

MAY 23, 1967

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 Tuesday, May 23, 1967, at 2 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Dailly (2:30 p.m.),
Drummond, Corsbie (2:13 p.m.),
Herd, Hicks, Lorimer and McLean

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR LORIMER:
"That the Minutes of the meetings of April 24th and May 1, 1967 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR BLAIR:
"That a Public Hearing be held for the purpose of receiving representations for or against a group of proposed rezoning of different properties as recommended recently by the Municipal Planner and approved for further consideration by the Municipal Council, and that such Public Hearing be held on Tuesday, June 13, 1967, at 7:30 p.m."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR LORIMER:
"That the Council resolve into a Committee of the Whole at 2:15 p.m."

CARRIED UNANIMOUSLY

The Burnaby Public Library Board wrote advising of a meeting held for the purpose of discussing the extension of the McGill Branch of the Library and that final approval of detailed plans of Mr. Peter Smith, Architect, for extension of the McGill Branch had been approved. The Architect had recommended the cost estimates be increased from \$55,000.00 to \$57,000.00 in order to provide an allowance for fixtures and exterior work and the Library Board had accepted this recommendation.

The Library Board asked that the Council consider submitting the plans to tender as early as possible and that the total By-law cost of \$57,000.00 be approved for this project.

Municipal Manager submitted a report (Item 2 of Report No. 30, 1967) reiterating that the Council had given tentative approval to the McGill Branch extension project at an estimated cost of \$55,000.00, funds to be provided by means of a Tax Sale Moneys By-Law. The By-Law had been deferred pending acceptance of the Architect's plan by the Burnaby Public Library Board and an estimate based on these plans.

The Manager referred to the Library Board's letter which indicated the cost estimate had been increased to \$57,000.00 including Architect's fees, to provide for fixtures and exterior work.

The Manager recommended that the plans and specifications be accepted and the By-Law be adopted.

Messrs. DesBrisay, Chief Librarian, and Robinson, Library Board member, were present along with Mr. Peter Smith, Architect.

Mr. Smith presented working drawings of the proposed Library extension and explained the additions which had caused the increase in the cost estimate from \$55,000.00 to \$57,000.00. The additional \$2,000.00 was to be used for:

- (i) sound-proofing the participation area;
- (ii) providing free standing stacks for the adult section;
- (iii) removal of a fence and enclosing an area for refuse cans, etc.

COUNCILLOR CORSBIE ARRIVED AT THE MEETING AT 2:13 P.M.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:

"That the necessary Tax Sale Moneys By-Law be brought down subject to the plans and specifications as presented by the Architect receiving the final approval by the Municipal Departments involved."

CARRIED UNANIMOUSLY

TABLED ITEMS:

- (a) Proposal involving access to apartment development on Block 26, S.145.66 feet (Reference Plan 6730), D.L's 151/153, Plan 783 (6550 Nelson Avenue)

The Manager submitted a report (Item 7 of Report No. 30) drawing attention to the appearance of Mr. Hean of the Legal Firm, Hean, Wiley & Dixon, on May 15th and the fact that Council had previously authorized negotiations for the North-South lane allowance through the property.

The matter had been tabled for a period of a week pending examination by the Planning Department of an alternate proposal for an easement to Dunblane as a substitute for the North-South lane.

The Manager advised that the Planner had reviewed the matter and recapped the prior considerations of the Council with regard to the acquisition of the North-South lane and the 33-foot square portion of property for completion of the Dunblane Avenue-Grimmer Street rights-of-way.

The Department could not recommend the proposal that an easement be acquired for an East-West lane as an alternative for the North-South dedicated lane. The following reasons were given:

- (i) The easement would not provide public and unrestricted access.
- (ii) The Corporation does not build lanes on privately owned land.
- (iii) The precedent established by accepting an easement in lieu of a dedicated lane would be damaging and the Corporation would undoubtedly be inundated with similar requests on subsequent rezoning and subdivision applications.

The Planner recommended that Council not accept an easement as proposed and decide whether to continue with acquisition of a dedicated lane allowance or rescind the previous instruction to the Land Agent to negotiate for such an allowance.

In either case, dedication of land for the completion of Dunblane Avenue was required.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:

"That previous instructions issued by this Council for the acquisition of a dedicated lane in a North-South direction through this property be rescinded."

CARRIED UNANIMOUSLY

The opinion was expressed that a lane allowance in either the North-South or East-West direction was not needed in this instance.

The Manager submitted that the proposal to obtain an easement does not give full use of a right-of-way for lane purposes and therefore certain dangers were inherent in the proposal. Lanes generally are for public access and a lane allowance should be available for accommodating utilities and should give complete access for the public.

It was suggested that if a right-of-way was to be acquired at all it should be obtained as a legal dedicated right-of-way and that if, in the future, some other arrangement was necessary the lane allowance could be cancelled.

The suggestion was made also that a turn-around should be available at the North end of the existing North-South lane where such lane abuts the subject property.

COUNCILLOR DAILLY ARRIVED AT 2:30 P.M.

Upon being queried as to whether or not there were any problems in establishing a turn-around at the North end of the existing North-South lane abutting the South side of the subject property, the Engineer advised that in his view there would be no serious difficulties and cited an instance where such a turn-around had been created in the vicinity of Nelson Avenue and Royal Oak Avenue which had been quite satisfactory.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:

"That the Land Agent be asked to negotiate for a lane right-of-way by way of an easement from the existing North-South lane along the South boundary of the subject property in an Eastward direction to Dunblane Avenue."

IN FAVOUR -- COUNCILLORS DAILLY, HERD & DRUMMOND

AGAINST -- COUNCILLORS BLAIR, CORSBIE, LORIMER, HICKS, McLEAN & REEVE EMMOTT

MOTION LOST

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:

"That the applicants be permitted to proceed with the development of the site for apartment purposes without any lane requirement in an East-West direction."

CARRIED

AGAINST -- COUNCILLORS CORSBIE & LORIMER

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:

"That the Manager be asked to report on the practicability of creating a turn-around at the North end of the North-South lane immediately South of the subject property."

CARRIED UNANIMOUSLY

(b) Request for extension of lane between 4300 Blocks Darwin and Halley Avenues

COUNCILLOR McLEAN withdrew from his Council seat.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That this matter be tabled for a further period of one week."

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN RETURNED TO HIS COUNCIL SEAT.

COUNCILLOR HICKS WITHDREW FROM HIS COUNCIL SEAT.

May/23/1967

HIS WORSHIP, THE REEVE, reported to the Council that he and the Manager had accepted an invitation to cruise the Vancouver Harbour as guests of the Trans Mountain Oil Company in company with certain Japanese interests. Following the cruise, a reception had been held at the Bayshore Inn.

His Worship advised having noticed a display of mounted pictures portraying certain facilities of the Trans Mountain Oil Company and, upon enquiry, was advised that this display would probably not be put to too much use following its display at the Bayshore Inn and the Reeve had expressed an interest in having the display placed in the lobby of the Municipal Hall. This had been agreed to and was the reason that the display was now in its present position in the lobby.

The opinion was expressed that such displays should not be located in the Municipal Hall and that no display of material other than that which would portray publicly owned facilities should be put into the Municipal Hall. It was also suggested that if the display stanchions were of value to the Municipality they should be purchased rather than used on a loan basis.

Councillor McLean commented on the colour of the Trans Mountain Oil Tanks at the Westridge site advising having received some professional engineering advice on the effects of reflection from tanks painted in various ways and suggested that the reflection from a white tank was from 80 to 88% and from dark green 40 to 50%. It was suggested that if the tanks were insulated, such as the case would be with Westridge tanks, there would be very little effect if a dark green paint were used. It was suggested that the Council should pursue this matter further and make a direct approach to the Board of Directors of the Trans Mountain Oil Company in an effort to have the tanks painted a green colour in accordance with the wishes of the residents of the Westridge area.

It was pointed out by His Worship, the Reeve, that in his view Trans Mountain Oil Company had acted responsibly taking into account that the property had been zoned industrially for many years and the fact that the Company had excavated the site to a considerable extent in order to lower the base of the tanks and preserve the aesthetics as much as possible.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:

"That a letter go forward from the Council to the Board of Directors of the Trans Mountain Oil Company asking that the propane tanks located at their Westridge terminal be painted a green colour and that the request was made, not only on behalf of the Council, but on behalf of 150 residents of the Westridge area."

CARRIED

REEVE EMMOTT &
COUNCILLOR BLAIR -- AGAINST

MUNICIPAL MANAGER -- REPORT NO. 30, 1967

Report No. 30, 1967 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

- (1) Sewer Extension - Subdivision Reference No. 41/67 (GRASSMERE AND PIONEER)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (2) Extension to the McGill Branch of the Library

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

(3) Town Planning Institute of Canada

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

CARRIED UNANIMOUSLY

(4) Complaint of Mrs. H. Tokaryk, 1514 South Springer Avenue

It was noted that the incoming letter from Mrs. Tokaryk had not been submitted to the Council and Councillor Herd produced a file of correspondence between Mrs. Tokaryk and the Municipality which it was felt should be made available to the Council.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSBIE:
"That this item be tabled for a period of one week and that each member of the Council be supplied with the correspondence in the possession of Councillor Herd together with the incoming letter from Mrs. Tokaryk."

CARRIED UNANIMOUSLY

Following consideration of this item, the question of the deposit of \$600.00 required by the Municipality for future sewer installation where sewers were not readily available was raised and it was felt that such charge was somewhat unfair, that normally on subdivision an individual pays the \$3.00 maintenance charge and is relieved of the \$18.00 capital charge which over a period of 20 years amounts to \$360.00. In addition, \$240.00 was paid through general rate so that in effect applicants such as Mrs. Tokaryk are required to pay \$600.00 as a deposit and in addition pay the sum of \$240.00 through the general rate.

It was submitted that the \$600.00 figure was arrived at as an average cost of the construction of sewer service to a particular property.

The Planner was asked to bring forward a Brief setting out the current servicing policies of the Corporation for review by the Council including maps or any other illustrations which may be useful in portraying the information to the Council.

(5) Tenders for the supply and delivery of gasoline, diesel fuel and automotive oil

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

CARRIED UNANIMOUSLY

(6) Probation Service Offices

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

CARRIED UNANIMOUSLY

(7) Proposed Lane Acquisition (Nelson Auto Court) - Block 26 South 145.66 feet Reference Plan 6730, D.L.s151/3, Plan 783

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

(8) Marine Drive from Boundary to Joffre

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

CARRIED UNANIMOUSLY

(9) Rezoning Application Reference No. 44/67
Lots "A" & "B" of Lot 14, D.L. 83, Plan 18867

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR DRUMMOND:
"That the condition of consolidation be accepted as the only condition and the Zoning By-law be brought forward for further consideration when this condition has been met."

CARRIED UNANIMOUSLY

Inherent in this motion was the Council's interpretation that both the use of a building as a day care centre and as a normal dwelling were acceptable uses under the Zoning By-Law within a P1 zone.

THE CHAIRMAN OF THE GRANTS AND PUBLICITY COMMITTEE submitted a recommendation that the following grants be made:

- (1) Air Cadet Squadron No. 637 -- -- \$365.00
- (2) " " " No. 759 -- -- \$375.00

The suggestion was made that a grant should be made to the Air Cadet Squadrons for the over-all operation of these Squadrons rather than for the provision of a scholarship.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:
"That grants in the amount of \$200.00 each be given to Air Cadet Squadrons Nos. 637 and 759."

CARRIED

COUNCILLORS DRUMMOND & BLAIR -- AGAINST

- (3) Burnaby Junior Chamber of Commerce -- \$625.00

The opinion was expressed that this organization should take more active part in raising funds for the Miss Burnaby Pageant and should not rely so heavily on municipal grants for production of this Pageant.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR HERD:
"That a grant of \$625.00 be made to the Burnaby Junior Chamber of Commerce to cover necessary expenses for the Miss Burnaby Pageant."

CARRIED UNANIMOUSLY

- (4) B.C. Teachers' Federation -- \$1,500.00
 - (5) Burnaby Fire Department Band -- 300.00
 - (6) International Peace Arch Assn. -- 75.00
 - (7) Playhouse Theatre Company -- 500.00
 - (8) Vancouver Art Gallery -- 500.00
 - (9) Vancouver Festival Society -- \$1,000.00
- (with \$500.00 being applied toward the outstanding deficit and an equal amount for the current programme).

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:
"That the report of the Grants Committee be adopted as amended by the previous motion concerning the Air Cadet Squadrons Nos. 637 and 759."

CARRIED UNANIMOUSLY

It was suggested that the numbers of Grants applications coming before the Council and the variety of such applications was of some concern and possibly a policy should be adopted which would provide for a more orderly distribution of Grants monies available in the Budget.

The Reeve was asked to look into the matter of establishing a policy for the distribution of grants and report to the Council.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That leave be given to introduce:

"BURNABY TAX SALE MONEYS EXPENDITURE BY-LAW 1967" (#5142) and
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 4, 1967" (#5143)

and that they be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That "BURNABY TAX SALE MONEYS EXPENDITURE BY-LAW 1967" and
"BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 4, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the Council now resolve into a Committee of the Whole to consider and
report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 74, 1966" (#5032)."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 74, 1966" (#5032) provides
for the following rezoning:

Reference RZ #122/66

FROM RESIDENTIAL DISTRICT FIVE (R5) TO INSTITUTIONAL DISTRICT (P1)

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

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

Municipal Clerk stated that the prerequisite established by Council in connection with this rezoning had been satisfied.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:
"That 'BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 74, 1966' be now read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:
"That:

- "BURNABY ROAD CLOSING BY-LAW NO. 3, 1967" (#5134)
- "BURNABY ROAD CLOSING BY-LAW NO. 4, 1967" (#5135)
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 10, 1967" (#5136)
- "BURNABY TEMPORARY BORROWING BY-LAW 1967" (#5139)
- "BURNABY STREET AND TRAFFIC BY-LAW 1961 AMENDMENT BY-LAW NO. 1, 1967" (#5140)
- "BURNABY EXPROPRIATION BY-LAW NO. 16, 1967" (#5141)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 80, 1966" (#5038)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1967" and (#5124)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" (#5064)

be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 80, 1966" (#5038) provides for the following rezoning:

Reference RZ #112/66

FROM COMMUNITY COMMERCIAL DISTRICT (C2)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lot 1 Explanatory Plan 10989, Except Plan 15900 and Reference Plan 11756, R.S.D. 'A' and 'D', S.D. 1, Blocks 1 and 2, D.L. 207, Plans 4141 and 5923

(Located within the tract of land bounded by Barnet Road, Inlet Drive and the lane South of Pandora Street)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1967" (#5124) provides for the following rezoning:

Reference RZ #40/67

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO RESIDENTIAL DISTRICT FIVE (RS)

Lot 1, Block 2, D.L. 130, Plan 11990

(Located at the South-East corner of Broadway and Holdam Avenue)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967" (#5064) provides for the following rezoning:

Reference RZ #137/66

FROM RESIDENTIAL DISTRICT FIVE (R5)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Lots 17 and 18, Block 42, D.L. 153, Plan 1566

(Located on the North-East corner of Maywood Street and Telford Avenue)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:

"That:

- "BURNABY ROAD CLOSING BY-LAW NO. 3, 1967"
- "BURNABY ROAD CLOSING BY-LAW NO. 4, 1967"
- "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 10, 1967"
- "BURNABY TEMPORARY BORROWING BY-LAW 1967"
- "BURNABY STREET AND TRAFFIC BY-LAW 1961 AMENDMENT BY-LAW NO. 1, 1967"
- "BURNABY EXPROPRIATION BY-LAW NO. 16, 1967"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 80, 1966"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 30, 1967" and
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 7, 1967"

be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HERD:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 71, 1966" (#5029) be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 71, 1966" provides for the following rezoning:

Reference RZ #102/66

FROM RESIDENTIAL DISTRICT FIVE (R5) TO INSTITUTIONAL DISTRICT (P1)

(Located at the North-East corner of Frances Street and Ingleton Avenue)

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HERD:

"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 71, 1966" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

Reference was made to a large rig which was in place for the purpose of sinking the air shaft to the C.N.R. tunnel at Ingleton Avenue and Frances Street and the Engineer was asked to conduct an enquiry on the amount of time the rig would be in operation and what the completion date would be for construction of the shaft and the housing at the head of the shaft.