

OCTODER 17, 1966

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Durnaby 2, B.C., on Monday, October 17, 1966, at 7:30 p.m.

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

ADSENT: Reeve Emmott

Cannon T. E. Harris led in Opening Prayer.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:  
"That the Minutes of the meeting held September 26, 1966, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mrs. G. L. Mahhe submitted a letter complaining of certain Local Improvement work that is being constructed on Smith Avenue.

She also wrote requesting an opportunity to address Council on the matter.

Item No. 2 of Report No. 57, 1966 of the Municipal Manager, which relates to the complaint of Mrs. Mahhe, was brought forward.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:  
"That Mrs. Mahhe be heard,"

CARRIED UNANIMOUSLY

Mrs. Mahhe appeared and requested that Council grant her a one week deferment to allow her an opportunity to engage legal counsel.

During the discussion which ensued in connection with the complaint from Mrs. Mahhe, the following points were made by the Municipal Engineer:

- (1) The economy which will be realized by the Corporation by constructing the sidewalk in the manner desired at the moment amounts to approximately \$15.00 to \$20.00 per foot.
- (2) The grade of Smith Avenue was raised some years ago during certain construction work. The sidewalk on Smith Avenue was constructed in accordance with the grade which existed at that time.
- (3) Because of the current widening project, and the improvement to the surface, for Smith Avenue, the level of the road needs to be lowered. The design provides for a minimum of surface treatment but it does cause distinct variations in the elevation between the sidewalk and some abutting private property.
- (4) The Corporation must take into account the depth of certain utilities, such as water and gas, in the construction of the work.

- (5) The project will not injuriously affect all properties, only some such as Mrs. Mahhe's.
- (6) The Corporation will be constructing concrete steps to Mrs. Mahhe's property as a result of the situation in respect of the construction project. It would also consider the construction of a ramp instead of steps, if the owner so desired.
- (7) Street lights on Smith Avenue are in accordance with the policy of spacing them no more than 700 feet apart.
- (8) The Corporation will provide fill behind the sidewalk to eliminate any incongruity which may be caused by the project.
- (9) The inner edge of the sidewalk will be four feet from the property line.
- (10) No drainage problems will be caused by the work planned by the Corporation.
- (11) One alternative to the plan favoured by the Corporation in connection with the project at hand would be to fill virtually all of the front yard of the property owned by Mrs. Mahhe in order to raise it to the level of the sidewalk, but this obviously would not be very acceptable and would be more costly.
- (12) Work on the project has been stopped because of the complaint from Mrs. Mahhe.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:

"That the request of Mrs. Mahhe to defer consideration of her complaint for one week be granted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DLAIR:

"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

Secretary-Manager, South Durnaby Branch No. 83, Royal Canadian Legion, wrote requesting that:

- (a) the period between November 1st and 10, 1966, be proclaimed "Poppy Week";
- (b) permission be granted to the Branch to:
  - (i) sell wreaths during this Week;
  - (ii) hold a Remembrance Day Parade on November 11th commencing at 10:30 a.m. from the parking lot of the Branch and proceeding along Royal Oak Avenue to the All Saints Church;
  - (iii) hold a Tag Day on November 5, 1966.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DLAIR:

"That permission be granted to South Durnaby Branch No. 83 of the Royal Canadian Legion to sell wreaths during "Poppy Week", hold the Remembrance Day Parade at the time and along the route indicated, and conduct the Tag Day on the date mentioned."

CARRIED UNANIMOUSLY

Secretary, The Durnaby Striders Athletic Club, wrote expressing appreciation for the provision by the Corporation of rubberized asphalt on the pole vault and broad jump pit areas, plus the high jump area at the East end of the infield, on the track at Durnaby South High School.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:  
"That copies of the letter from the Durnaby Striders Athletic Club be forwarded to both the Parks and Recreation Commission and the Durnaby School Board for their information."

CARRIED UNANIMOUSLY

Florence L. Wilcocks submitted a letter expressing appreciation to the Council and citizens of Durnaby for the beautiful flowers and the card which His Worship, Reeve Emmott, sent to her mother on the occasion of her 100th Birthday.

Mr. K. MacKenzie submitted a letter suggesting that all of the Universal Life Foundation property be acquired by the Municipality and operated as a "high-class" resort.

Mr. MacKenzie also suggested that he be involved in this venture.

Goodwin Johnson (1960) Ltd. submitted a letter relative to the position which the Council has taken with respect to the use of property owned by the Company in Durnaby and the water lots fronting it.

The Company also indicated that it was in the process of preparing a submission for presentation to Council relating to the proposed use of the property and the water lots.

It added that the intention of the Company was to take steps to ensure conformity with Municipal regulations concerning the use desired.

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

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

- (a) 4100 and 4200 Blocks Rumble Street  
(Item No. 3 of Traffic Safety Committee Report - Tabled from October 3rd and 11th Council meetings)

The Assistant Municipal Manager stated that the Municipal Engineer had not had an opportunity to submit the report requested by Council on October 11th respecting the above subject matter.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HERD:  
"That the item be tabled for one more week."

CARRIED UNANIMOUSLY

- (b) (i) A review of the Durnaby School sites Report
- (ii) School Enrolment and Apartment Development

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That the above two reports be referred back to the Planning Department for the purpose of it making a complete study of the school system in Durnaby as related to future development, especially apartments, and the prognostications resulting therefrom."

IN FAVOUR -- COUNCILLORS CAFFERKY & McLEAN  
AGAINST -- " BLAIR, DAILLY, DRUMMOND,  
HERD & HICKS -- MOTION LOST

(c) Reports of Planning Department on the following rezoning applications:

Item #31 - Reference RZ #121/66

- (a) Lot 3 except plan 20310, Block 3, D.L. 156, Plan 14380
- (b) Parcel "C", except Plans 13801, 20310 and 5322, S.D. "A", Block 3, D.L. 156, Plan 5322
- (c) Lot "D", explanatory Plan 14319, Block 3, D.L. 156, Plan 3815
- (d) Lot "F", Blocks 2 and 3, D.L. 156, Plan 19936

(Located on the North side of Marine Drive immediately West of the Riverway School property)

The report of the Planning Director on this application to rezone the properties described above from Residential District Two (R2) to GENERAL COMMERCIAL DISTRICT (C3) recommended that the application not be approved for the reasons given in the report.

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

CARRIED

COUNCILLOR HERD AGAINST

#32. Reference RZ #124/66

Block 79, D.L. 132, Plan 1493

(Located on the South side of Kitchener Street 270.9 feet West of Sperling Avenue)

The report of the Planning Director on this application to rezone the property described above from Neighbourhood Commercial District (C1) to RESIDENTIAL DISTRICT FOUR (R4) recommended that the East 50 feet of the said Block 79 plus Block 80 be rezoned from Neighbourhood Commercial District (C1) to Residential District Four (R4).

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal advanced to a Public Hearing."

CARRIED UNANIMOUSLY

#33. Reference RZ #122/66

Lots 6 and 7, R.S.D. 3, S.D. 11/13, Blocks 1 and 3, D.L. 95N, Plan 1796

(Located on the South-West corner of Walker Avenue and Arcola Street)

The report of the Planning Director on this application to rezone the above described properties from Residential District Five (R5) to INSTITUTIONAL DISTRICT (P1) recommended that the application be advanced to a Public Hearing and that final rezoning be subject to the consolidation of the two lots into one site.

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

CARRIED UNANIMOUSLY

Item No.

34. Reference RZ #118/66

Lot 5, Block 12, D.L. 93, Plan 3019

(Located on the North-East corner of Imperial Street and Russell Avenue)

The report of the Planning Director on this application to rezone the property described above from Residential District Five (R5) to INSTITUTIONAL DISTRICT (P1) recommended that the application be advanced for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

- (i) An East-West road allowance 50 feet wide be dedicated from the site;
- (ii) A development plan which is acceptable to the Municipality be submitted;
- (iii) An undertaking be submitted that storm water from the site will be collected and pumped to the storm drain on Imperial Street.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal advanced to a Public Hearing."

CARRIED UNANIMOUSLY

Some discussion took place on the general question of land being used for church and allied purposes. A statement was made that, in some parts of Canada, a number of religious denominations use one church building, thus obviating the need for separate structures for each denomination.

A comment was also expressed that there are in Durnaby some houses which are used ostensibly as churches and, because of this use, such properties are tax exempt. The suitability of using a dwelling as a church was also questioned.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That the Planning Department submit a report offering its views on the subject of land being used for church purposes, and it take into account the points listed above while conducting the examination of the matter."

CARRIED

COUNCILLORS DRUMMOND & HICKS AGAINST

35. Reference RZ #114/66

Lot 28, Block 3, D.L. 29, Plan 9775

(Located on the North-West corner of 13th Avenue and Kingsway)

The report of the Planning Director on this application to rezone the property described above from Residential District Five (R5) and Service Commercial District (C4) to TOURIST COMMERCIAL DISTRICT (C5) recommended that this application not be favourably considered for the reasons stated in the report.

During consideration of this application, a question was raised as to whether the retention of the existing zoning on the property would have a detrimental effect on adjacent residential land because the owner of the parcel under application would be stultified from expanding his facilities. It was contended that, in most non-conforming situations, such development is allowed to deteriorate because the owner is not permitted to effect any great improvement to his facilities.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CAFFERKY:  
"That the rezoning proposal described in the report of the Planning Department be advanced to a Public Hearing and the Planning Director indicate at the hearing whether the apprehension expressed by members of Council this evening (which is that outlined above) will prevail insofar as the subject property is concerned."

CARRIED

COUNCILLOR HICKS -- AGAINST

Item No.

36. Reference RZ #93/66

Lot 19, S.D. 12, Block 1, D.L. 120, Plan 9413

(Located on the West side of Madison Avenue and extending the whole block between Williams Street and Charles Street)

The report of the Planning Director on this application to rezone the property described above from Neighbourhood Commercial District (C1) to MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) recommended that this application not be favourably considered for the reasons given in the report.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:  
"That this application be referred back to the Planning Department to examine the following matters related to the use of the property:

- (a) whether or not commercial facilities are needed on the property in the light of the knowledge that some of the stores are vacant;
- (b) whether there are any long-term leases being enjoyed by the tenants in the stores on the property, the object being to determine the effect which might be felt in the event the land was rezoned for Multiple Family use;
- (c) whether it is reasonable for the subject property to be developed for apartment purposes when the other three corners of the Madison-Charles intersection are developed in the same fashion;
- (d) the intentions of the person who proposes to develop the property for apartment purposes;

and the report of the Planning Director on the foregoing be submitted the next time rezoning applications are to be considered by Council."

CARRIED UNANIMOUSLY

37. Reference RZ #128/66

Lot 1, Except Sketch 11600 and Except South 100 feet, Block 4, D.L. 2, Plan 4286

(Located on the South-West corner of Government Street and North Road)

The report of the Planning Director on this application to rezone the property described above from Small Holdings District (A2) to General Commercial District (C3) recommended that the application be advanced to a Public Hearing and that, as prerequisites to the rezoning, the following be undertaken:

- (i) the dedication of the Easterly 34 feet of the property for the widening of North Road;
- (ii) the making of suitable arrangements with the Greater Vancouver Sewerage and Drainage District to accept a pumping connection to the trunk sewer on North Road.

Item No.

37. Reference #120/66 (Cont'd)

- (iii) the suitable provision of facilities for the disposal of storm water from the site;
- (iv) the removal of existing structures from the site before it is redeveloped.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal in the report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

38. Reference RZ #107/66

Lot 1, South 100 feet, Block 4, D.L. 2, Plan 4206 and Lot "A", Block 3, D.L. 2, Plan 7780

(Located in the triangle formed by Lougheed Highway, North Road and Government Street. The North-East corner of the site is 177.53 feet South of Government Street)

The report of the Planning Director on this application to rezone the properties described above from Small Holdings District (A2) to SERVICE COMMERCIAL DISTRICT (C4) recommended that the rezoning proposal not be approved for the reasons given in the report.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the rezoning proposal outlined in the report of the Planning Department be advanced to a Public Hearing and the Planning Department examine the following matters to determine whether they should be established as prerequisites to the rezoning:

- (a) The dedication of the Easterly 34 feet of the property for the widening of North Road;
- (b) The making of suitable arrangements by the owner of the property with the Greater Vancouver Sewerage and Drainage District to accept a pumping connection to the trunk sewer on North Road;
- (c) The suitable provision by the owner of facilities for the disposal of storm water from the site;
- (d) The removal by the owner of existing structures from the site before it is redeveloped for the purpose desired by him."

CARRIED UNANIMOUSLY

39. Reference RZ #120/66

Lots 41-45 inclusive, Block 1, D.L. 20, Plan 24032

(Located on the North side of 12th Avenue 134.3 feet East of Grandview-Douglas Highway)

The report of the Planning Director on this application to rezone the properties described above from RESIDENTIAL DISTRICT FIVE (R5) TO INSTITUTIONAL DISTRICT (P1) recommended that the application go forward for further consideration and that, as a prerequisite to the rezoning, the five lots be consolidated into one site.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:  
"That this item be tabled for one week."

CARRIED UNANIMOUSLY

Item No.

40. Reference RZ #125/66

Lot "F" Except the West 100 feet and Except Explanatory Plan 14812, S.D. "A", Block 4, D.L. 42, Plan 3055

(Located on the West side of Piper Avenue, 150 feet South of Government Street)

The report of the Planning Director on this application to rezone the property described above from Residential District One (R1) to INSTITUTIONAL DISTRICT (P1) recommended that all but the North 98 feet of the property in the application be advanced for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

- (a) The filing of a subdivision plan in the Land Registry Office creating the parcel proposed to be rezoned;
- (b) The dedication of the South 27 feet of this parcel for road purposes;
- (c) The deposit of funds to cover the cost of constructing half of the 60-foot road allowance which will be created as a result of the aforementioned 27-foot dedication;
- (d) The submission of a plan of development for the property which is acceptable to the Municipality and which reflects the residential character of the area.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the recommendation of the Planning Department be adopted and the rezoning proposal outlined in its report be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:  
"That a Public Hearing on the rezoning proposals which were approved for further consideration this evening, plus those which received identical treatment on September 19th, September 26th and October 3rd, be held on Tuesday, November 3, 1966, commencing at 7:00 p.m. in the Council Chambers of the Municipal Hall."

CARRIED UNANIMOUSLY

It was requested by Council that the application of Mr. John R. Logan to rezone Lot 1, Explanatory Plan 10989, Except Plans 15900 and Ref. Plan 11756, Lots "A" and "D", S.D. 1, Blocks 1 and 2, D.L. 207, Plans 4141 and 5923 from Community Commercial District (C2) to MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3) - (Reference RZ #112/66) - be brought forward at the next meeting of Council.

THE ACTING REEVE DECLARED A RECESS AT 9:20 P.M.

THE COMMITTEE RECONVENED AT 9:30 P.M.

COUNCILLOR CAFFERKY WAS ASENT

MUNICIPAL MANAGER -- REPORT NO. 57, 1966

Report No. 57, 1966 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

(1) Complaint from Mr. J. W. Kristmanson concerning dog impoundment

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the report of the Manager be received and its contents be conveyed to Mr. Kristmanson."

CARRIED UNANIMOUSLY



(2) Complaint of Mrs. G. L. Mahhe concerning Local Improvements on Smith Avenue

(This item was dealt with previously in the evening.

COUNCILLOR CAFFERKY RETURNED TO THE MEETING,

(3) Union Grievance Procedure

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:

"That the question of resolving the issue outlined in the report of the Manager be referred to His Worship, Reeve Emmott, and the Municipal Solicitor, on the understanding that the following point will be taken into account:

"That, if it is deemed that the pertinent provisions of the Labour Relations Act (Section 22(1) and (2) ) should take precedence and be included in the Municipal Act, then it should be done in such a way as to eliminate the right of an employee to appeal to Council on the question of his dismissal or suspension."

CARRIED

COUNCILLOR DRUMMOND -- AGAINST

(4) Estimates

(5) Expenditures

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:

"That the recommendations of the Manager covering the above two items be adopted."

CARRIED UNANIMOUSLY

(6) Allowances

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) Street Lights

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:

"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 R.C.M.P.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:

"That the above three reports be received."

CARRIED UNANIMOUSLY

(11) Proposed Road Parallelling Kingsway and Linking Hazel and Sanders Streets

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:

"That the report of the Manager be received and the proposal alluded to therein be tabled for one week in order to allow each member of Council an opportunity to examine all material pertaining to the matter."

CARRIED UNANIMOUSLY

(12) Land Acquisition - East 10 feet of Lot 2, Block 2, D.L. 94, Plan 1117  
(FORSHAW)  
DAKALLA SANITARY SEWER AREA NO. 21

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

CARRIED UNANIMOUSLY

(13) Proposed Text Amendments to "Durnaby Zoning By-Law 1965"

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CAFFERKY:  
"That this report be received and considered later in the evening."

CARRIED UNANIMOUSLY

(14) Block 14, N. 91.2 feet and Lots 15N1 and 51, D.L. 126, Plan 3473

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That consideration of this item be deferred until later in the evening in order to allow the Municipal Engineer an opportunity to obtain topographical data relating to the matter."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY stated that he felt the regulation requiring the installation of detector valves on water services, which are required in the event water is used for fire-fighting purposes, should be considered with a view to the regulation being cancelled.

He pointed out that the original idea in the Municipality introducing the regulation was to prevent people from using the water which would flow through the pipe that has the detector valve without paying for it.

He further indicated that the Municipal Engineer was aware of his opinion on the matter and that he was prepared to submit a report on it to Council for October 24, 1966.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:  
"That the Municipal Engineer submit a report on the foregoing matter to Council on October 24, 1966 and further, that all applications before his Department at the present time for the installation of detector valves be held in abeyance until after his report is considered by Council."

CARRIED UNANIMOUSLY

REPORT OF THE POLICY/PLANNING COMMITTEE RE CITY STATUS

The Policy/Planning Committee submitted a report recommending that the Council submit a question to the Owner-Electors of the Municipality at the forthcoming annual election to be held in December, 1966, on a change of classification of the Municipality to City Status pursuant to Section 20 of the Municipal Act, provided:

- (a) that matching grants for highway purposes are still available from the Provincial Government;
- (b) that the matching grants for highway construction from the Provincial Government are available for purchase of land for highways and underground works, in addition to surface improvement and that such monies are also available for municipal arterial roads other than present arterial highways;
- (c) that all previous commitments made to this Corporation by the Provincial Government on highway adjustments be reconfirmed;
- (d) that commitments be obtained from the Provincial Government for transfer to the Municipality of primary roads such as Hastings Street, Darnet Highway and Kingsway, and the secondary highways in Durnaby over a period of five years;
- (e) that the Provincial Government provide a commitment that the Lettors Patent which would be issued to Durnaby under City Status would contain provisions for drainage similar to those contained in the Municipal Act at the present time as applicable to District municipalities;

(f) that the Manager and other pertinent officials carry out the intent of the motion and report back to the Council.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"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:

"DURNADY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO.1, 1966",  
"DURNADY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO.2, 1966", and  
"DURNADY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 16, 1966",

and that they be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:  
"That the by-laws 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-Laws."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:  
"That the Committee now rise and report the by-laws 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 "DURNADY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO.1, 1966" (D/L #4998),  
"DURNADY STREET AND TRAFFIC BY-LAW 1961, AMENDMENT BY-LAW NO.2, 1966" (D/L #4999)  
and "DURNADY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 16, 1966" (D/L #5000)  
be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DAILLY:  
"That the Municipal Engineer provide Council with a list of the locations where he proposes to erect signs indicating that parking is to be permitted adjacent to school properties."

CARRIED

COUNCILLORS BLAIR & HERD -- AGAINST

The Council directed that it be apprized of the steps which are to be taken to publicize the regulation which will be introduced by the passage of "Durnaby Street and Traffic By-Law 1961, Amendment By-Law No. 2, 1966", which will prohibit parking adjacent to schools unless otherwise signed.

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

CARRIED UNANIMOUSLY

Item No. 13 of Municipal Manager's Report No. 57, 1966  
re Proposed Text Amendments to "Durnaby Zoning By-Law 1965":

(i) Side yard requirement in RM2 and RM3 Zones

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:  
"That this item be tabled for one week in order to allow the Planning Director an opportunity to re-examine the proposal."

CARRIED UNANIMOUSLY

(ii) Non-conforming uses (Section 4.2(2) - p.14)

It was contended that there are cases where structures on properties conform as to the use but not insofar as size, shape or siting are concerned.

A suggestion was made that Section 705 of the Municipal Act could be used as a basis for an amendment to the Zoning By-Law where there exists situations such as mentioned above.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That the suggestion outlined concerning the use of Section 705 of the Municipal Act be referred to the Municipal Solicitor for an opinion."

CARRIED UNANIMOUSLY

(iii) Accessory Buildings and Uses (Section 6.6(2)(d) - p.19)

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the recommendation of the Planning Department be adopted and the proposal outlined be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(iv) Temporary Buildings (Section 6.7(3)(b) - p.21)

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR McLEAN:  
"That the recommendation of the Planning Department be adopted and the proposal outlined be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(v) Enforcement (Section 7.6(2) - p.31)

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That the recommendation of the Planning Department be adopted and the proposal outlined be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(vi) Side Yard Requirement (Sections 302.7(2) - p.63, 303.7(2) - p.68, and 304.7(2) - p.72)

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DLAIR:  
"That the recommendation of the Planning Department be adopted and the proposal outlined be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

(vii) Wood Products in M2 (General Industrial) Districts (Section 402.1(5)-p.35)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:  
 "That the recommendation of the Planning Department be adopted and the proposal outlined be advanced to a Public Hearing."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY stated that the vertical curves on some parking lots that had been provided by apartment owners are such that vehicles attempting to use the parking lots damage the underside of their cars.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
 "That the situation just described be overcome by an amendment to "Burnaby Zoning By-Law 1965" and this proposal advanced to a Public Hearing."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY advised that the provisions of the Zoning By-Law respecting the floor area ratio in RM4 zones which offer a bonus for developers who build apartments to the maximum height allowed do not provide sufficient incentive for this type of construction.

He contended that, as a result, developers are building apartments in such zones of frame construction and are covering the site to the maximum degree possible.

He suggested that the incentive for medium high-rise apartment development should be improved to encourage such construction.

The Planning Director mentioned that his Department was proposing to submit a report on this matter very shortly.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
 "That the Planning Director present a report to Council on October 24th on the situation just described by Councillor Cafferky respecting the floor area ratio in RM4 zone."

CARRIED UNANIMOUSLY

Item No. 14 of Municipal Manager's Report No. 57, 1966  
re Block 14, North 91.2 feet and Lots 15N1 and 3, D.L. 126, Plan 3473

It was mentioned that the applicant for the subdivision in question was present.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:  
 "That the applicant be heard."

CARRIED UNANIMOUSLY

Mr. Hall, on behalf of the owners of the subject property, appeared and stated that little expenditure had been made thus far on the subdivision. He added that he had contacted the two owners whose properties lie between that under application and the existing sewer main on Halifax Street and Springer Avenue, but neither wished to subdivide their property.

He expressed the opinion that it seemed unfair to penalize the owner who wished to subdivide his property because of the reluctance of someone else to do the same.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CAFFERKY:  
 "That the Corporation not contribute \$7,000.00 for the construction of the sewer lateral mentioned in the report of the Manager because Council feels subdivision of the property is premature."

CARRIED UNANIMOUSLY

Oct/17/1966

A discussion took place on the general subject covered by the previous item and a view was expressed that a policy should be established for subsidizing the installation of sewer laterals where circumstances are similar to those indicated in the report.

A suggestion was made that possibly the contribution by the Corporation should be no more than \$100.00 for each lot to be created in a subdivision, with a maximum of \$3,000.00.

MOVED BY COUNCILLOR DLAIR, SECONDED BY COUNCILLOR HICKS:

"That the Policy/Planning Committee give consideration to a policy governing the matter of the Corporation subsidizing the installation of sewer laterals in situations such as that described above."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:

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

CARRIED UNANIMOUSLY

THE COUNCIL THEN SAT IN CAMERA AT 11:00 P.M.