

JANUARY 10, 1966

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, January 10, 1966, at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Cafferky,
Corsbie, Dailly, Drummond, Herd,
Hicks and McLean

Pastor G. W. Luetkehoelter lead in Opening Prayer.

The Minutes of the addenda to the December 13th, 20th and 28, 1965, meetings plus the Minutes of the Inaugural Meeting on January 3, 1966, came forward for adoption.

Councillor Drummond drew attention to the fact that, at the In Camera session of Council on December 13, 1965, (the Minutes of which are the December 13th addendum referred to above), he had opposed the resolution approving a salary increase for the Municipal Manager.

Councillor Drummond stated that he wished to make public the action he took at that meeting.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:
"That the addenda of the meetings held December 13th, 20th and 28, 1965, plus the Minutes of the Inaugural Meeting on January 3, 1966, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Chairman, Industrial Development Commission of Greater Vancouver, wrote advising, inter alia, that the membership fee in the Commission is based on five cents per capita and that, if desired, he would be pleased to meet with Council to explain the activities of the Commission.

It was directed by Council that the Industrial Development Commission of Greater Vancouver be advised that consideration will be given the matter of the Corporation renewing membership in the Commission when deliberations are held on the 1966 budget.

Assessment Commissioner submitted a circular letter and attachment advising of the appointment of members to the 1966 Court of Revision.

Mr. W. H. Holtby wrote suggesting that Council institute action to enforce the by-law of the Corporation which relates to the clearing of snow from sidewalks.

His Worship, Reeve Emmott, stated that a meeting was to be arranged with all Municipal Engineers in the Lower Mainland area to discuss the questions associated with snow removal.

He advised that the chief purpose of the meeting was to:

- (a) determine the practices being followed in each municipality in regard to snow removal;
- (b) develop a procedure for the removal of snow which will be the most effective under the circumstances that may present themselves during periods of heavy snowfall.

During the discussion that followed the above statements by the Reeve, a suggestion was made that consideration should be given the institution of a parking prohibition on one side of a street when there is a great deal of snow so as to enable the clearing of the street to a greater extent than can be done when parking is allowed on both sides of the street.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HICKS:

"That Mr. Holtby be advised that the Council intends to examine the general problems related to snow removal in the immediate future by arranging the meeting mentioned earlier by His Worship, Reeve Emmott; and further, that it be suggested to Mr. Holtby that, should he observe snow being piled on the sidewalk near his property, he contact the Engineering Department and ask that the snow be removed."

CARRIED UNANIMOUSLY

Miss Eileen M. Scott submitted a letter urging that Council retain the riding trails for equestrian traffic on Burnaby Mountain and consider the establishment of a riding stable in close proximity to the Mountain so as to eliminate the need for horse riders to cross main highways when destined for the trails on the Mountain.

Information was received that the Planning Department is using its endeavours to preserve the riding trails on Burnaby Mountain and to ensure that suitable crossings of the main highways between the Mountain and the Burnaby Lake riding stable are provided.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:

"That the situation just mentioned be conveyed to Miss Scott and her letter be referred to the Parks and Recreation Commission for attention."

CARRIED UNANIMOUSLY

Campaign Chairman, North Burnaby Kinsmen Club, wrote seeking permission to hold a Mothers' March on Polio campaign on January 31st between 6:30 p.m. and 7:30 p.m.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:

"That permission be granted to the Club to conduct the campaign in question at the time indicated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

The Provisional Budget for the year 1966 was then lifted from the table.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR CAFFERKY:
 "That this item be tabled until the next meeting of Council."

CARRIED UNANIMOUSLY

Municipal Clerk submitted a report advising that an informal meeting of Council was held on January 3, 1966, at 8:55 p.m. in the Municipal Hall to consider appointments to the Parks and Recreation Commission.

He advised that the meeting had concluded by recommending that Messrs. James A. Barrington and A. B. Stewart be reappointed to the Commission, effective January 3, 1966, for a two-year term.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation recited by the Municipal Clerk be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 1, 1966

Report No. 1, 1966, of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

(1) Section 411 of the Municipal Act

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:
"That the subject matter of the report from the Manager be referred to the Policy/Planning Committee for review, and the Municipal Clerk be directed to ascertain the practice being followed by other municipalities in the Lower Mainland area with respect to the use of Section 411 of the Municipal Act."

CARRIED UNANIMOUSLY

(2) Court of Revision - Local Improvement and Sewer Utility Foot Frontage Assessment Rolls

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

CARRIED UNANIMOUSLY

A discussion took place concerning the recent collapse of the Edmonds Rollerway.

It was pointed out that, due to the fact the building on the property collapsed after January 1st of this year, there was nothing the Municipal Assessor could do to delete the improvement assessment on the property for this year.

A statement was made that legislation existed in the Province of Saskatchewan which allowed assessments to be removed from the Roll of the current year through a supplementary assessment roll.

An enquiry was made as to whether the present National Building Code contains regulations which should preclude the likelihood of other buildings collapsing. It was mentioned that the Rollerway was constructed before the current building regulations were in effect.

A further comment was made that a building which is under construction on property somewhere in the vicinity of Jubilee Avenue and Imperial Street is being constructed under the present building regulations and it too recently collapsed.

It was indicated that, in the case just cited and the one involving the Edmonds Rollerway, it is believed the weight of the snow on the two buildings caused the collapses.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the question of considering legislation which would provide for a supplementary assessment roll similar to that pertaining in the Province of Saskatchewan be referred to the Policy/Planning Committee for consideration;

and further, that a copy of the said Saskatchewan legislation be obtained and the Municipal Assessor be invited to attend the meeting of the Committee when the subject matter is to be deliberated."

CARRIED UNANIMOUSLY

With regard to the point made above concerning the reason(s) for the collapse of the Edmonds Rollerway and the other building at Jubilee Avenue and Imperial Street, the Council directed that the Chief Building Inspector ascertain the situation in this regard and report accordingly.

(3) Services of Vancouver City Analyst

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:
"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(4) Supplementary 1965 Local Improvement Programme (North side of Buckingham Avenue between Sperling Avenue and Burris Street)

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

CARRIED UNANIMOUSLY

(5) 1966 Assessment Roll

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

CARRIED UNANIMOUSLY

While examining the information contained in the summary of the 1966 Assessment Roll, it was noted that the gross valuations for all properties in 1966 is only approximately \$15,000,000.00 more than that for 1965.

A remark was made that, because of increases in building costs and likely property values in 1965, the gross valuations for all properties on the 1966 Assessment Roll should be greater than that indicated.

Municipal Manager stated that there is, annually, a depreciation in assessments amounting to approximately \$12,000,000.00 and that therefore the increase in gross valuations for all properties on the 1966 Assessment Roll was actually \$27,000,000.00 over the previous year.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR CORSBIE:
"That the Municipal Assessor be invited to attend a meeting of Council at a convenient time to explain assessing in general and the situation described above in particular."

CARRIED UNANIMOUSLY

(6) Financing for Sewer Construction Programme

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

CARRIED UNANIMOUSLY

(7) Estimates

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

CARRIED UNANIMOUSLY

- (8) Monthly Report of Chief Building Inspector**
- (9) Monthly Report of Fire Chief**
- (10) Monthly Report of Chief Licence Inspector**
- (11) Monthly Report of Medical Health Officer**

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR CORSBIE:
"That the above four reports be received."

CARRIED UNANIMOUSLY

(12) Miscellaneous Easements for various sewer projects

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

CARRIED UNANIMOUSLY

(13) Proposed Local Improvement for the East side of Burris Street from Grandview-Douglas Highway to Walker Avenue

The following points were made during discussion on the proposal described in the report of the Manager:

- (a)** The presence of a concrete sidewalk on the East side of Burris Street from Grandview-Douglas Highway to Walker Avenue would preclude vehicular traffic from parking very far from the roadway on that side of the street. These parked vehicles would create a congestive problem and constrict the use of the street.
- (b)** This situation would be compounded if, as is planned at the moment for the future, the section of Burris Street from Buckingham Avenue to Walker Avenue is paved to a width of 28 feet and a concrete curb constructed on the West side of the street, unless parking on one or both sides of the street is to be prohibited.
- (c)** Since it is planned in the future to develop that portion of Burris Street between Grandview-Douglas Highway and Buckingham Avenue to a 36-foot wide standard, the same or a slightly narrower (32 or 33 feet) width should be considered for the portion between Buckingham Avenue and Walker Avenue.
- (d)** If this standard is considered feasible, but premature, then the Council should be initiating the construction of a concrete sidewalk on the West side of Burris Street between Buckingham Avenue and Walker Avenue. By doing this, the development of a roadway approximately 36 feet wide (or slightly less) can be accomplished much easier than if a concrete sidewalk was in place on the East side of the street prior to the development of the street to the ultimate standard.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the report of the Manager be received and the Municipal Engineer review the Local Improvement proposal currently intended for that portion

of Burris Street between Buckingham Avenue and Walker Avenue in the light of those points enumerated above and indicate whether a standard different than that presently envisaged can be applied, including the cost of such a standard of work."

CARRIED UNANIMOUSLY

(14) Royal Oak Sewer Project No. 13 (Lots 15 to 18 Inclusive, Block 2, D.L. 74S $\frac{1}{2}$)

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That leave be given to introduce "BURNABY TAX ABATEMENT BY-LAW 1966" and that it be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That the By-Law be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That the Council now resolve into Committee of the Whole to consider and report on the By-Law."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That "BURNABY TAX ABATEMENT BY-LAW 1966" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:
 "That "BURNABY EXPROPRIATION BY-LAW NO. 18, 1965",
 "BURNABY EXPROPRIATION BY-LAW NO. 19, 1965",
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1965" and
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1965"
 be now reconsidered.

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1965" provides for the following rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) AND SPECIAL INDUSTRIAL DISTRICT (M4) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lot 72, D.L.'s 151/3, Plan 28967

(formerly Lots 19, 20 and 22 S.155 feet, Block 48, D.L.'s 151/3, Plan 3869) - Located on the East side of Silver Avenue from a point approximately 173 feet South of the right-of-way of the B.C. Hydro and Power Authority Southward a distance of approximately 275 feet.

Municipal Clerk reported verbally that all of the prerequisites which were established in connection with the proposed rezoning covered by "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1965", have been satisfied.

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1965" provides for the addition of a new category for "high-rise" apartment development, as follows:

AMENITY MULTIPLE FAMILY RESIDENTIAL DISTRICT (RMA)

This zone will provide for medium density multiple family accommodation which:

- (a) incorporates the desirable features of both "garden" and "high-rise" apartment categories;
- (b) encourages a high standard of development;
- (c) is designed particularly to take advantage of special amenity locations and will act as a transitional use between areas of contrasting residential densities.

Prime elements relating to development in this zone are:

- (1) Height of a building - maximum 80 feet
- (2) Area of lot - minimum 30,000 square feet
- (3) Lot frontage - minimum 150 feet
- (4) Lot coverage - 30% maximum
- (5) Floor Area Ratio - 1.20
- (6) Off-street parking provisions

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:
 "That "BURNABY EXPROPRIATION BY-LAW NO. 18, 1965",
 "BURNABY EXPROPRIATION BY-LAW NO. 19, 1965",
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1965" and
 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1965", be
 now finally adopted, signed by the Reeve and Clerk and the Corporate
 Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:
"That plans and specifications of the work or undertaking pursuant to By-Law No. 4871 and No. 4873 be filed with the Municipal Clerk pursuant to Section 483 of the Municipal Act."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR CORSDIE:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1965" be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1965" provides for the following rezoning:

FROM RESIDENTIAL DISTRICT FIVE (R5) TO
SPECIAL INDUSTRIAL DISTRICT (M4)

Lots 25 - 29 inclusive, Block 35, D.L's 151/3, Plan 1319
(Located at the South-East corner of Beresford Street and Kathleen Avenue)

Municipal Clerk reported verbally that all of the prerequisites which were established in connection with the proposed rezoning covered by "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1965", have been satisfied.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1965" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott, asked that each Councillor familiarize himself with the contents of all the literary material which relates to the Official Regional Plan because it is proposed to discuss this matter at the next meeting of Council.

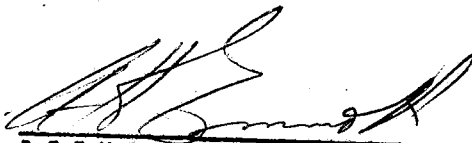
He added that the Planning Department has prepared a number of comments on the Plan and these will be forwarded to each member of Council before the next meeting.

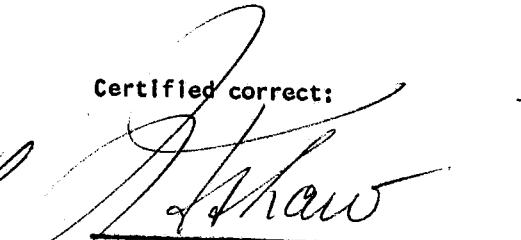
MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:
"That the meeting now adjourn until Monday, January 17, 1966, at 7:30 p.m."

CARRIED UNANIMOUSLY

Confirmed:

Certified correct:


REEVE


CLERK

BW/dew

12. Re: Acquisition of Easements - Sanitary Sewer Projects

Easements are required in connection with the undernoted Sanitary Sewer Projects as follows:

(1) South Slope V Sanitary Sewer Area #6

- (a) Owner - Robert Reeves Leitch and Marilyn Diana Leitch,
7077 - 18th Avenue, Burnaby 3, B. C.
Property - Portion of Lot 3, as shown outlined on plan filed in Land Registry Office, of Lots 19 and 20, Block 47, D.L. 95, Group 1, Plan 2485, N.W.D.
Location of Easement - 7077 - 18th Avenue, Burnaby 3, B. C.
Consideration - \$320.00 plus restoration of the easement area.

This easement is 36' from the rear property line. It is located at the rear of the dwelling and the grade of the lot drops off sharply from the easement area to the rear property line. The estimated cost of changing the sewer design to avoid the easement in this location is \$1,500.00.

- (b) Owner - Lavigne's Engine Rebuilders Ltd.,
7413-15 Kingsway, Burnaby 1, B. C.
Property - The 329 square foot portion of Lot 5 as shown outlined in red on plan filed in the Land Registry Office, Block 53, D.L. 30, Group 1, Plan 3036, N.W.D.
Location of Easement - 7413-15 Kingsway, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) Royal Oak - Douglas Sanitary Sewer Area #12/13

- Owner - Mabel Erna Sudermann, 5407 Manor Street, Burnaby 2, B. C.
Property - The North 20' of Lot 57, D.L. 74, Group 1, Plan 25832, N.W.D.
Location of Easement - 5407 Manor Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iii) Gilpin - Grandview Sanitary Sewer Area #10/11

- Owner - Norman Herman Smalley and Lillian Eleanor Smalley,
4038 Norland Avenue, Burnaby 2, B. C.
Property - The East 10' of Lot 1, D.L. 79, Group 1, Plan 23459, N.W.D.
Location of Easement - 4038 Norland Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

It is recommended that authority be granted to acquire the above easements and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

13. Re: Supplementary 1965 Local Improvement Program

On 6th December 1965 Council approved the initiation of a 4½ foot wide Concrete Sidewalk on the east side of Burris Street from Grandview-Douglas Highway to Walker Avenue, with the location of the sidewalk to be in alignment to permit ultimate development of Burris Street. Council also proposed that two thirds of the owners' share of the cost be charged to the property-owners on the east side of Burris street and one third to the owners on the west side.

Approval of this cost-sharing arrangement pursuant to Section 598 of the Municipal Act has been received from the Assistant Deputy Minister of Municipal Affairs, under date of 30th December, 1965.

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(Item No. 13 - Re: Supplementary 1965 Local Improvement Program cont.)

Submitted herewith is the Local Improvement Report required by Section 601 of the Municipal Act:

Total length	-	3,090 feet
Estimated total cost	-	\$14,000.00
Estimated Owners' Share,		
East side	-	4,886.00
West side	-	2,842.00
Estimated Corporation's Share -		6,272.00
Annual levy for 15 years - East side		31.1¢ per taxable front foot
Annual levy for 15 years - West side		15.5¢ per taxable front foot
Total frontage	-	5,553.45 feet
Taxable frontage	-	3,262.00 feet

The 66' maximum frontage and related rules have been applied. Pursuant to Section 597 of the Municipal Act the Corporation shall bear whatever taxable portion of the cost which may cause the taxable rate per annum to exceed 31.1¢ per taxable front foot on the east side of the street and 15.5¢ on the west side.

The Engineer advises that \$9,000.00 must be spent on storm sewers preparatory to the construction of the sidewalk. This expense cannot form part of the Local Improvement as there is no road construction under Local Improvement taking place. The money will have to be found from other sources.

With Council's approval, the work can now be Initiated on the 2/3-1/3 cost-sharing basis.

14. Re: Royal Oak Sewer Project #13

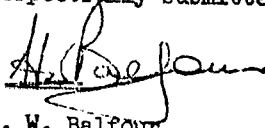
The design of the above project provided for servicing Lots 15, 16, 17 and 18, Block 2, D.L. 74, Group 1, from the rear. The Lots are 264' long and subdivision is possible.

The owners requested that the design be changed whereby the sewer would be constructed on an easement over a future lane allowance. This would service the existing lots with a much shorter connection and would also provide service to new lots created by future subdivisions.

The design was changed as requested, but weather conditions have delayed the survey and acquisition of the easements. The contractor is nearing completion of construction and has requested deletion of the part of the contract which would service the properties. The deletion involves 803' of 8" sewer, 3 manholes and 10 house connections.

It is recommended that the said work be deleted from the contract with Trigon Construction Company Ltd. and be undertaken by the Corporation when the weather and ground conditions are favourable.

Respectfully submitted,


H. W. Balfour
MUNICIPAL MANAGER

HWB:gr