NOVEMBER 6, 1961

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, November 6, 1961 at 7:30 p.m.

PRESENT:

REEVE EMMOTT IN THE CHAIR; Councillors Clark, Drummond,

Edwards, Harper, Hicks, MacSorley,

and Prittie.

ABSENT:

Councillor Jamieson.

Mr. and Mrs. S. E. Williams submitted a further letter in connection with their application for permission to use the building situate on Block 81, D. L. 132 as a combined dance studio and supper club asking that they be given the opportunity of addressing Council on their application.

MOVED BY COUNCILLOR PRITTIE, SECONDED BY COUNCILLOR EDWARDS:

"That the delegation be heard."

CARRIED UNANIMOUSLY

Mrs. Williams appeared and stated that she felt the grounds given by Council in refusing the application were not valid. In support of this statement, she pointed out that:

- (a) There would be a double door at the entrance to the building and noise from within would not be heard outside the building, at least not as far as to reach nearby dwellings. She pointed out that the residents immediately adjoining the subject property have indicated by petition that they do not object to the proposed enterprise.
- (b) As regards the matter of parking, Mrs. Williams stated that the brush on the property would be removed and provision made to accommodate a maximum of 143 cars. She added that there would be an entrance and exit directly off Sperling Avenue and Kitchener Street and that this would not create or aggravate a traffic problem on Sperling Avenue since this road is a main artery. She also advised that a parking attendant would be present to ensure the parking and dispersal of vehicles in an orderly manner.
- (c) With regard to the object of the enterprise, Mrs. Williams stated that it was intended to interest patrons in ballroom dancing. She added that a dance floor 1300 square feet in area was proposed.
- (d) With respect to the matter of the subdivision pattern in the area being frustrated by intensive use of the property under application, Mrs. Williams pointed out that all lots on both Kitchener Street and Sperling Avenue have dwellings located on them and that the only possible new subdivision development that could take place would be two blocks removed.
- (e) Mrs. Williams stated that use of the building for the purpose requested would result in the elimination of

an eyesore inasmuch as the building would be renovated and improved.

(f) She added that the combined dance studio and supper club could also be made available for weekend community dances, bowling banquets, etc. and further, it could be used to train students from the junior and senior high schools in ballroom dancing in after school or Saturday afternoon dance clubs.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR PRITTIE:

"That a Public Meeting be held on Monday, November 13, 1961 at 7:00 p.m. for the purpose of soliciting the views of the residents in the area adjoining the property under application on the proposed development advanced by the applicant, it being understood that the persons invited to express a view can do so either by letter or in person."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR MacSORLEY:

"That the below listed correspondence be received."

CARRIED UNANIMOUSLY

Executive Secretary, Burnaby Chamber of Commerce, submitted a letter again requesting that a Committee of Council be appointed to meet with a Committee from the Chamber to discuss the feasibility of establishing a governmental authority to develop the Burnaby Lake area as a recreational facility.

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR CLARK:

"That this matter be referred to the Planning Committee and also to Councillor Harper, as the representative of Council on the Parks and Recreation Commission, for consideration and report."

CARRIED UNANIMOUSLY

Secretary, Students! Council, Burnaby North High School, wrote extending an invitation to the Reeve and Members of Council to attend a dedication ceremony in commemoration of the renaming of the road in front of Burnaby North High School from Kensington Avenue to Hammarskjold Drive. The Secretary mentioned that this ceremony would take place on Friday, November 10th, at 2:30 p.m.

Jack Gillmore Limited submitted a further letter in connection with its application to rezone Lot "B", Blocks 43/44, D. L. 35, Plan 4526 to Multiple Family use requesting that the application be laid over for a further two or three weeks to

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 59, 1961.

(1) National Research Council Workshop.

The Manager recommended that the Chief Building Inspector, Mr. M. J. Jones, be authorized to attend a Workshop being sponsored by the National Research Council for the purpose of reviewing parts of the 1960 Edition of the National Building Code, being held at the University of British Columbia on November 17th and 18th, 1961.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Claim - Sheep Protection Act, (Fuller).

The Manager recommended that a claim of the above noted under the Sheep Protection Act for the loss of two hens be settled in full by payment of \$8.00 as compensation for this loss.

> MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

(3) Appointment of Returning Officer, Place for Holding Nominations, and Establishment of Polling Places, for the forthcoming Election.

This matter was previously dealt with at this meeting by virtue of the passage of three Resolutions pertaining to each of the matters noted in caption.

(4) Request of Mrs. A. Schaefer to use building at 5620 Hastings Street.

The Manager reported that on November 2nd, the owner of the property at 5620 Hastings Street informed the Building Department by telephone that the property had been sold to a party other than Mrs. Schaefer. He suggested that it would therefore not appear necessary to give consideration to the request of Mrs. Schaefer.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR DRUMMOND:

"That the report of the Manager be received and, in view of the situation as mentioned in the report, no further action be taken on the request of Mrs. Schaefer."

CARRIED UNANIMOUSLY

(5) Easement - Lot "A", Block "C", D. L. 150, Plan 8581 (Patterson).

The Manager recommended that Council authorize the acquisition of a drainage easement 15 feet in width over a portion of the northerly part of the above described property and further, that authority be granted to execute the necessary documents.

(6) Easement - Westerly 9 feet of Lot 44, S.D. "C", Block 2, D. L. 130 and Lot 1, Block 17, D. L. 131, Plan 15413 (Gemma).

The Manager recommended that Council authorize the acquisition of the above described easement for drainage purposes for a consideration of \$1.00 plus restoration of the easement area. He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendations of the Municipal Manager covering Items (5) and (6) be adopted."

CARRIED UNANIMOUSLY

\$690,000.00

(7) Proposed 1962 Trunk Sewer Construction Programme.

The Manager recommended that Council forward a request to the Greater Vancouver Sewerage and Drainage District to consider the construction of the following projects of trunk sewer construction during 1962:

CO5	G1 40010	··· 3 -	
(1)	D-16	3,860' of 27" and 30" pipe (South Slope Interceptor west to Roseberry Avenue)	\$226,000.00
(2)	P/S C-1	Sperling Avenue Pumping Station	100,000.00
(3)	C-7	Sperling Avenue Gravity Sewer from Claude to Laurel, 4600' of 30"	240,000.00
(4)	C-10	Burnaby Lake Branch east from Sperling generally along the Freeway alignment 60001 of 12" to 18"	90,000.00
(5)	C-11	Force Main from Sperling Avenue Pumping Station to the North Burnaby Interceptor at Great Northern Railway and Greenwood 1000' of 21"	34,000.00

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HARPER:

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

CARRIED UNANIMOUSLY

(8) Use of Dwelling at 7767 - 17th Avenue (Newington).

The Manager reported that the Church Committee of St. Alban's Church has requested permission to lease from the Corporation the above noted property for the purpose of providing low rental housing for two old-age pensioners.

The Manager advised that the subject property was acquired by the Corporation through tax sale some years ago and that the former occupant of the building, Mrs. Lydia Newington, is presently in a Nursing Home. He added that her furniture and other effects are still in the dwelling and that the disposition of these effects is not possible at this time. The Manager further reported that inspection of the dwelling on two occasions during the past two years has indicated that it should be demolished.

The Manager concluded by advising that, in any event, it is not possible to consider the request of the Church Committee since the effects of Mrs. Newington are still in the dwelling.

MOVED BY COUNCILLOR PRITTIE, SECONDED BY COUNCILLOR HARPER:

"That the report of the Manager be received and the information contained therein conveyed to the Church Committee of St. Alban's Church."

CARRIED UNANIMOUSLY

(9) Local Improvement Projects.

The Manager reported that construction of Local Improvement projects authorized under fourteen separate By-laws is now either complete or underway and that financing of this programme by the issue and sale of Debentures should be carried out. He submitted a summary of the costs of the projects in question, as follows:

1 B 40/1 3,760.96 926.80 2, 1 C 4209 811.20 25.61 5 D 4240 20,677.33 3,157.59 17, 55 E 4255 393,936.90 97,742.78 296,	ner's are
1 G 4262 8,037.12 417.86 7, 1 H 4218 34,665.63 2,122.75 32, 1 I 4238 3,214.64 319.93 2, 1 J 4239 12,478.81 1,037.42 11, 1 K 4248 13,160.13 13,160.13 13,160.13 1 L 4254 16,905.15 2,994.11 13,5 1 M 4258 10,471.50 4,503.75 5,0 1 N 4270 55,265.60 14,650.45 40,0	879.84 834.16 785.59 519.74 194.12 728.28 619.26 743.06 894.71 441.39 nil 911.04 967.83 615.23

The Manager further reported that inasmuch as Council had adopted a schedule of frontage rates chargeable to property owners for works of Local Improvement, as follows:

20	foot	pavement	-	.50¢
28	foot	pavement	-	. 55¢
36	foot	pavement	-	.60¢
46	foot	pavement	-	.90¢

and now that costs of the projects constructed under this policy are known, it will be necessary to Amend the Construction By-Laws to reflect the rates just listed. He recommended that this be done.

The Manager further recommended that a Debenture By-Law be passed to authorize the issuance and sale of Debentures in the total amount of \$857,000.00, bearing a coupon rate of $5\frac{1}{2}\%$ dated December 15, 1961, and maturing serially between 1962 and 1976 inclusive.

The Manager also presented additional information in respect of the construction costs of the foregoing projects, as follows:

<u>Schedule</u>	By-law No.	<u>Estimate</u>	Construction Cost	Difference
A B C D E F G H I J K L M N	4063 4071 4209 4240 4255 4256 4254 4238 4239 4239 4254 4258 4270	\$ 67,110. 2,500. 780. 28,980. 500,650. 197,420. 43,170. 5,250. 14,480. 18,540. 19,300. 11,500. 72,717.	\$ 65,135. 3,616. 780. 19,882. 378,785. 183,194. 7,726. 33,525. 3,091. 11,999. 12,654. 16,255. 10,069. 52,358.	- \$ 1,975. 1,116. 0. - 9,098. - 121,865. - 14,226. 0. - 9,645. - 2,159. - 2,481. - 5,866. - 3,045. - 1,431. - 20,359.
	Temporary	\$ 990,125. Financing	\$ 799,071. <u>32,777.</u> 831,848.	- 191,054.

MOVED BY COUNCILLOR PRITTIE, SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED
AGAINST - COUNCILLOR
CLARK.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

(10) Estimates.

The Manager submitted a report of the Municipal Engineer covering Special Estimates of Work in the total amount of

\$4,860.00 recommending that they be approved.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(11) Allowances.

The Manager submitted a report of the Municipal Treasurer listing those properties on which application had been made for allowance of percentage addition charges under Section 411 of the Municipal Act in the total amount of \$114.85 recommending that they be approved. These allowances are as follows:

61-22 D.L. 186,Block 38 1/2 S 1/2 Sk.6187 Map 1124 Code 6029972	D.W. Robb, 630 N. Boundary Road, Vancouver,B.C. 1959 Penalty 1960 Interest 1961 Interest	\$13.79 9.10 4.34	\$ 27.23
61-23 D.L. 92, Lot 31 N 1/2, Map 1146 Code 3020376	Wm. H. Hill, 6708 Colborne Avenue, Burnaby !, B.C. 1958 Penalty 1959 Interest 1960 Interest and Penalty	\$ 12.06 7.08 	45. 03
61-24 D.L. 175 N 1/2 N.E. 1/4, Blk. 4 Lot 5, Map 10120 Code 6027542	C.W.I. Coplick, 4062 Rumble Street, Burnaby I, B.C. 1961 Penalty		\$ 6.61
61-25 D.L. 159, Block 45 Sk. 9509, Map 3657 Code 6010204	A. & K. Ash, 8164 Gilley Avenue, Burnaby 1, B. C. 1960 Penalty 1961 Penalty	\$ 15.24 8.23	\$ 23.47
61-26 D.L. 33, Block 64, S. 66.57, 3451 Code 2003014	J.V. & E.E. Hackett, 5549 Willingdon Ave., Burnaby I, B. C. 1961 Penalty		\$ 10.89
61-1 D.L. 91 S.E. Pt. Block 5 Lot 8 S ¹ / ₂ 2332 Code 3018773	M. J. Phillips, 6754 Hersham Avenue, Burnaby 1, B. C. 1961 Penalty		1.62
			\$ 114.85

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR PRITTIE:

"That the recommen lation of the Manager be adopted."

THE COUNCIL RECONVENED AT 9:10 P.M.

(12) Duplexes on Corner Lots.

The Manager submitted a report prepared by the Planning Director in regard to the above noted matter.

In his report, the Planning Director outlined the current situation with respect to the legislative control over the location of Two-Family Dwellings pointing out that no distinction is drawn between interior and exterior lots insofar as their acceptability for two family development is concerned.

He suggested that the reasons for permitting two family structures on corner lots with smaller dimensions might be:

- That corner lots enjoy a sense of greater open space than do interior lots;
- (2) That a dwelling on a corner lot might be designed with generous window space in three of the exterior walls rather than the two which results from building on the usual interior lot.

The reanning Director also set out the following points which, in the view of his Department, speak against the relaxing of Municipal regulations in connection with the erection of two family dwellings on corner properties:

- (a) The setback requirements pertaining to corner lots tend to limit the building area available on such lots and, therefore, persons wishing to take advantage of a "bonus" accorded corner lots could find that though a semidetached unit could not be built, a duplex structure would be possible. He added that this situation could have unfortunate consequences on the appearance of a typical street if corner lots were developed with duplexes of the "one above the other" variety;
- (b) There would be a tendency to enhance the value of corner lots even more than exists at present; which enhancement could become a serious detriment to the Municipality in dealing with the matter of redundant road allowances and adjustment to street patterns in developing areas. He explained that if the aforementioned "bonus" provision was in existence, it is expected many owners of corner properties would demand compensation for the loss of two family development privileges in the event the Municipality attempted to acquire some of their property for road purposes;
- (c) The same arguments for allowing special treatment of corner lots would apply to lots bordering on school and park sites. The Planning Director advised that in these cases, the owners of land have done little or nothing to create the special locational advantage enjoyed and therefore they should not be rewarded in a manner which is not available to properties that are substantially the same.

The Planning Director concluded by reporting that for the above three reasons, his Department feels that it would not be in the interests of the Corporation to differentiate between corner and interior lots in determining their suitability for two family development.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That the report of the Planning Director be received."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That leave be given to introduce "BURNABY FAX-SALE MONEYS EXPENDITURE BY-LAW NO. 4, 1961" and that it be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That the report of the Committee be adopted."

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That "BURNABY TAX-SALE MONEYS EXPENDITURE BY-LAW NO. 4, 1961" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

"That leave be given to introduce
"BURNABY DEBENTURE BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT DEBENTURE
BY-LAW NO. 2, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 7, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 8, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 10, 1961, AMENDMENT BY-LAW, 1961"
be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE, SECONDED BY COUNCILLOR MacSORLEY:

"That a clause be inserted in "BURNABY DEBENTURE BY-LAW, 1961" to the effect that the said By-Law has received the assent of the owner-electors this _____ day of _____1961."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

"That the Committee rise and report
"BURNABY LOCAL IMPROVEMENT DEBENTURE BY-LAW
NO. 2, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 7, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 8, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 10, 1961, AMENDMENT BY-LAW, 1961"
complete and "BURNABY DEBENTURE BY-LAW, 1961"
complete, as amended."

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY DEBENTURE BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT DEBENTURE
BY-LAW NO. 2, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 7, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 3, 1961, AMENDMENT BY-LAW, 1961"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION
BY-LAW NO. 10, 1961, AMENDMENT BY-LAW, 1961"
be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

"That leave be given to introduce "BURNABY TOWN PLANNING BY-LAW 1946, AMENDMENT BY-LAW NO. 13, 1961" and that it be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HARPER:

"That this By-law be amended by deleting all of the properties described therein except Lot "A", S.D. 5, Block 1, D. L. 205, Plan 16983."

CARRIED UNANIMOUSLY

MOVED BY COUNC!LLOR HARPER, SECONDED BY COUNCILLOR HICKS:

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

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 13, 1961" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY EXPROPRIATION BY-LAW, 1961" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY EXPROPRIATION 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 MacSGRLEY, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY BUDGET AUTHORIZATION BY-LAW 1961, AMENDMENT BY-LAW, 1961" be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR HARPER:

"That "BURNABY BUDGET AUTHORIZATION BY-LAW 1961, AMENDMENT BY-LAW, 1961" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal be affixed thereto."

CARRIED
AGAINST - COUNCILLORS
CLARK, HICKS AND
DRUMMOND.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That the Council resolve into Committee of the Whole to consider "BURNABY STREET AND TRAFFIC BY-LAW, 1961."