

APRIL 25, 1966

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, April 25, 1966, at 7:30 p.m.

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

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That leave be given to introduce "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 12, 1966" and that it be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Item #6 of Report #25, 1966 of the Municipal Manager was brought forward.

This item dealt with the acquisition of a 1.418 acre portion of Lot "A", D.L's 69 and 70, Plan 23177, and the dedication of it for the Gilmore-Carlton Diversion.

The Municipal Manager advised that this was one of the matters covered by the by-law presently before Council.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:  
"That the recommendation of the Manager in Item #6 of his Report #25, 1966 be adopted."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 12, 1966" be  
now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That leave be given to introduce "BURNABY BUDGET AUTHORIZATION BY-LAW 1966" and  
"BURNABY RATING BY-LAW 1966" and that they be now read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That the By-Laws be now read a Second Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Councillor Cafferky suggested that Council should review the action taken  
by the Committee of the Whole last Saturday to delete the sum of \$91,500.00  
from the Special Allocation for the Ice Rink (Code 950-34).

Municipal Manager explained the effect of the decision made by the Committee  
on Saturday insofar as the Parks and Recreation Commission Budget was concerned.  
In this regard, he stated that \$125,000.00 for 'Renovations to the Centennial  
Pavilion' was deleted as well as \$91,500.00 covering a Special Allocation for  
the Ice Rink. He mentioned that, since the Committee directed that a total  
of \$250,000.00 be deleted from the Parks and Recreation Commission Budget, the  
balance of \$33,500.00 would be deducted from the remainder of the Commission  
Budget.

He explained that this action will allow the Corporation to adjust its proposed  
Capital Works programme for 1966.

Councillor Cafferky pointed out that the \$183,000.00 for the Ice Rink has  
already been spent and the effect of the budget item under Code 950-34 is to  
merely replenish Parks By-Law Funds that were used for the expenditure.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DRUMMOND:  
"That the item under Code No. 950-34 (Special Allocation for Ice Rink) be  
reinstated in its original amount of \$183,000.00."

CARRIED

COUNCILLORS CORSBIE, HERD AND HICKS - AGAINST

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:  
"That the general mill rate for the year 1966 be increased by .416."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That the Committee now rise and report the By-Laws complete, as amended."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That "BURNABY BUDGET AUTHORIZATION BY-LAW 1966" and "BURNABY RATING BY-LAW 1966" be now read a Third Time."

CARRIED UNANIMOUSLY

His Worship, Reeve Emmott, submitted a report recommending that Councillor G. H. F. McLean be appointed as Acting Reeve for the months of May and June, 1966.

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 25, 1966

Report No. 25, 1966 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

- (1) Easement - Portions of Lots 99, 100 and 101, S.D. 5, Blocks 1 and 3, D.L. 85, Plan 17524 (LETOUR)

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

CARRIED UNANIMOUSLY

- (2) Claims - Sheep Protection Act

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

CARRIED UNANIMOUSLY

- (3) Easement - Portion of Lot 2, D.L's 57 and 58, Plan 23988 (LAKE CITY INDUSTRIAL CORPORATION LIMITED)

- (4) Miscellaneous Easements

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That the recommendations of the Manager covering Items 3 and 4 be adopted."

CARRIED UNANIMOUSLY

- (5) (a) Portion of Lot 4, S.D. "H", Block 1, D.L. 90, Plan 21440 SUBDIVISION REFERENCE NO. 189/65

- (b) Portion of Lot 1, S.D. "H", Block 1, D.L. 90, Plan 21299 SUBDIVISION REFERENCE NO. 85/66

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

CARRIED UNANIMOUSLY

- (6) Land Acquisition for Road Purposes - Portion of Lot 'A', D.L's 69 and 70, Plan 23177 (C. B. RILEY INDUSTRIAL CORPORATION LIMITED)

(This item was dealt with earlier in the meeting).

- (7) Land Acquisitions and Easements for Sixth Street Sewer Project No. 18

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (8) Lot "C" except Parcel One, Reference Plan 5269, Block 19, D.L. 97, Plan 3412 (proposed Gilley Avenue widening)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the recommendation of the Planning Director, as contained in the report of the Manager, be adopted, on the understanding that this will permit the Planning Director to issue Preliminary Plan Approval for the development of the property in question as a site for two warehouses."

CARRIED UNANIMOUSLY

- (9) "Maywood" Area Road Improvements

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:

"That the following, which is related to improvements in the "Maywood" area, be approved:

- (i) The improvement of Silver Avenue between Maywood Street and Imperial Street to its ultimate standard at an estimated cost of \$11,200.00, on the understanding that this will complete part of the internal collector street system for the residential part of the "Maywood" area and that it will replace the use of that portion of Maywood Street which is currently serving as a collector street between Silver Avenue and Imperial Street.

- (ii) A proposal to:

- (a) close Maywood Street at Sussex Avenue;
- (b) construct a cul-de-sac there at an estimated cost of \$1,200.00;
- (c) provide proper signing and landscaping at that location,

on the understanding that this will:

- (a) necessitate a land exchange or acquisition involving approximately 2,300 square feet of property;
- (b) likely result in establishing a residential character for the subject portion of Maywood Street;
- (c) eliminate traffic problems caused by the confluence of five streams of traffic at the present intersections.

- (iii) A proposal to:

- (a) close McKay Avenue immediately North of Imperial Street;
- (b) construct a cul-de-sac there at an estimated cost of \$3,500.00,

on the understanding that this will:

- (a) necessitate a land exchange involving approximately 800 square feet of property;
- (b) likely enhance the residential character of the streets and preclude the use of them by transient traffic, including heavy vehicles."

CARRIED UNANIMOUSLY

THE COUNCIL THEN SAT AS THE POLICY/PLANNING COMMITTEE.

It was drawn to the attention of Council that a number of people were present to speak on the question of an apartment location policy being established.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:  
"That the delegations be heard."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY LEFT THE MEETING.

Dr. R. Harper, 7175 Maureen Crescent, first spoke and stated that the people in his area bought there because they felt the area was predominantly single family in character. He added that, if multiple family development is allowed to take place in that area, it will have a depreciating effect on residential property values.

Dr. Harper commented that his remarks were not intended to be discriminatory toward apartment dwellers because the residents do not object to apartments per se, merely their close proximity to normal residential development. He pointed out that, generally speaking, apartments do not afford much play area for the children in them nor do they provide other amenities which residential development enjoys. He also drew attention to the fact that the part of the Westridge area that is proposed for apartment development is bounded by main highways, a situation that is not conducive to quiet enjoyment.

Dr. Harper also suggested that apartments generally result in overcrowding and overtaxing community facilities, and sometimes cause situations that one does not normally find in a residential environment.

COUNCILLOR CAFFERKY RETURNED TO THE MEETING.

The Planning Director commented that it is planned to establish an RM2 category in the Westridge area, a land use that is considered suitable. He added that the new Zoning By-Law should ensure that greater amenities are provided than have been the case,

Dr. Harper emphasized that the influx of apartments to the area would overtax the school facilities.

The Planning Director stated that the School Board is aware of this possibility and plans to expand existing facilities in anticipation of this increase in child population. He also advised that the area has the usual commercial facilities that are considered complementary to apartment development.

The following submitted letters expressing views with respect to the apartment location policy proposal:

- (a) Lochdale (1966) Ratepayers' Association
- (b) Mr. G. G. MacLennan
- (c) Mr. J. H. Wyman
- (d) Mr. E. M. Williams
- (e) Westridge Community Centre Association - Mr. William Fox, President of the Association, spoke and suggested that the apartment location policy presently being considered is perhaps too nebulous for the people to properly understand.

He suggested that the apartments which have been built in the general Westridge area are not too good and that this has influenced the current view of the people in the area regarding apartment development.

He suggested that Council should possess more power to compel developers to construct apartments to more acceptable standards.

He also remarked that the residents in the area could always move if they did not like apartments, but this should not be forced on them, especially if they have to take a loss resulting from a depreciation in residential property values.

He also advised that such services as pavement, curbs, sidewalks and street lighting were lacking in some instances in the Westridge area and that apartment developers should be required to provide the services when building.

Mr. Fox concluded by indicating that the Westridge Community Centre Association was, like Dr. Harper stated earlier, not opposed to apartments per se, it was only concerned with the amenities and other related aspects.

Mr. J. Logan then spoke and suggested that all of those who had corresponded with Council in connection with the apartment location matter were perhaps striving for the same objective; viz., reasonable compatibility and the provision of adequate community amenities.

Referring to his own property at 7051 Barnet Road, he pointed out that it has a gradual slope and that is the reason he has requested RM5 for the property.

(f) Mrs. C. Harper

(g) Mr. H. A. Phillips

THE REEVE DECLARED A RECESS AT 9:45 P.M.

THE COMMITTEE RECONVENED AT 9:55 P.M.

His Worship, Reeve Emmott, then asked if there was anyone present to speak on the number of rezoning applications which were before Council at this time (RZ 43/64, 33/64, 84/65, 99/65, 11/66, 14/66, 15/66, and 23/66).

Mr. W. A. Street, Barrister and Solicitor, rose and asked that Council table his application, which is to rezone Blocks 24 to 26 inclusive, 42 except Plan 22056, and 43 to 45 inclusive, all of D.L. 126, Plan 3473 (RZ 84/65) to Multiple Family use, for one week.

He explained that neither he nor his client had had an opportunity to prepare a case in support of their application and that the one week deferment was needed for that purpose.

He suggested that, if Council was to adopt the apartment location policy presently proposed in the report "Apartment Study", the Council would be precluded from considering his application.

Councillor Herd pointed out that a rezoning proposal involving land at the corner of Salisbury Avenue and Beresford Street was advanced to the second Reading stage of a By-Law amendment last Fall but proceeded no further because the property is in the second priority stage of the apartment location plan.

The Planning Director stated that he was not able to indicate when rezonings could be advanced from the first priority areas to the second because many factors governed the situation.

He suggested that, if Council was to advance the one referred to by Councillor Herd, then it should perhaps treat all properties in the second priority areas in the same manner.

He also remarked that, at all the public meetings held recently, no reasons were advanced which would lead the Planning Department to alter its thinking in respect of apartment locations.



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A general discussion then took place as regards the apartment location policy proposal and one view was expressed that the proposals set out in the "Apartment Study" should perhaps be adopted if it was inherent that Council might consider rezoning land outside the areas designated in the Study if a cogent case was made in support of such action.

Suggestions were made as to which areas could perhaps be considered for apartment development, even though no reference was made to them in the "Apartment Study".

In particular, a proposal was submitted that serious consideration should be given the encouragement of high-rise apartment development on Kingsway from Edmonds to Boundary Road, the property which is the subject of the application by Mr. W. A. Street, and perhaps the area in the vicinity of the Freeway.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:  
"That the report 'Apartment Study' be tabled until a meeting to be held on Thursday, April 28, 1966, at 6:00 p.m."

CARRIED

COUNCILLOR HICKS -- AGAINST

Municipal Manager submitted a report, a copy of which is attached to and forms part of these Minutes, containing the views of the Chief Building Inspector with respect to the collapse of the Edmonds Rollerway last January.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:  
"That the report be received."

CARRIED UNANIMOUSLY

Municipal Manager submitted a report, a copy of which is attached to and forms part of these Minutes, dealing with the question of business directional signs on Municipal streets.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:  
"That this report be tabled for two weeks to allow for the presentation of cost data and illustrative material on the subject, and to permit the Manager an opportunity to check with the City of Vancouver in respect of its policy involving business directional signs on Boundary Road."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:  
"That the submission from the Burnaby Players be tabled for two weeks."

CARRIED UNANIMOUSLY

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

THE COUNCIL RECONVENED.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL THEN SAT IN CAMERA AT 11:15 P.M.