

APRIL 13, 1964

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, April 13, 1964 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Cafferky,
Dailly, Herd, Hicks, MacSorley
and Wells

ABSENT: Councillor Edwards

Reeve Emmott drew attention to the fact that Council, at its last meeting, had deferred the matter of Mr. Robert Edwards, Barrister and Solicitor, appearing in connection with an application to rezone Lots 1 to 3 inclusive, S.D. 1/10 and 21/23, Block 3, D. L. 20S, Plan 2105 to Gasoline Service Station.

He also pointed out that this application was covered by the Planning Department in a report that was scheduled for consideration later this evening.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DAILLY:
"That Mr. Edwards be heard."

CARRIED UNANIMOUSLY

Mr. Robert Edwards appeared and advised that he had arranged to distribute to each Councillor copies of photographs of the existing site and its projected appearance, if developed with a Gasoline Service Station.

He described, in general terms, the condition of the dwelling on the property and also development in the immediate area. He added that the intersection of Grandview-Douglas Highway and 10th Avenue is controlled by a traffic light.

Mr. Edwards also stated that there is presently a gas station one block to the south, another two blocks to the east, one four blocks to the north, and a fourth on Kingsway to the west.

He contended that rezoning of the property to Gasoline Service Station would enhance it and, more important, the removal of the building presently situated on the property would eliminate a serious view obstruction that it causes at the present time. He pointed out that, in the development plans for the property, an area is to be left in the front portion of the lot with no structures, with the result that unlimited vision will be possible.

Mr. Edwards also mentioned that he had read the report of the Planning Department on the application and, though it accurately depicted the situation involving the locational and related features, he disagreed with the conclusion reached by the Department because the area is not suitable for residential use.

He also stated that the property is of ample size to accommodate a substantial gasoline service station development.

Mr. Edwards added that the property is fully serviced.

In response to a query of Council, Mr. Armstrong of the Planning Department advised that there is no immediate plan to widen Grandview-Douglas Highway to the same capacity that exists for 8th Street across 10th Avenue in the City of New Westminster.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:
"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

Magistrate C. C. Bell submitted a letter advising that he had convened a meeting of the Family Court Committee on April 2, 1964 to discuss its scope and purpose.

He also indicated that the Committee had appointed its table officers at that meeting.

Inspector of Municipalities, Department of Municipal Affairs, forwarded a copy of a report relating the results of an audit of the accounts of the Board of Debt Retirement Fund Trustees for the year ended December 31, 1963, as is required by Section 37 of the "District of Burnaby Debt Refunding Act, 1940".

Deputy Minister of Municipal Affairs submitted a letter advising that the Minister of Municipal Affairs has concurred in a recommendation of the Deputy that his Department defer the matter of advancing "Burnaby Expropriation By-Law No. 4, 1964" for the approval of the Lieutenant-Governor-in-Council until a proposed plan of redevelopment for the 3900 Block Hastings Street has been prepared and considered.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR MacSORLEY:
"That the Council now resolve itself into Committee of the Whole."

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

- (1) Complaint concerning the establishment of a bus stop on the north side of Hastings Street west of Fell Avenue (Item No. 13 of the Traffic Safety Committee Report dated April 3, 1964).

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:
"That the Traffic Director investigate the possibility of relocating the subject bus stop either:

- (a) To a mid-block position further west, or
- (b) To its former position on Hastings Street nearside Fell Avenue, or
- (c) To a location further east than the former position."

CARRIED UNANIMOUSLY

- (2) Tenders for the supply of gravel, sand and aggregates (Item No. 11 of Municipal Manager's Report No. 23, 1964).

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:
"That this matter be tabled for a further week to allow for the presentation of certain additional information, with it being understood that this data will be available at that time."

CARRIED UNANIMOUSLY

- (3) Report produced by the Lower Mainland Regional Planning Board entitled "Chance and Challenge" plus comments of the Commissioner of the Greater Vancouver Sewerage and Drainage District on the question of extending its operations into the Fraser Valley.

The five questions posed by the Board in a letter from its Chairman dealing with the concepts propounded by the Board in the report "Chance and Challenge" were:

- Question 1 - Do you approve the Regional Concept and the farmland and flood-plain principles as a basis for continued planning for the region?

Councillor Cafferky then delivered an address in connection with the entire subject matter of the report "Chance and Challenge". He suggested that Council should exercise caution before endorsing the concepts in the report because, in his opinion, there were many facets to these concepts that were not completely answered by the Board. As an example, he cited the fact that the report was rather nebulous when dealing with the economics of the various proposals.

Councillor Cafferky contended that the questions asked by the Board were insidious because, as previously indicated by him, insufficient information was supplied in "Chance and Challenge" to accurately evaluate the principles set out in the report.

Councillor Cafferky also claimed that the report was nothing more than a dish of idealistic proposals, and that to support the principles without the benefit of certain pertinent information would only create problems for the Municipality.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That Council subscribe to both the concept and principles referred to in the question from the Board."

CARRIED
COUNCILLOR CAFFERKY -
AGAINST

- Question 2 - Do you wish to comment on any of the five broad steps proposed for long-range implementation of the Regional Concept?

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:
"That the answer to this question be tabled for a period of one week to allow each member the opportunity of presenting a submission in connection with the subject matter of the question."

CARRIED UNANIMOUSLY

Question 3 - Do you approve the Servicing Principle and the proposed servicing standards? If not, what amendments to them would you propose?

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:
"That Council approve the Servicing Principle and the proposed servicing standards laid out in "Chance and Challenge."

CARRIED
COUNCILLOR CAFFERKY -
AGAINST

Question 4 - Do you approve the Proposed Regional Plan in principle?

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That Council approve in principle the proposed Regional Plan."

CARRIED
COUNCILLOR CAFFERKY -
AGAINST

Question 5 - Do you propose any amendments to the Proposed Regional Plan as it affects your municipality?

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:
"That the response to this question be deferred until Council considers the comments that may be submitted next Monday evening."

CARRIED UNANIMOUSLY

REPORT OF THE POLICY COMMITTEE

A report of the Policy Committee, attached to and forming part of these Minutes, was dealt with as follows:

(1) Control of Used Building Material Storage Yards.

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR CAFFERKY:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

REPORT OF THE PLANNING COMMITTEE

A report of the Planning Committee, attached to and forming part of these Minutes, was dealt with as follows:

(1) "High-Rise" Apartments.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR CAFFERKY:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(2) Complement and Work Programme of Planning Department.

It was pointed out that the penultimate paragraph in the report was in error in that it should indicate that the Planning Department be requested to make recommendations as to who could assist the Department with the Major Road Study rather than the Planning Department finalizing the Study and using the Lower Mainland Regional Planning Board on a consulting basis in connection with the matter.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:
"That the report of the Committee be amended by incorporating the alteration just mentioned and the report, as amended, be adopted."

CARRIED UNANIMOUSLY

REPORT OF THE AIR POLLUTION CONTROL COMMITTEE

A report of the Air Pollution Control Committee, attached to and forming part of these Minutes, was dealt with as follows:

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:
"That the first recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HERD:
"That the second recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR MacSORLEY:
"That the State of California be requested to supply this Municipality with a copy of its regulations governing the provision on motor vehicles of "after-burner" devices that are designed to reduce the emission of fumes and exhaust poisons into the air, and the State also be asked to indicate the costs that attend the installation of the devices."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 25, 1964.

Report No. 25, 1964 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

(1) B. C. Municipal Officers' Association.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DAILLY:
"That the Deputy Municipal Clerk also be authorized to attend the Conference of the Association, with the question of his attendance being subject to the approval of the Manager and Municipal Clerk."

CARRIED UNANIMOUSLY

(2) South Slope IV Sanitary Sewer Project (Municipal Development and Loan Act).

MOVED BY COUNCILLOR MacSORLEY, SECONDED BY COUNCILLOR BLAIR:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(3) Tenders for Water Pipe (Contract WC).

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Municipal Manager was also requested to furnish data as to the cost of supplies that we are now buying from Dominion Bridge Company Limited amounting to \$23,460.90 compared to those of a similar nature that were last purchased.

(4) Newcombe Street.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:
"That:

- (a) the matter of providing the road facilities referred to in the report of the Manager be not expedited because the Department of Highways has not had an opportunity to survey the alignment for the road that will connect to the "Stormont" interchange of the Freeway from the south-west;
- (b) the Local Improvement work currently planned for that portion of Newcombe Street between 10th Avenue and 11th Avenue be abandoned and, in its stead, a Local Improvement providing for a pavement width of 64 feet plus five foot concrete curb sidewalks on both sides be initiated."

CARRIED UNANIMOUSLY

(5) Estimates.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:
"That authority be granted to construct a six foot wide concrete sidewalk on the north side of that portion of Hastings Street from a point approximately mid-way between Holdom Avenue and Ellesmere Avenue and the latter, with the cost of this work to be charged against the Hastings Street Widening Account."

CARRIED UNANIMOUSLY

COUNCILLORS DAILLY AND CAFFERKY LEFT THE MEETING.

(6) Miscellaneous Rezoning Applications.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR MacSORLEY:
"That the reports of the Planning Department on these applications be received and be dealt with later in the evening."

CARRIED UNANIMOUSLY

(7) Temporary Borrowing.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) South Slope IV Sanitary Sewer Project.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR WELLS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY RETURNED TO THE MEETING.

The reports of the Planning Director dealing with a number of rezoning applications were then brought forward.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR WELLS:
"That Items 1, 2, 5, 7, 9 and 12 be deferred pending consideration and introduction of a new Zoning By-Law."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That Item 13 be tabled for a period of one week to allow each member of Council the opportunity to inspect the location."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR MacSORLEY:
"That Item 3 be tabled for a period of one week to allow for the presentation of a report from the Advisory Planning Commission, as recommended by the Planning Department."

CARRIED UNANIMOUSLY

THE REEVE DECLARED A RECESS AT 9:30 P.M.

THE COMMITTEE RECONVENED AT 9:45 P.M.

COUNCILLOR CAFFERKY RETURNED WITH THE OTHERS.

Reports of the Planning Department on the following applications for rezoning were then dealt with:

#4 - From Gasoline Service Station to Commercial - That Portion of Block 30 shown as Parcel "B" on Reference Plan 15504, D. L. 159, Plan 430.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described property, which is located on the south side of Marine Drive approximately 330 feet west of Gilley Avenue, concluding by recommending that the application not be entertained because it is not considered a suitable location for the type of development envisaged by the applicant.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:
"That the application be approved for further consideration and advanced to a Public Hearing."

CARRIED UNANIMOUSLY

#6 - From Residential Two-Family to Residential Multiple Family Type II - Portions of Lots 5 and 6, Block 46, D. L. 151, Plan 7157.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described property, whose location is shown on a plan numbered A-1636/1, concluding by recommending that the rezoning of those portions of the subject lots shown red on a plan numbered A-1636/1 be approved for further consideration, subject to:

- (a) A plan to consolidate the parcels involved being filed.
- (b) That portion shaded green on the aforementioned Plan being conveyed to the Burnaby School Board.

MOVED BY COUNCILLOR WELLS, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

#10 - From Residential Single Family to Commercial - Lot 52, D. L. 74, Plan 25717.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described property, which is located on Grandview-Douglas Highway 194 feet east of the unopened Banff Avenue allowance, concluding by recommending that Council reaffirm its decision of January 20th, 1964 to not rezone the property for the reasons given then and repeated in the current report.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- #11 - From Residential Two-Family to Commercial - West 18 feet of: (a) Block 31 Except those parts shown on Plan 3034 and Reference Plan 3100, D. L. 20N
(b) Lot "E", Sketch 1379, Blocks 31/32, D.L. 20N
(c) Lot "F", Sketch 3100, Blocks 31/32, D.L. 20N
(d) Parcel "G", Reference Plan 2903, Block 32, D. L. 20N
all of Plan 632

The Planning Department submitted particulars in connection with this application for the rezoning of the above described properties, whose location is on the north-west corner of 19th Avenue and Sixth Street, concluding by recommending that the application be approved for further consideration, subject to the four lots being consolidated.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- #14 - From Agricultural to Industrial - Lot 20, Block 4, D. L. 173, Plan 1034.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described property, which is located on the north-east corner of Willard Avenue and Tenth Avenue, concluding by recommending that the rezoning not be entertained because it is felt the current zoning is appropriate.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- #15 - From Heavy Industrial to Agricultural -
(a) Lots 1 and 2 and 14 to 16 inclusive, Block 7, D. L. 173, Plan 1034
(b) Lots 11 to 17 inclusive, Block 9, D. L. 173, Plan 1034.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described properties, located on the east side of Meadow Avenue between Ninth and Trapp Road, concluding by recommending that the application not be entertained and that no zoning changes be considered for the area until the effects of a rail marshalling yard proposal planned in the area can be assessed and the questions of compatibility reviewed.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

#8 - From Residential Two-Family to Multiple Family Type 1 -
Lot 28, Block 59, D. L. 33, Plan 1025.

The Planning Department submitted particulars in connection with this application for the rezoning of the above described property, which is located on the west side of Booth Avenue 122.2 feet north of Grange Street, concluding by recommending that the application be approved for further consideration, subject to:

- (a) The registration of a plan consolidating the subject property with Lot 31 to the south.
- (b) The demolition of the structure that currently exists on Lot 28.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR WELLS:
"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:
"That "BURNABY EXPROPRIATION BY-LAW NO. 2, 1964, AMENDMENT BY-LAW, 1964"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 32, 1964"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 34, 1964"
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR MacSORLEY:
"That "BURNABY EXPROPRIATION BY-LAW NO. 2, 1964, AMENDMENT BY-LAW, 1964"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 32, 1964"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 34, 1964"
be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

The Municipal Clerk advised that he had received a letter from Dogwood Agencies Limited requesting approval to operate a lumber yard for the housing of used materials and building supplies on Lot 1, Sketch C252 Except Parts on Plans 13401 and 24749, Block "A", D. L. 70, East 50 acres of West ½, Plan 432C.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the letter from Dogwood Agencies Limited be admitted
to the meeting."

CARRIED UNANIMOUSLY

In its letter, the Company indicated that it would erect an eight foot fence around the property and would also reserve a ten foot strip on the "Freeway" side for the purpose of planting shrubbery. The Company added that it would also observe a setback of between thirty feet and forty feet on Willingdon Avenue, which area would be used for parking and office purposes.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR WELLS:
"That the request be tabled for a period of one week to allow
for the presentation of a report by the Municipal Manager."

CARRIED UNANIMOUSLY