

APRIL 3, 1967

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, April 3, 1967, at 7:30 p.m.

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

ABSENT: Reeve Emmott

Reverend Harry Parker led in Opening Prayer.

ACTING REEVE HERD welcomed the members of the 6th Burnaby West Cub Pack to the meeting and commended them for the interest they were showing in local government. He stressed that this interest should be encouraged in young people because they will become more knowledgeable as they advance into adulthood.

ACTING REEVE HERD then presented Mr. R. M. Buzza with a set of cuff-links in recognition of Mr. Buzza being elected President of the B.C. Teachers' Association.

ACTING REEVE HERD also presented Mr. Bob Galer with a set of cuff-links in recognition of his having won the Dominion Championship in Five-Pin Bowling.

He pointed out that Mr. Galer had broken the Canadian Five-Pin Bowling Record of 13 years standing on his way to becoming the Champion.

Mr. William Lawson wrote requesting an opportunity to address Council on the question of Group Homes.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSBIE:  
"That Mr. Lawson be heard."

CARRIED UNANIMOUSLY

Mr. Lawson then appeared and presented a Brief urging that the regulations for Group Homes be relaxed so that they will not be treated as institutions.

Councillor Drummond, as the Liaison with the Social Welfare Department, advised that a meeting had been held between appropriate officials of the Corporation and His Worship, Reeve Emmott, concerning the submission from Mr. Lawson, and the conclusion was reached that the request in the Brief was justified.

He added that a further meeting was to be arranged after the Social Service Administrator submitted a report on the matter.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:  
"That the request contained in the Brief from Mr. Lawson be referred to the Liaison with the Social Welfare Department to obtain a report from the Social Welfare Administrator."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DRUMMOND:  
"That His Worship, Reeve Emmott, be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

The following item was then lifted from the table:

Application to rezone Parcel "A", Explanatory Plan 10410,  
S.D. 15/16, Block 6, D.L. 748 $\frac{1}{2}$ , Plan 1380 (SHISKEN) to  
TOURIST COMMERCIAL (C5) - Rezoning References RZ 34/67 and 49/66

It was drawn to the attention of Council that the Solicitor for the owner of the subject property desired an audience with Council.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:

"That the Solicitor in question be heard."

CARRIED UNANIMOUSLY

Mr. Gordon H. Dowding, Barrister and Solicitor, then spoke in support of the application in question and made the following points:

- (1) A great deal of the land near the property in question is being used commercially, although all of it is non-conforming, thereby establishing the character of the area.
- (2) Grandview-Douglas Highway is to be widened shortly and this will increase its arterial function. Because of this, it would be undesirable to develop land on the Highway for residential purposes.

In conjunction with this widening, it is expected that the speed limit on Grandview-Douglas Highway will be increased. This will also detrimentally affect the residential use of property abutting the Highway.

- (3) If the property is rezoned, the trailers which will be placed on it will be located at the rear of the site. This means that they will be well protected from the noises of traffic on the Highway. In addition, the rear of the property will be screen planted so as to shield the trailers from the residences to the North.
- (4) In 1959, permission was granted to place eight trailer units on the property.
- (5) All requisite services for the use of the property for the purpose desired are available.
- (6) Approximately three years ago, the owner wished to increase the number of trailer units on the property and was informed that this could not be done because of the lack of sewer service. This service is, as mentioned above, now available and the inference drawn from the information received about three years ago was that additional trailer spaces could be provided once sewer service was available. No reference was made at that time to the zoning of the property. On the strength of this, the present owner arranged to purchase the property and to provide additional trailer spaces.

After obtaining the necessary permits, the owner proceeded with his expansion plans, not knowing that this use contravened the Zoning By-Law.

- (7) Some \$7,000.00 was spent in providing sewer, water and electrical connections to the trailer spaces, and doing some paving work as well.
- (8) There is a need for housing in the municipality and, if the trailers are required to be removed, the people in them will need to be relocated. This will pose somewhat of a hardship.
- (9) There is sufficient land on the site in question to permit the use desired.
- (10) Council did not act within its powers in restricting the use of the property, even though it was non-conforming, by means of licensing.

- (11) Though it may not be too germane, the owner was charged by the Municipality for having too many trailers on his property despite the fact that permits for these additional trailers were obtained.

A question was raised as to whether the Trailer Court operation being conducted on the property caters principally to a transient population and/or those in receipt of Social Assistance.

The view was also expressed that Mr. Dowding should prepare a comprehensive report containing what he considered to be the salient features relating to the application so that all the ramifications of it can be appreciated.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:  
 "That both Mr. Dowding and the Municipal Manager submit comprehensive reports to Council on all the ramifications associated with the use being conducted on, and desired for, the property."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:  
 "That the subject rezoning application be tabled for two weeks."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Campaign Chairman, Association for Retarded Children of British Columbia, wrote requesting permission to hold the Annual "Flowers of Hope" Campaign on the evening of May 15, 1967.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:  
 "That permission be granted to the Association to conduct its Campaign at the time mentioned."

CARRIED UNANIMOUSLY

Supervisor, Urban Affairs Programmes, Department of University Extension, the University of British Columbia, submitted a letter inviting representation to attend the 13th Annual Short Course in Planning at the University of British Columbia between May 8th and 12, 1967.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
 "That authority be granted for one member of Council plus one member from the Advisory Planning Commission to attend the Course in question, with it being understood that the Municipal Manager would arrange for the attendance of any staff member(s) at the Course."

CARRIED UNANIMOUSLY

Executive Secretary, Metropolitan Hospital Planning Council, submitted a letter enclosing a cheque in the amount of \$980.00 which the Corporation sent to him on March 27, 1961 as the Municipal contribution toward the cost of a study that was to be made of capital costs of hospitals in the Lower Mainland area.

The Executive Secretary pointed out that the donations which were received in 1961 were held "in trust" pending assurance of financial support from the Provincial Government. He explained that no such assurance was ever received and, since the question of Regional Hospitals has been renewed lately on another basis, the Metropolitan Hospital Planning Council felt it should assist this new movement instead of operating on its own; hence, the reason for returning the donation made by Burnaby in 1961.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:  
 "That a receipt for the cheque be forwarded to the Metropolitan Hospital Planning Council."

CARRIED UNANIMOUSLY

Executive Director, Lower Mainland Regional Planning Board, wrote advising that the 1967 Budget of the Board has now been ratified by the necessary majority of Municipal Councils.

Deputy Attorney-General submitted a letter advising that the Attorney-General has announced certain plans for disengagement, by stages, of the Oakalla Prison Farm but that no assurance can be given at this time that the Prison property will be completely abandoned or that portions of the Prison which are to be removed will necessarily be relocated outside Burnaby.

It was suggested in Council that the dates the disengagement will occur, including the schedule in connection therewith and the places where certain facets of the Prison operation are to be moved, should be made known to Council.

It was pointed out that the Municipality is desirous of implementing a long-range land use plan for property surrounding the site occupied by the Oakalla Prison Farm, and possibly Oakalla itself, and that the information alluded to in the previous paragraph is considered imperative in order that the land use plan can proceed in an orderly manner.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR DAILLY:

"That the Attorney-General be requested to amplify the programme planned by his Department in regard to the disengagement of the Oakalla Prison Farm."

CARRIED UNANIMOUSLY

Stevenson & Kellogg, Limited, Management Consultants, submitted a letter providing additional information in connection with the Municipal Management Seminar that is being held between April 26th and 28, 1967.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the Corporation of Burnaby not participate in the Seminar mentioned in the letter from Stevenson & Kellogg, Limited."

CARRIED UNANIMOUSLY

Executive Director, Union of B.C. Municipalities, submitted a circular letter advising that the 1967 Convention of the Union will be held in Prince George between September 20th and 22, 1967.

The Municipal Clerk stated that Burnaby was entitled to six delegates in addition to the Reeve and he sought direction as to which members of Council would be voting delegates.

All members stated that they could attend the Conference but it was not indicated which ones would be the voting delegates.

The matter was resolved by Council referring to His Worship, Reeve Emmott, the question of selecting the six members who will be classified as voting delegates on behalf of the Corporation at the Convention in question.

Mr. William R. Turner submitted a letter drawing attention to plaster damage which is occurring in his home at 3730 Dundas Street allegedly caused by the blasting operations being conducted by Northern Construction and Perini Pacific in connection with the C.N.R. tunnel project.

Mr. Turner also:

- (i) expressed concern with the attitude taken by the contractor while working in Vancouver regarding damage being caused homes there as a result of the blasting operations;
- (ii) requested that Council ensure that the situation which occurred in the City respecting the matter is not allowed to develop in Burnaby.

The Municipal Manager explained that the requirements imposed by Council when it dealt with the questions associated with the plan of construction are to be followed by the contractor when doing work in Burnaby.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:  
"That the Municipal Manager determine the legal position of the Corporation in respect of the blasting aspect of the total C.N.R. tunnel project so that this information can be conveyed to Mr. Turner."

CARRIED UNANIMOUSLY

Chairman, Junior Sports Stadium Society, wrote advising that he had received a ruling from the local office of the Federal Department of Revenue that donations which are made to the Junior Amateur Sports Stadium Society for the development of a stadium in Central Park can be classed as deductible for Income Tax purposes if the receipts carry the following notation:

"Junior Amateur Sports Stadium Society (an agency of the City of Vancouver the the Municipality of Burnaby)

Signed, Allan McEachern, Treasurer

(Issued for Income Tax purposes under Section 27 (1) (a) (iii)."

The Chairman also requested that Council grant permission to show on such receipts that the Society is an agency of the Corporation of Burnaby. He added that an identical request was being made to the City of Vancouver.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:  
"That the request of the Junior Sports Stadium Society, as detailed above, be granted, providing:

- (a) it is legally possible to show that the Junior Amateur Sports Stadium Society is an agency of the two municipalities involved;
- (b) the Central Park Committee approves the arrangement outlined regarding the receipts."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 19, 1967

Report No. 19, 1967 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

(1) Silk Screening Seminar

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

CARRIED UNANIMOUSLY

(2) Conference of the American Waterworks Association

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

CARRIED UNANIMOUSLY

(3) Easement Cancellation - Portion of Lot 270, D.L. 129, Plan 29674

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

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN LEFT THE MEETING.

(4) Traffic and Sidewalk Conditions in the vicinity of Stride Avenue School

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORIMER:  
"That the information contained in the report of the Manager be conveyed to the person who raised the questions which precipitated the report."

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN RETURNED TO THE MEETING.

COUNCILLOR BLAIR LEFT THE MEETING.

(5) 60-foot Residential Strip on Lougheed Highway

It was directed that the report now at hand be brought forward when the Zoning Amendment By-Law involving the rezoning proposal covered by the report is being considered.

(6) Local Improvement Paving on Marlborough Avenue between Newton and Dover Streets (By-Law No. 4483)

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

CARRIED UNANIMOUSLY

(7) Lot 1N<sup>2</sup>, Blocks 1/36, D.L. 129, Plan 2639 (NICKERSON)

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

CARRIED UNANIMOUSLY

(8) Municipal Golf Course

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

CARRIED UNANIMOUSLY

(9) Estimates

Municipal Manager requested that the following estimate be added to the report now being considered:

<u>Work Order No.</u>	<u>Type of Project</u>	<u>Estimate</u>
1-163	Install storm drainage on easement between Duthie and Hatton Avenue as a supplement to the servicing of Yorston Subdivision Reference #221/66 - 365 ft. x 8" diameter main, 2 manholes and 7 house connections. (Charge - Special Drainage - 174-30)	\$3,630.00

(10) Expenditures

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:  
"That the estimates shown in the report plus the verbal one outlined above be approved, and further, that the recommendation of the Manager respecting expenditures be adopted."

CARRIED UNANIMOUSLY

(11) Monthly Report of Chief Building Inspector

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:  
"That the report be received."

CARRIED UNANIMOUSLY

(12) Section 712 (2) Municipal Act - Lot 44, D.L's 57 & 59, Plan 29156  
(LAKE CITY INDUSTRIAL PARK)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILY:  
"That the owner of Lot 44, D.L's 57 and 59, Plan 29156 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by David H. Burnett & Associates."

CARRIED UNANIMOUSLY

(13) Miscellaneous Easements

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

CARRIED UNANIMOUSLY

(14) Litter in the vicinity of 6308 Walker Avenue

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:  
"That the information contained in the report be conveyed to the person who complained about litter in front of 6308 Walker Avenue."

CARRIED UNANIMOUSLY

During consideration of the foregoing matter, it was mentioned that it is a fairly common habit of school children to scatter paper and lunch remnants on both private and public property during their lunch hour.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:  
"That the attention of the Burnaby School Board be drawn to this habit of school children with the view in mind of the Board instituting a programme to instill pride in the school children in the appearance of property in the municipality by not littering property or doing anything similar that detracts from the appearance of the property."

CARRIED

COUNCILLOR LORIMER -- AGAINST

COUNCILLOR McLEAN posed a number of questions relating to the installation of two refrigerated tanks by the Trans Mountain Oil Pipe Line Company in the Westridge area.

He pointed out that, in the recent tour of Burrard Inlet by Prime Minister Pearson, it was noted by some members of the contingency that the two tanks in question were not particularly attractive.

Councillor McLean urged that Council should ensure that the Company complies with all of the conditions which were accepted by it when Council dealt with the matter of the tanks being installed.

He pointed out as well that these tanks are constantly flaring due to their inefficient operation and that this has caused a great deal of concern to people in the area because of the expected danger of explosion and/or emission of odours.

Municipal Manager stated that he had been informed that Trans Mountain Oil Pipe Line Company was endeavouring to overcome this flaring situation. He pointed out that the pressure which is exerted during this flaring is quite minimal and will not cause an explosion. He also explained this is caused by incomplete combustion in the tanks.

The Manager also advised that investigation failed to disclose the source of an alleged noise nuisance so it was assumed that this was being caused when ships were working alongside the site of the Company. He mentioned that, in order to be certain, he had asked to be notified by the Company the next time a ship was being loaded.

As a result of Councillor McLean requesting that a formal report be submitted by the Manager answering the following questions, the Council tacitly directed that this be done by the Manager:

- (i) When are the tanks in question to be painted?
- (ii) When are the trees that are to screen the tanks from nearby residential development to be planted?
- (iii) When will the adjustment be made in the flaring operation associated with the refrigerated tanks so that it will be more efficient than at the moment?

COUNCILLOR McLEAN stated that a building is being constructed on the property lying to the West of the present Mental Health Centre at the South-West corner of Grandview-Douglas Highway and Willingdon Avenue.

The Municipal Manager was asked to submit a report indicating the nature and extent of this building programme.



(15) Government-Winston Industrial Collector Street

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

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY enquired as to when it is proposed to relocate the home on property owned by Mrs. Tepel on Willingdon Avenue.

He was informed that this property lies next to that owned by Mrs. Kempf, which has been expropriated by Council. It was added that attempts thus far to negotiate a settlement for this expropriation have been unsuccessful. It was also mentioned that, until this question concerning the Kempf property is resolved, it was impossible to indicate when action could be taken with respect to the relocation of the home on Mrs. Tepel's property.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY LEFT THE MEETING.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:  
"That leave be given to introduce "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1963, AMENDMENT BY-LAW NO. 1, 1967" (B/L #5039) and that it be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:  
"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 9, 1963, AMENDMENT BY-LAW NO. 1, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY RETURNED TO THE MEETING.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" (B/L #5021) be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" (B/L #5021)  
provides for the following rezoning:

Reference RZ #109/66

FROM RESIDENTIAL DISTRICT THREE (R3) TO RESIDENTIAL DISTRICT FIVE (R5)

Lot 1N½ except part on Filing 53362, Block 4, D.L. 25, Plan 8301

(Located on the South side of 12th Avenue approximately 363 feet West of Cumberland Street)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:  
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 63, 1966" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That leave be given to introduce "BURNABY EXPROPRIATION BY-LAW NO.3, 1967" (#5093) and "BURNABY EXPROPRIATION BY-LAW NO. 4, 1967" (#5094), and that they be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

Apr/3/1967

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That "BURNABY EXPROPRIATION BY-LAW NO. 3, 1967" and "BURNABY EXPROPRIATION  
BY-LAW NO. 4, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY

THE COUNCIL THEN SAT "IN CAMERA" AT 10:00 P.M.