drainage water be enclosed in a cement culvert between Noel Drive and Stony Creek and that the easement be either completed or declared a public nuisance under Section 876 of the Municipal Act so that it can be cleaned up.

The Manager reported that this complaint has been investigated by both the Engineering and Sanitation Departments, who report as follows:

- (a) Engineering Department - The drainage course in question is, in fact, an unopened portion of Lyndhurst Avenue. It was left open as part of the original subdivision and has been apparently partially filled with stumps by the developer of the property. Drainage water from the intersection of Noel Drive and Lyndhurst Avenue is discharged north on Lyndhurst Avenue towards Stony Creek and taken care of in part by a wooden flume. The situation could be considered an eyesore and is probably becoming aggravated by the piling of waste material, probably by children. At the moment, the Municipality is concentrating its attention in connection with drainage works on relieving hazardous conditions and providing drainage in flat areas rather than toward relieving unsightly drainage situations.
- (b) Sanitation Department - As the area in question is serviced by sanitary sewer, there is no effluent from sewage disposal fields. Also, there is no evidence of rodent infestation and all potential mosquito breeding areas are given attention under the mosquito control programme, although this area will be entered in the records of the Department as requiring special observation. While the property leaves something to be desired insofar as the visual factor is concerned, it does not in its present state constitute a public health nuisance. It does, however, point up the need for the enclosing of water courses and drainage easements at the time of subdivision.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That the drainage course in question be cleaned of the debris which currently exists and the complainant advised that work of a more permanent nature may be undertaken at a later date when the storm sewer programme is further advanced."

CARRIED UNANIMOUSLY

(18) Discharge of Easement - East 8 feet of Block 24, D.L. 83 Plan 1267 (Director of the Veterans' Land Act).

The Manager recommended that Council authorize the execution of a release of the above described easement pointing out that

a new one for a closed drainage right-of-way has been negotiated to replace the present easement.

MOVED BY COUNCILLOR PRITIE,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(19) Proposed Apartment Building on Lot 19, Block 14, D.L. 120.

The Manager reported that a Mr. E. Dohman proposed to erect a nine-storey apartment building on the above described property. He pointed out that present zoning regulations permit a maximum height of two-storeys or twenty-five feet. He added that Municipal officials have held the opinion that current regulations should be revised to permit apartments of a greater height. In this connection, the Manager submitted a report of the Planning Department in which a suggestion was made as to the course of action which could be taken at this time should it be the wish of Council to encourage the development currently under application.

In its report, the Planning Department advised that it had previously indicated the opinion that the sketches which have been submitted illustrate a good standard of the high rise type of apartment building. The Department pointed out that the concentration of units in the high building is not merely a device to erect a high number of units on the site; rather, the open space gained around the building would be used to benefit the occupants and would contribute to the amenity of the neighbourhood. They added that the proposed structure, which would contain elevator and commercial facilities and adequate floor areas and balconies, seems to provide good living accommodation, including covered parking spaces for each unit. The Department pointed out that the chief problem posed by the proposal at hand is that exception may be taken to the high building by nearby residents of single family dwellings. The Planning Department advised that though it was requested to explore the means of amending the Town Planning By-law to permit the type of development under application, it has not been possible within the time limits imposed to initiate a broad revision of the By-law, with the result it has been concluded that if it is desired to facilitate this particular development while at the same time avoid a discriminatory course of action, the Town Planning By-law could be amended by replacing Section 9 (c) by a new section which, in addition to permitting the type of development presently allowed, would permit apartment house developments of the "high rise" type, as follows:

- (a) The height be no greater than 10 storeys
- (b) The site on which a development of this kind is to be constructed must have a minimum area of 20,000 square feet with a minimum frontage of 120 feet
- (c) Off-street parking facilities be provided in the ratio of 5 spaces for each 4 apartment units
- (d) The minimum rear yard be 35 feet and the side yard 25 feet, or 0.6 times the height of the building, whichever is the greater.

MOVED BY COUNCILLOR PRITIE,
SECONDED BY COUNCILLOR JAMIESON:

"That both the report of the Planning Director and the covering report of the Manager be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That the proposal advanced by the Planning Department in its report respecting an amendment to Section 9 (c) of the Town Planning By-law to permit the "high rise" type of apartment building be approved."

CARRIED
COUNCILLOR DRUMMOND
AGAINST.

REEVE EMMOTT ARRIVED AT THE MEETING AND ASSUMED THE CHAIR.

(20) Local Improvements in "Willow Place".

The Manager submitted a certificate of sufficiency of the Municipal Clerk covering the construction of sidewalks and paving on certain streets in the above noted subdivision, as follows:

Paving to a width of 20 feet and concrete curb sidewalks 5 feet wide upon:

- (a) Kraft Crescent from Phillips Avenue to the S.P.L. of Lot 36, Block 1, D. L. 43, Plan 21986.
- (b) Chrisdale Avenue from Kraft Crescent to the S.P.L. of Lot 8, Block 1, D. L. 43, Plan 21986.
- (c) Kraft Court from Kraft Crescent to and including the cul-de-sac.
- (d) Kraft Place from Kraft Crescent to Mark Crescent.
- (e) Mark Crescent from Kraft Place to the W.P.L. of Lot 70, Block 1, D. L. 43, Plan 21986.

The Manager also submitted a cost report prepared by the Engineering Department pursuant to Section 600 of the Municipal Act on the above noted works, as follows:

- (a) The lifetime of the works is 15 years.
- (b) The estimated total cost of the works is \$43,170.
- (c) The Statutory Corporation's share of the works is \$2,730.
- (d) Special assessments should be made in 15 annual instalments.
- (e) Total length of sidewalks - 6,100 feet
- (f) Total length of paving - 3,175 feet

The Manager added that the following properties have frontages in excess of 132 feet:

<u>Description</u>	<u>Frontage</u>
Acreage Parcel E.P. 11007, D.L. 43	295.64 ft.
Lot 14, Blk. 1, D.L. 43, Plan 21986	196.73 ft.
Lot 37, Blk. 1, D.L. 43, Plan 21986	189.59 ft.
Lot 19, Blk. 1, D.L. 43, Plan 21986	182.00 ft.
Lot 46, Blk. 1, D.L. 43, Plan 21986	204.19 ft.
Lot 63, Blk. 1, D.L. 43, Plan 21986	202.99 ft.
Lot 25, Blk. 1, D.L. 43, Plan 21986	192.26 ft.
Lot 33, Blk. 1, D.L. 43, Plan 21986	190.00 ft.
Lot 49, Blk. 1, D.L. 43, Plan 21986	161.03 ft.
Lot 64, Blk. 1, D.L. 43, Plan 21986	148.46 ft.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That the certificate of sufficiency of
the Municipal Clerk be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Municipal Manager
and accompanying report of the Municipal
Engineer be received and a Local Improvement
Construction By-law be prepared to authorize
the subject works, as mentioned."

CARRIED UNANIMOUSLY

- (2) The Manager submitted the monthly report of the R.C.M.P.
covering its operations during the month of January,
1961.

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR HICKS:

"That the report be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR MacSORLEY:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR MacSORLEY:

"That Councillor Harper be granted leave
of absence from this meeting."

CARRIED UNANIMOUSLY

Councillor Prittle then addressed Council on the matter of
activities proposed by the Lower Mainland Regional Planning
Board during the year 1961. He drew attention to the
submission received by Council this evening from the Board
pointing out that the Board plans to release a number of major
reports this year, as follows:

- (a) An outline plan for a regional park system
- (b) An outline plan for industrial land
- (c) An outline plan for agricultural land
- (d) An outline plan for urban development
- (e) A first draft of an official regional plan.

Councillor Prittie stressed that these reports would be the culmination of a number of years research on the part of the Board and that the information which it had amassed would be of vital importance to the municipalities in the Lower Mainland area. He expanded on some of the major projects which the Board proposed for the current year. Councillor Prittie urged that Council give favourable consideration to the request of the Board for the annual per capita levy.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

"That the verbal report of Councillor Prittie be received and action deferred on the request of the Lower Mainland Regional Planning Board pending consideration of it by the Policy Committee."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That plans and specifications of the work or undertaking pursuant to By-law No. 4205, Burnaby Expropriation By-law No. 1, 1960, be filed with the Municipal Clerk as required under Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR JAMIESON:

"WHEREAS The Corporation has undertaken an extensive programme of sanitary sewer construction and has to date completed works to the extent of \$363,561.00 AND WHEREAS a special sewer account was established by By-law No. 4148 which provided that moneys on deposit therein shall be used for the construction of certain sewer works therein specified which works include the sanitary sewers aforesaid THEREFORE BE IT RESOLVED that from the said special account the sum of \$121,000.00 be utilized in part payment of the said sanitary sewer works completed to date."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR JAMIESON:

"That "BURNABY TAX-SALE MONEYS EXPENDITURE BY-LAW, 1961" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

(22) -Verbal

The Municipal Manager reported verbally that the Assessor has informed him that, as usual, appeals have been lodged against the current assessed land values by both the Standard Oil Company and the Canadian Pacific Railway. The Manager advised that it has been considered desirable to engage a private land appraiser to complete a land valuation of the parcels owned by the two companies for submission in rebuttal at the 1961 Court of Revision and/or the Assessment Appeal Board. In this connection, he pointed out that the cost of such an appraisal will not exceed \$1,000.00 and that arrangements have been made with Bell-Irving Realty Limited to undertake this work. He emphasized that though the cost might seem high, a relatively small percentage reduction in the assessed value of the lands in question would materially reduce the total land assessment of the Municipality and that it was therefore considered prudent to obtain a professional appraisal in an attempt to defend the position of the Municipality on the assessing of the lands in question. The Manager requested that his action in engaging the above noted firm for the work described be ratified.

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR EDWARDS:

"That the action of the Municipal Manager in engaging Bell-Irving Realty Limited to undertake a land valuation of the parcels owned by Standard Oil Company and Canadian Pacific Railway be ratified."

CARRIED UNANIMOUSLY

A brief discussion then took place relative to a problem confronting three property owners in the vicinity of the Freeway at the Carleton Avenue interchange. It was suggested that these affected owners had not been treated justly by the Department of Highways and that therefore their plight was deserving of some attention.

MOVED BY COUNCILLOR JAMIESON,
SECONDED BY COUNCILLOR EDWARDS:

"That the Reeve make representations to Mr. Miard of the Department of Highways for the purpose of discussing both the problem concerning the three property owners adjacent the Carleton interchange point and the matter of closing Willingdon Avenue."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR JAMIESON:

"That the meeting adjourn until Monday,
February 13th, at 7:30 p.m."

CARRIED UNANIMOUSLY

Confirmed:



REEVE



CLERK