

AUGUST 21, 1967

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, August 21, 1967, at 7:30 p.m.

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

ABSENT: Councillor Dailly

Councillor Herd drew attention to a correction in the Minutes for the August 7th Council meeting. The meeting was chaired by Councillor Hicks and the Minutes reflect a motion made by Councillor Hicks which should have been recorded as a motion by Councillor Herd.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the Minutes of August 7th be corrected by changing the mover of a motion passed at the said meeting by Councillor Hicks to Councillor Herd, and that the Minutes as corrected be adopted as written and confirmed."

CARRIED UNANIMOUSLY

A PUBLIC HEARING was held into the passage of "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 2, 1967" (#5173) dealing with the exchange of lands in District Lot 73 owned by the Dominion Construction Company Limited on which an industrial development was taking place.

The Clerk advised that it was necessary under provisions of the Municipal Act to publish this By-Law in two consecutive issues of a newspaper circulating in the area one week apart, publicizing the fact that the By-Law was to be passed by the Council and inviting any representation.

The Manager explained that the exchange was necessary as a result of certain unforeseen circumstances which had developed with the physical development of the land by the Construction Company. The exchange meant the removal of land for a cul-de-sac and the extension of the road leading to a new cul-de-sac a short distance to the South.

A letter was read from the Dominion Construction Company advising that Mr. Sutcliffe of the Company would be present to answer any questions.

No other representations were made for or against the passage of this By-Law.

The Council meeting was preceded by an Opening Prayer by Reverend A. R. Waller.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR LORIMER:

"That leave of absence be granted to Councillor Dailly."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR HERD:

"That the original communications be received."

CARRIED UNANIMOUSLY

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The Lower Mainland Municipal Association wrote advising of their next meeting of the Association to be held at the Taawwassen Golf & Country Club on Tuesday, August 29, 1967.

His Worship, the Reeve, urged as many of the Council members as possible to attend this meeting in view of several important items on the Agenda to be discussed.

The Lower Mainland Regional Planning Board wrote advising of a proposed Transportation-Communications Study for the Lower Mainland area and requesting the Council's views on such a proposed Regional Study and whether or not the Council would be prepared to meet with other representatives of senior governments, their agencies and representatives of the Lower Mainland municipalities to review current programmes and studies for transportation facilities.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:

"That the Lower Mainland Regional Planning Board be advised the Council is extremely interested in the proposed Transportation-Communications Study to be undertaken by the Board."

CARRIED UNANIMOUSLY

Mr. W. F. Russell wrote with reference to the recent proposal to initiate a Local Improvement on Clinton Street between Gray Avenue and Dow Avenue and referring to the petition by the residents on Clinton Street to have the work as proposed by the Municipality involving the construction of a sidewalk withdrawn in favour of the same work being installed with curbs as a substitute for the sidewalks. Mr. Russell expressed disappointment that the work as requested by the residents was not to be included in the current Local Improvement Programme and requested that the Council take steps to have the work included in this programme rather than await the preparation of the next programme.

The Manager advised that his office was in the process of preparing a report on this request.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:

"That this matter be tabled pending a report from the Municipal Manager."

CARRIED UNANIMOUSLY

Mr. Thomas Farrington wrote expressing his views about a proposal advanced to the Council recently by Mr. Emmet Cafferky for the development of a Row Housing project for limited income people.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HICKS:

"That this letter be referred to the Housing Committee."

CARRIED UNANIMOUSLY

The Federal Minister of Labour wrote with reference to a request of the Council for information on future participant by the Federal Government in the financing of low income housing projects in view of certain press releases issued recently indicating that the Federal Government would be restricting financial assistance towards these projects.

The Executive Assistant to the Minister of Labour advised, while there was need for some restriction, it was not anticipated there would be any serious effect upon the monies available through Federal sources for low-rental housing projects, and suggested that the Burnaby application would be given every consideration at such time it is received from the Provincial Government.

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MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HERD:
"That the letter be referred to the Housing Committee."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the Council resolve into a Committee of the Whole at 7:50 p.m."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 51, 1967

Report No. 51, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was then dealt with as follows:

- (1) Acquisition of Easement - Portion of Block 47, D.L. 129, Plan 1492 (SWITZER)
- (2) Subdivisions - References #40/67, 138/67, 143/67 and 190/67

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:
"That recommendations contained under Items (1) and (2) be adopted."

CARRIED UNANIMOUSLY

- (3) Tenders for the supply, rental and operation of dump trucks

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

CARRIED UNANIMOUSLY

- (4) Brunette Investments Ltd. - Proposed Rezoning Application #31/67 - B/L#5111

Some discussion followed on the Planner's suggestion that the M1 zoning of the whole site was favoured by his Department, and it was felt that if there was to be any zoning on this property for Manufacturing purposes, and particularly to the M1 zoning as favoured, the residents to be affected by the zoning should be notified. Another expression of opinion was made that the Public Hearing had already been held on the proposed rezoning to an M2 classification and that the considerations now being given to the M1 zoning which was a more restrictive zoning should not necessarily have to be conveyed to the property owners since the objections from that source had already been received by the Council at the Public Hearing, and it was now the Council's prerogative to deal with the By-Law.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:
"That the Council favour in principle the M1 zoning rather than the M2 zoning and the Zoning By-Law be brought forward to the next Council meeting together with a report from the Planning Director on any conditions that might be necessary for the M1 zoning."

CARRIED UNANIMOUSLY

- (5) Gravel Deposits - Nona Avenue

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:
"That the Council abandon any proposals for the excavation from this area."

CARRIED UNANIMOUSLY

- (6) Salvation Army Property - 656 1/2 Royal Oak Avenue

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

CARRIED
COUNCILLOR McLEAN -- AGAINST

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(7) Lane at rear of property in the 4800 Block Smith Avenue and 3700 Block Cardiff Street

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the lane be constructed to the North boundary of Lot 7 so that lane service would be provided to serve lots 92, 93 and 7."

CARRIED
COUNCILLOR McLEAN -- AGAINST

(8) Subdivision - Reference No. 162/67 (BUFFALO AND BAINBRIDGE)

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

CARRIED UNANIMOUSLY

(9) Tenders for 20,000 G.V.W. Cab and Chassis - Fire Department

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

CARRIED UNANIMOUSLY

(10) Hastings Street Redevelopment Project No. 1

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

CARRIED UNANIMOUSLY

(11) Tenders for Equipment:

(a) Cushman Type Vehicles

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

CARRIED UNANIMOUSLY

(b) Gulley Emptier

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

CARRIED UNANIMOUSLY

(c) Sewer Drag Machines

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

CARRIED UNANIMOUSLY

Mrs. D. N. Brown wrote suggesting an improvement in the existing fencing by-laws specifically that an amendment which required the builder of a fence to erect such fences in a manner that any supporting 2 x 4's would face onto his property rather than the reverse. Mrs. Brown cited an instance where a neighbour had erected a fence in a manner which she considered to be the reverse of what it should be and gave particulars of the circumstances surrounding inspections which had been made of this fence which not only was constructed in a "reverse" fashion but also contravenes the Zoning By-Law insofar as the height of fences was concerned.

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Item (12) of the Manager's Report was then dealt with, re fence between 4513 and 4521 Watling Street.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:

"That the Council concur with the action taken by the Building Department with regard to the fence complaint registered by Mrs. Brown."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:

"That no action be taken to amend the Zoning By-Law as suggested."

CARRIED UNANIMOUSLY

(13) Rosewood-Wedgewood Lane between Sixth Street and Grandview-Douglas Highway

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That the Municipal Engineer enquire into the possibility of widening the lane to a width of 20 feet to provide lane service through Lots "A" and "B" of Lot 9, through the acquisition of an additional 10 feet off the two said Lots "A" and "B" and the adjacent lots, and through the acquisition of a truncation off Lot 7."

CARRIED UNANIMOUSLY

The Engineer was asked to report on the practical and legal aspects of the construction of the lane in this fashion.

(14) Myrtle Street Area

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:

"That application be forwarded to the Central Mortgage and Housing Corporation through the Provincial Government for a contribution of \$2,750.00 being 50% of the cost of preparing an Urban Renewal Scheme Project No. 2 in accordance with the detailed estimates contained in the report of the Planner dated August 2nd, 1967, and the application to be forwarded consequent thereupon."

CARRIED UNANIMOUSLY

(15) Estimates

(16) Expenditures

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:

"That the Estimates and Expenditures be approved."

CARRIED UNANIMOUSLY

(17) Monthly Report of the Chief Building Inspector

(18) Monthly Report of the Fire Chief

(19) Monthly Report of the Chief Licence Inspector

(20) Monthly Report of the R.C.M.P.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:

"That these reports be received."

CARRIED UNANIMOUSLY

(21) The Lower Mainland St. Leonard's Society

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR CORSBIE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

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- (22) Acquisition of Easement - Portion of Lot 24; $1\frac{1}{2}$ and $S\frac{1}{2}$ of Lot 25; Parcel "A" (Ex. Plan 13684) of Lot 26; Portion of remainder of $N\frac{1}{2}$ Lot 26; Portions of the $S\frac{1}{2}$ Lot 26; $N\frac{1}{2}$ of Lot 27; and Lots 43, 44 & 45, all in D.L. 126, Plan 3473; AND portion of Lot 176 of D.L. 126, Plan 30932 (WORBURN CONSTRUCTION LTD.)

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

CARRIED UNANIMOUSLY

- (23) Cancellation of Water Main Easement on former Mission Avenue Road Allowance South of Beresford Street

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:
"That the Council meeting proceed beyond the 10 o'clock deadline as laid down in the "Procedure By-Law"."

CARRIED UNANIMOUSLY

COUNCILLOR DRUMMOND WITHDREW DURING CONSIDERATION OF THE NEXT ITEM.

- (24) Development Plans - Weiser Lock Company of Canada Ltd.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR BLAIR:
"That this report be tabled for a period of one week."

CARRIED
COUNCILLOR HERD -- AGAINST

COUNCILLOR HERD advised the Council that the Weiser Lock Company were planning a major expansion programme and that the consideration of this report was of prime importance to this development programme.

ON A RULING OF THE CHAIR, ITEM (24) OF THE MANAGER'S REPORT WAS READ.

The Manager advised that, provided there was no objection, he would take action to proceed with details as laid out in the report as far as possible in order to get the programme under way pending detailed consideration of the Council.

COUNCILLOR DRUMMOND RETURNED TO HIS COUNCIL SEAT.

- (25) Forest Lawn and Oceanview Cemetery Companies Assessment Appeal

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:
"That the Corporation require the Assessment Appeal Board to submit a case on a question of law to the Supreme Court of British Columbia for a decision pursuant to the recommendation contained in Item (25) of the Manager's Report No. 51, 1967."

CARRIED UNANIMOUSLY

THE COUNCIL THEN REVERTED TO THE TABLED ITEMS CONTAINED WITHING THE AGENDA.

COUNCILLORS HICKS AND HERD WERE ABSENT FROM THEIR COUNCIL SEATS.

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Report of the Planning Director re Two-family Area Zoning Review

His Worship, the Reeve, repeated his opinion that the rezoning of the areas contained in the Report of the Planner dated August 4, 1967 entitled "Two-family Area Zoning Review" would, in all probability, affect people who had constructed legal suites in the basements of their homes or, in some other way, were conforming with the present zoning, and it was considered that the suggested rezonings should not be proceeded with.

The Planning Director submitted that areas "C" and "D", as portrayed by the accompanying maps, were virtually undeveloped and were zoned for small holdings. It was felt advisable that these areas should be considered by the Council for rezoning to the R2 category.

His Worship, the Reeve, recommended that the areas shown as Area "A" and Area "B" on the plans accompanying the Planner's report, i.e. the area in the vicinity of Smith Avenue between the Grandview Highway and Moscrop Street and the Forgien area be withdrawn from the Council's consideration and no action be taken on the suggested rezoning of these areas to the Single Family Residential category.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:
"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

COUNCILLORS HICKS AND HERD RETURNED TO THE COUNCIL MEETING.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:
"That the area described as that contained in District Lots 87 and 90 (Area "C") be approved for further consideration and that a Public Hearing be held to receive representations for and against the rezoning of properties in this in accordance with the recommendation of the Planner."

CARRIED
COUNCILLOR LORIMER - AGAINST

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:
"That the area described as that contained in District Lot 59 (Area "D") be approved for further consideration and that the views contained within this area be submitted to a Public Hearing to receive representations for and against the proposed rezoning as recommended by the Municipal Planner."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:
"That the Public Hearing be held on September 12, 1967, at 7:30 p.m., to deal with sundry rezonings including those approved at this meeting and others approved previously for submission to a Public Hearing."

CARRIED UNANIMOUSLY

COUNCILLOR HICKS informed the Council that he understood the Shell Oil Company was installing a sulphur plant at the Shellburn Refinery and that this would result in less effluent emanating from this plant and would eliminate much of the nuisance to the residents in the North Burnaby area particularly and in the municipality generally. Councillor Hicks suggested that a letter of commendation should go to the Shell Oil Company.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR CORSBIE:
"That a letter of commendation go to the Shell Oil Company on the proposal of their Company to install a sulphur plant at the Shellburn Refinery."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY