

OCTOBER 22, 1962

A Regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway on Monday, October 22, 1962 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Edwards,  
Harper, Hicks and Kalyk

ABSENT: Councillors Clark, MacSorley  
and Prittie

Reverend R. Brown led in Opening Prayer.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR BLAIR:

"That the Minutes of the meeting held  
September 24th be adopted as written  
and confirmed."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR HICKS:

"That Councillors MacSorley and Clark  
be granted leave of absence from this  
meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR KALYK:

"That all of the below listed cor-  
respondence be received."

CARRIED UNANIMOUSLY

Secretary, South-East Burnaby Ratepayers Association, submitted a letter advising that the Association has gone on record as favouring the placing of all electrical wiring underground. The Secretary added that the Association feels this practice should now be followed in new subdivisions.

The Public Utilities Committee was directed by Council to take the matter of underground wiring under advisement.

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR HICKS:

"That a letter be sent to the B. C.  
Hydro and Power Authority commending  
it for the excellent rehabilitative  
work performed by it in restoring  
electrical service to the Lower Mainland  
area following the severe wind storms

which struck this region between  
October 11th and October 13th, 1962."

CARRIED UNANIMOUSLY

Executive Director, Community Planning Association of Canada,  
(B.C. Division) wrote advising that a Planning Conference would  
be held in Vancouver on November 29th and 30th, 1962. The  
Association extended an invitation to the members of Council  
to attend this Conference.

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR EDWARDS:

"That the Councillors advise the  
Municipal Clerk as to whether they  
will be attending the Conference."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

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

CARRIED UNANIMOUSLY

#### REPORT OF TRAFFIC SAFETY COMMITTEE

##### (1) Convention - Western Canada Traffic and Parking Association.

The Committee reported that it had received advice that the  
above noted Association would be holding its fifth annual  
Convention in Kamloops on October 25 and 26, 1962. The  
Committee reported that it felt the Traffic Director, Mr. E.  
Laks, should attend this Convention and they recommended that  
Council so authorize him. The Committee added that the  
approximate cost to the Municipality in sending the Traffic  
Director to the subject Convention would be \$100.00.

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the  
Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR KALYK:

"That the Reeve be empowered to authorize  
grants for Halloween Celebrations and Old  
Age Pension Organization Christmas dinners,  
on the same basis as those made in past  
years."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 57, 1962.

(1) Easements - Phase 3 of South Slope Sewer Project.

The Manager submitted a report recommending that Council authorize the acquisition of the following easements for the considerations noted:

- (a) That portion of Lot 19 outlined in Red on Plan No. 24775, Block 16, D. L. 156, Plan 1956 (Potkins) - \$1.00 plus restoration of the easement area, including any fences and a clothes line pole which would be disturbed during construction.
- (b) That portion of Lot 7 shown outlined in Red on Right-of-Way Plan No. 24425, S.D. "B", Block 1, D.L. 175, Plan 11511 (Booth) - \$60.00 plus restoration of the easement area, including the fences and clothes line pole.
- (c) West 15 feet of Lot 16, Block 48, D. L. 151, Plan 1437, (Nicks and Blumsen) - \$1.00 plus restoration of the easement area, including any fences and a clothes line pole that might be disturbed during construction.

The Manager also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Easement - West 12 feet of Lot "J" Except North 100 feet, Blocks 30/34, D. L. 98, Plan 16211 (Stacey).

The Manager recommended that Council authorize the acquisition of an easement over the above described property, pointing out that it is required for storm sewer purposes in connection with a drainage project on Watling Street between Royal Oak Avenue and Nelson Avenue, for a consideration of \$165.00 plus restoration of the easement area.

He added that the owners of the property in question also desire ownership of the 30 inch pipe which is to be placed in the easement so that if the Corporation abandons the easement in the future, the pipe in question will become their rightful property.

The Manager also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

Reeve Emmott reported verbally that, in 1959, a By-law was passed authorizing the construction of a 20 foot pavement on Watling Street between Royal Oak Avenue and Nelson Avenue. He pointed out that, under the latest Local Improvement Sidewalk Construction Programme, this street is slated for a five foot curb sidewalk on both sides plus four feet of asphaltic road widening. He advised that the work authorized in 1959 was not undertaken because of contemplated underground works (sewers) and, to date, the work has not been done.

The Reeve suggested that the cost report of the Municipal Engineer dealing with the latest proposed sidewalk construction programme be amended by deleting the work proposed for the subject portion of Watling Street and inserting in its place the construction of five foot curb sidewalks on both sides of the street plus 28 feet of paving. He stressed that if this project should fail, then the Municipality could still construct the 20 feet of paving, as was originally proposed.

He also suggested that a special letter be sent to the owners on the portion of Watling Street in question explaining the object of Council in altering the nature of the Local Improvement works.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HARPER:

"That the cost report of the Municipal Engineer covering the latest Local Improvement Sidewalk Construction Programme be amended in accordance with the suggestion offered by the Reeve, as related above."

CARRIED UNANIMOUSLY

(3) Lot 46, S.D. 13/18, Blocks 1/36, D. L. 129, Plan 21281.

The Manager recommended that the above described property, which is located on the south side of Curtis Street 186 feet west of Kensington Avenue, be placed in a sale position at a minimum price of \$3,800.00.

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Napier Street east from Holdom Avenue (Denton and Stalzer)

The Manager reported that the above noted persons have, through an agent, requested the abandonment of the 206 foot portion of Napier Street east from Holdom Avenue and the subsequent conveying of this road allowance to them. He advised that these two persons are the owners of property abutting the subject portion of Napier Street.

The Manager related the events which occurred in 1957 when the Corporation undertook the abandonment of portions of Napier and Aubrey Streets east of Holdom Avenue to effect the resubdivision of lands in this area so that a site could be

created for the Aubrey Street elementary school. He pointed out that Messrs. Denton and Stalzer did not consent to the abandonment in 1957 and therefore the portion of Napier Street adjacent their properties was not abandoned.

He also reported that, in 1960, the Corporation erroneously constructed a lane to service Municipally-owned land to the east fronting on Dunlop Avenue; the lane encroaching ten feet on the "Stalzer" property. He mentioned that in the course of investigating this encroachment it was suggested that the two owners (Denton and Stalzer) proceed to obtain the subject portion of Napier Street under the provisions of the Plans Cancellation Act.

The Manager reported that the request now advanced by these two owners cannot be recommended since:

- (a) It would involve a cost to the Corporation in arranging for the preparation of the necessary documents and plan.
- (b) The creation of a parcel with a value of approximately \$3,000.00 to \$4,000.00 and the conveying of it to adjacent owners would be extremely difficult to justify.

The Manager recommended that, rather than place the Corporation in such an indefensible position, the applicants be advised that this Corporation would hold no objection to an application being made under the Plans Cancellation Act to cancel that portion of Napier Street extending from Holdom Avenue east a distance of 186 feet if the Corporation is assured, possibly by the inclusion in the Order of the Registrar, that the easterly 10 feet of Lot 1 South  $\frac{1}{2}$ , D. L. 129, Plan 2639 (on which the encroachment mentioned above exists) will, with the granting of the Order, be simultaneously dedicated for lane purposes and the subject road allowance concurrently created as a separate parcel in the names of Messrs. Denton and Stalzer as joint owners.

He pointed out that this last mentioned condition is intended to preclude the possibility of efforts being made to re-subdivide the consolidated parcels into minimal or substandard lots. The Manager added that the advantage to the procedure suggested is that the initiative is placed upon the property owners rather than the Corporation.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(5) Exterior Lighting - Library Headquarters.

The Manager reported that the Library Board has requested that a number of lighting improvements be provided on the grounds of the Library Headquarters, the improvements being:

- (a) The installation of two light standards on the western boundaries of the parking lot.
- (b) The installation of some ground lighting to enhance the street facade of the building.

He advised that preliminary estimates of the cost of this work are:

(i)	Light standards -	\$1,375.00
(ii)	Front Lighting -	100.00
(iii)	Preparation of specifications-	<u>50.00</u>
	Total -	<u>\$1,525.00</u>

The Manager reported that funds are available to undertake these improvements and he recommended that the work outlined above be authorized.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (6) The Manager submitted a report of the R.C.M.P. covering policing activities during the month of September 1962.
- (7) The Manager submitted a report of the Chief Building Inspector covering the operations of his Department during the period between September 10th and October 5th, 1962.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

"That these two reports be received."

CARRIED UNANIMOUSLY

(8) Expenditures.

The Manager submitted a report of the Municipal Treasurer covering expenditures for the period ended October 7, 1962 in the total amount of \$1,449,929.72 recommending that they be approved.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(9) Easement - North 10 feet of Lot 1 Except Sketches 1495 and 6657, D. L. 33, Plan 944 (Scambler).

The Manager recommended that Council authorize the acquisition of an easement for drainage purposes over the above described property, pointing out that there is no consideration payable by the Corporation for this easement since it is being required as a condition of subdivision of the subject property.

He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(10) Rezoning Proposal - Portion of D. L. 97.

The Manager submitted a report of the Planning Director dealing with the proposed rezoning of that area bounded by the "Kingsway" Commercial zone, Gilley Avenue, the B. C. Hydro and Power Authority right-of-way, and Merritt Avenue, as directed by Council earlier.

In his report, the Planning Director advised that his Department had examined the feasibility of rezoning the tract outlined above to Residential Two Family with the view in mind of reconciling future development of this area with a current proposal to rezone Lot "A", Block 18 and the north 210 feet of Block 13, both of D. L. 97, to Multiple Family use.

He reported that the Planning Department feels the minimum area which should be considered as a Residential enclave is that tract lying between Merritt Avenue and Randolph Avenue and also, generally speaking, between the northern and southern extremities of the area suggested by Council. He pointed out that the basis for this view is that the present land use, the street pattern, and the prospect of maintaining and improving the area as a Residential one is considered valid.

The Planning Director pointed out that a comparison of present uses with those which existed in 1959 reveals that only three new enterprises (one storage yard and two "backyard" shops) have established themselves within the area now being recommended for a change. He added that industrial development in the entire "Kingsway - Central Park Line" Light Industrial district has been slow and, in fact, a noticeable tendency to avoid the area currently under consideration has been evident. He also advised that, in this area, there are only a few "side by side" industry-housing conflicts.

The Planning Director further reported that in examining the possible boundaries for a "change" area, the nature of anticipated street traffic and a local road pattern was considered. In this regard, he pointed out that the area now being recommended offers a reasonable opportunity to establish a street system from which most of the traffic induced by adjacent industrial establishments could be discouraged and which would allow the closing of three road intersections with Kingsway.

He stressed that if the area is to be maintained and significantly improved as a Residential area, aspects other than a change in zoning will require attention; some of them being:

- (a) An improved street pattern
- (b) An improvement in industrial development standards, particularly in those areas where industry faces or abuts housing

- (c) An examination of a long term plan for relocating any non-conforming uses
- (d) The possibility of boulevard planting

The Planning Director also reported that the School Board had been contacted on the matter of accommodating pupils from the proposed apartment project and also from the larger area now under consideration. On this point, the Planning Director advised that since the Board proposes to develop a new elementary school north of Kingsway, the existing Windsor School would in time be available to accommodate the expected increase in enrollment. He added that officials of the School Board did not feel the problem of access to Windsor School was severe because Kingsway could be crossed at Gilley Avenue, where a traffic control arrangement is in effect.

MOVED BY COUNCILLOR HARPER,  
SECONDED BY COUNCILLOR EDWARDS:

"That the application to rezone Lot "A", Block 18 and also the North 210 feet of Block 13, both of D. L. 97, from Light Industrial to Residential Multiple Family Type II be approved for further consideration and further, that the recommendations of the Planning Director respecting a proposal to rezone that area shown on a plan submitted by his Department from Light Industrial to Residential Two Family, be adopted."

CARRIED UNANIMOUSLY

#### REPORT OF POLICY COMMITTEE

The Committee reported that it had considered a proposal of Pacific Disposal Company to assume the operation of the garbage disposal system of this Municipality. The Committee pointed out that the Company proposed to enter into a contract whereby it would pay the Corporation \$384,000.00 for the privilege of rendering the service in question during the first year of the contract and, in all subsequent years of the contract, the amount payable would be two percent greater than the sum paid in the previous year. The Committee added that the Company would also perform all functions presently undertaken by the Municipal system and it would operate two dumps. Moreover, the Company would, where practicable, retain present employees of the Corporation and, as an additional service, the Company would pick up newspapers and other forms of newspaper at no cost to the householder. The Committee also mentioned that the Company would promote at least one "Clean Up Week" every year and would furnish extra trucks during these times. In addition, the Committee advised that the Company proposed that the contract be for a ten year period, with the price to be reviewed at the end of each five years.

The Committee reported that, after due deliberation of the proposal, it came to the conclusion that garbage collection is a service that should be performed by the Municipal Government.



The Committee recommended that the Company be informed that Council is not considering a change in its garbage collection policy at the present time.

MOVED BY COUNCILLOR HICKS,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY