

SEPTEMBER 5, 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 Tuesday, September 5, 1967, at 7:30 p.m.

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

Reverend T. L. Hipp led in Opening Prayer.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That the Minutes of the meeting held August 14, 1967 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mr. Harold J. Huffman wrote requesting an opportunity to address Council in connection with a proposed Low-Rental Housing Project planned for land on Irwin Street between Duiker Avenue and Macpherson Avenue.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DRUMMOND:  
"That Mr. Huffman be heard."

CARRIED UNANIMOUSLY

Mr. Huffman then spoke and made the following points in connection with the subject outlined above:

- (i) What is the position of the Council in regard to the proposed project at the present time?

Mr. Huffman was advised that an application has been made by Council to develop the site (and six others in the municipality) under the pertinent provisions of the National Housing Act as Federal-Provincial Housing Schemes.

Nothing has materialized to date as a result of this application but overtures have been made to Council by a private consortium to develop the site for the same purpose intended by Council. This submission has been approved in principle by Council and the proponents of the project have been requested to file a formal application on it for perusal by the administration of the Corporation which will, afterwards, offer its views to Council on the application.

- (ii) Will those in the vicinity of the site involved be notified in the event it is to be rezoned to permit the use intended?

Mr. Huffman was informed that Council has approved for further consideration the rezoning of the site to Residential District Six (R6), which is the category required to accommodate the development planned, and has directed that this proposal be advanced to a Public Hearing. The date of this Hearing has not as yet been set but, when it has, all property owners abutting the site will be notified of the proposed rezoning. They, plus any others who deem themselves affected by the proposed rezoning, will be given an opportunity to present their views on the matter at the Hearing.

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Following the Public Hearing, the Council is required to consider the passage of an amendment to the Zoning By-Law of the municipality. It is at this stage that the actual rezoning either is approved or rejected.

Mr. Huffman suggested that the matter of holding the Public Hearing be deferred until the residents concerned meet with the consortium that has presented a plan to Council.

It was pointed out to Mr. Huffman that perhaps the residents should endeavour to contact the consortium, which is headed by Mr. Emmet J. Cafferky, before the Public Hearing is arranged.

Mr. Huffman continued and offered the following in connection with the proposed project:

- (a) A project such as that planned would result in adjacent properties being devaluated, possibly to the extent whereby slum conditions were created.
- (b) There are other areas in the municipality that might be more acceptable for low-rental housing,
- (c) The area of concern is, in part, developed industrially and the addition of a low-rental project would, because children would likely be in the homes, precipitate traffic hazards and increases in the volume and pattern of traffic.
- (d) A Senior Citizen development might be acceptable, but not the type that is currently being planned, because no children will be in residence with the former.
- (e) There is likely to be some nuisance caused by the proximity of the low-rental housing project to privately-owned homes in the area.
- (f) The project planned is similar to Multiple Family development, which would make it incompatible with the Single Family character of the area.

Canadian Auto Carriers Ltd. submitted a letter offering its opinion on the proposed low-rental housing project for the site referred to by Mr. Huffman.

It was directed that this letter from Canadian Auto Carriers Ltd. be brought forward at the Public Hearing which will be held in connection with the proposal to rezone the property to Residential District Six (R6).

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

CARRIED UNANIMOUSLY

Director of Communications, British Columbia Teachers' Federation, submitted a letter expressing appreciation for the Corporation sponsoring a luncheon at the recent assembly of the World Confederation of Organizations of the Teaching Profession.

He also forwarded a cheque in the amount of \$478.00 because the contribution which the Corporation sent the Federation was that much greater than the amount required.

President, United Community Services of the Greater Vancouver Area, submitted a Brief in connection with Social Assistance.

He added that this Brief is an extension of an earlier study that was completed in November 1966 dealing with the adequacy of Social Allowance rates.

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MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR McLEAN:

"That the Brief from the United Community Services of the Greater Vancouver Area be referred to the Social Service Department for appraisal and the submission of views on it to the Policy/Planning Committee."

CARRIED UNANIMOUSLY

Mrs. Shirley Almaas wrote enquiring as to whether Burnaby is contemplating the introduction of legislation, similar to that planned by the City of Vancouver, to effectively control muffler and motorcycle noises.

She also mentioned that these type of noises frequently occur in her area.

Municipal Manager conveyed the following information in regard to the question posed in the letter from Mrs. Almaas:

"The City of Vancouver is considering the passage of a By-Law similar to that in effect in New Westminster respecting the control of noise but, before this can be done, it will be necessary that Vancouver obtain the legislative authority to permit it to introduce such a By-Law because this power is not contained in the Charter for the City.

Vancouver is also obtaining copies of ordinances from other municipal jurisdictions in the United States in order to compare their legislative instruments with that proposed by the City.

The Motor Vehicle Act of British Columbia does contain provisions for charging motorists who create excessive noise due to faulty mufflers and the like.

The Municipal Act of the Province, which is the legislative instrument containing all powers that municipalities can exercise, covers the matter of noise in a rather broad fashion.

Possibly the provisions of the Motor Vehicle Act in regard to excessive noise could be supplemented by the introduction of a Municipal By-Law so that the two together could effectively curb the incidence of noise such as that mentioned in the letter from Mrs. Almaas."

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORIMER:

"That the foregoing information be conveyed to Mrs. Almaas and the R.C.M.P. be informed of the nuisance to which she made reference in her letter with a view to remedying the problem by whatever means are available."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR BLAIR:

"That the Motor Vehicle Branch for the Provincial Government be requested to advise whether it is considering the introduction of legislation for the control of noise emanating from mufflers and other such nuisances associated with the operation of motor vehicles."

CARRIED UNANIMOUSLY

Mr. Robert A. Orr submitted a letter offering his views on the question of rent control.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR CORSDIE:

"That the letter be referred to the Housing Committee for consideration."

CARRIED UNANIMOUSLY

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Mr. G. S. Gibb and Mr. A. G. Grist submitted a letter indicating that they can comfortably use the existing 10-foot lane allowance at the rear of their property as a means of ingress and egress to the double carports which they both plan to construct and urged Council to make no effort to acquire additional land to widen this lane allowance but merely construct it within the existing allowance.

A.L. and R. I. Johnson submitted two letters expressing opposition to the proposed construction of a lane between Rosewood Street and Wedgewood Street from Grandview-Douglas Highway to Sixth Street.

They also suggested that, if funds are available for improvements in their area, it would be more prudent to spend them on Wedgewood Street between Sixth Street and Grandview-Douglas Highway.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:

"That action on the subject matter of the letters from Messrs. Gibb, Grist and Johnson be deferred until receipt of Item #5 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

Mr. and Mrs. J. W. Darling and others submitted a petition expressing concern regarding the condition of the boulevards in the 4300 Block Charles Street as a result of sidewalks, curbs and pavement being constructed recently on this Street.

Mr. H. Hangles submitted a letter indicating support of the petition just mentioned.

He also expressed a criticism of the alignment selected to connect the sidewalk on the Street with the one serving his house.

It was mentioned to Council that the petitioners would appreciate the opportunity for a spokesman to address Council on the matter of concern.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSDIE:

"That one person be allowed to speak on behalf of the petitioners involved in the matter concerning the 4300 Block Charles Street."

CARRIED UNANIMOUSLY

Mr. Darling then spoke and stated first that, since forwarding the petition, some action has been taken to improve the situation by the removal of cement fragments from the soil that was deposited on the boulevards.

He added that the condition of the ground there is still far from satisfactory.

He also indicated that:

- (a) The petitioners have been given to understand that the boulevards are ready for seeding and that this needs to be done by the property owners involved.
- (b) The owners feel the Municipality should prepare the boulevard ground and seed it inasmuch as there was lawn on the ground before the sidewalk was constructed.
- (c) The boulevards were left in such a condition that it is most difficult to prepare the area for seeding. To be exact, the soil is full of rubbish, rocks and sticks.
- (d) The sandy fill which was used contained large rocks and foreign material. Even some of the surplus asphalt from the pavement was buried in it. Though some of the most obvious pieces of debris were removed from the topsoil before it was deposited, no attempt was made to remove rocks, etc. that could be covered when the fill was being raked to level it.

- (e) All of this material was covered with dirt which was also infested with liberal amounts of foreign material. Though this soil was raked, it was apparently only for the purpose of levelling it to cover the sandy fill and to establish a proper grade from the sidewalk to the remaining grassed area of the boulevard.
- (f) In those cases where access walks were constructed to replace those which existed before the work began, the excess cement from constructing these walks and the wood chips from stakes were left on the boulevard.
- (g) The property owners are at a loss to know what to do with the debris that is extracted from the soil.

Mr. Darling concluded by respectfully requesting that Council investigate the matter with a view to having the boulevards in question restored to a suitable condition.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:

"That action on the matter of concern to the petitioners be deferred until the September 11th meeting in order to allow the Municipal Engineer an opportunity to investigate the situation and report his conclusions as a result, with it being understood that, if any steps can be taken within an existing policy of the Corporation to effect any improvement of the situation, then this is to be done immediately."

CARRIED UNANIMOUSLY

Secretary, Industrial Development Commission of Greater Vancouver, wrote requesting current information on the development of Burnaby in order that the Commission may have material available for anyone who may be considering the municipality as a possible location for industrial development.

President, Burnaby Chamber of Commerce, submitted a letter in which he advised of his knowledge of the request from the Industrial Development Commission of Greater Vancouver for a current Industrial Brochure for Burnaby.

He mentioned that the Chamber has had under review the preparation of a new brochure but has not proceeded further with the publication of it due to the pending decision of Council to engage an Industrial Co-ordinator.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR DRUMMOND:

"That, though Council has not yet rendered a decision with respect to the position of Industrial Co-ordinator, the Burnaby Chamber of Commerce be requested at this time to proceed with the publication of the new brochure which has been prepared."

CARRIED UNANIMOUSLY

President, Burnaby Chamber of Commerce, wrote requesting that Council not close Willingdon Avenue during the time the railway overpass of it is being constructed because of the importance of the street.

General Manager, B.C. Retail Stores, Simpsons-Sears Limited, also wrote in regard to the same matter mentioned in the letter from the Chamber of Commerce. In his letter, the General Manager expressed concern regarding the proposal to close Willingdon Avenue and also requested that arrangements be made by the Corporation to use a bypass of that Avenue as an alternative to using Gilmore Avenue as a diversion for vehicular traffic.

Municipal Manager verbally explained why the decision was reached to close Willingdon Avenue during the time mentioned in the letters from the Chamber of Commerce and Simpsons-Sears Limited and to provide an alternate route for vehicular traffic. The following are the reasons recited by the Manager:

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- (1) The land that would be required to provide the diversion for Willingdon Avenue is completely unsatisfactory for use as a road. In addition, the amount of fill that will be required in connection with the overpass construction is such that the presence of this fill virtually precludes the provision of a diversion in a satisfactory location.
- (2) There is insufficient time to build a bypass of Willingdon Avenue before construction of the overpass is commenced.
- (3) The construction of a bypass would necessitate another crossing of the railway which, as can be appreciated, would cost a considerable sum.
- (4) Willingdon Avenue will only be closed during the actual construction of the overpass.
- (5) There will be no disruption in the traffic flows leaving and entering the freeway at the interchange at Willingdon Avenue as a result of the overpass being built.
- (6) After it was felt that Willingdon Avenue should be closed, the matter of an alternate facility was discussed with the Department of Highways and the Contractor building the overpass. It was decided that a street that is well known should be selected for use as a diversion. This is why Gilmore Avenue is to be used.
- (7) The \$7,500.00 which is to be spent because Willingdon Avenue is to be closed will be used to upgrade Gilmore Avenue, including intersection improvements at Lougheed Highway to provide four lanes for moving traffic on Gilmore Avenue.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR LORIMER:

"That Council express its satisfaction with the information conveyed by the Manager, as set out above, and this data be conveyed to both the Burnaby Chamber of Commerce and Simpsons-Sears Limited so that they are aware of the reasons for the action to be taken in the matter of concern."

CARRIED UNANIMOUSLY

Executive Director, Union of B.C. Municipalities, wrote:

- (a) advising that the Executive of the Union proposes to prepare a Brief in connection with Section 37(A) of the Assessment Equalization Act;
- (b) requesting that Burnaby submit examples of inequities which have arisen as a result of the application of the Section mentioned in order that the Brief can contain documented proof of the disparities.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:

"That the letter from the U.B.C.M. be referred for the preparation of the information desired by the Union."

CARRIED UNANIMOUSLY

Assistant Deputy Minister, Department of Municipal Affairs, submitted a circular letter requesting that the Municipality provide his office with details of the present treatment levels for sewage disposal, including any current proposals for any improvement in existing methods that are being employed.

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Municipal Manager stated that he had written to the Assistant Deputy Minister after receiving a copy of the circular and advised that Burnaby, as a member of the Greater Vancouver Sewerage and Drainage District, deposits all sewage emanating in the municipality into trunks of the District.

He added that he knows a portion of this sewage is directed to the Iona Treatment Plant and that the Sewerage District is in the process of updating the Rawm Report, which is the one that was prepared as a guide for the provision of sewerage facilities in the Lower Mainland area.

He also mentioned that it is expected the Greater Vancouver Sewerage and Drainage District will be supplying the Department of Municipal Affairs with the information required by the circular.

COUNCILLORS DAILLY AND HICKS LEFT THE MEETING.

Chairman, Local Sponsoring Committee, No. 637 "Arrow" Squadron, Royal Canadian Air Cadets, wrote requesting that Council use its Office to have the facilities at the James Cowan Memorial Hall made available for the Squadron. He added that the Parks and Recreation Commission has been requested to reconsider this request to use the facilities mentioned.

The Council requested that its representatives on the Commission, Councillors McLean and Drummond, advise as to what action is taken by the Commission as a result of the reconsideration of the request from the No. 637 "Arrow" Squadron.

COUNCILLOR HICKS RETURNED TO THE MEETING.

Mrs. D. H. Brown wrote offering further views on fencing regulations and clarifying certain statements that were made by members of Council on August 21st when her letter in connection with fencing regulations was received.

Receipt of this letter from Mrs. Brown precipitated an enquiry as to what action had been taken to ensure that the fence separating Mrs. Brown's property at 4521 Watling Street from 4513 Watling Street is constructed in accordance with the pertinent regulations of the Zoning By-Law.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:

"That the matter of dealing with the latest letter from Mrs. Brown be deferred until September 11th and a report be submitted then providing an answer to the question outlined in the previous paragraph."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY RETURNED TO THE MEETING.

Mrs. C. Miller submitted a letter requesting permission to close Burns Street from Sperling Avenue to Griffiths Avenue on Sunday, September 10th, between 2 p.m. and 8 p.m. so that the Street can be used for a Centennial Block Party.

MOVED BY COUNCILLOR CORSDIE, SECONDED BY COUNCILLOR BLAIR:

"That permission be granted to close Burns Street from Sperling Avenue to Griffiths Avenue at the time indicated and for the purpose mentioned, subject to the approval of the R.C.M.P. and the Engineering Department."

CARRIED UNANIMOUSLY

Hr. L. Vasco Rizzo submitted a letter requesting that the Municipality extend the sewer on Delta Avenue in order to allow him to connect to it and thus be able to construct a home on his property at 1231 Delta Avenue.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That consideration of this request be deferred until receipt of Item 4 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE ENHOTT, submitted a report recommending that Councillor J. Dailly be appointed as Acting Reeve for the months of September and October, 1967.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR LORIMER:

"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE ENHOTT, submitted a report indicating that, as a result of a joint meeting between members of Council and the Parks and Recreation Commission, it was agreed that the operation of an Art Gallery should be on a full-time basis rather than on a spasmodic or limited basis. He added that it was felt to be administratively advisable to have the Art Gallery under the management of the Burnaby Art Society, which organization has submitted to the Commission a realistic budget covering the period between September 1st and December 31, 1967.

His Worship also mentioned that included in the budget was provision for a municipal grant in the amount of \$3413.00.

He recommended that this grant be made to the Burnaby Art Society for the purpose earlier mentioned.

His Worship also reported that, during the balance of this year, discussions will be held between the Parks and Recreation Commission and the Burnaby Art Society regarding the continuing operation of the Art Gallery.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR LORIMER:

"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

#### MUNICIPAL MANAGER -- REPORT NO. 55, 1967

Report No. 55, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

##### (1) Accelerated Sewer Construction Programme

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the report of the Manager be received and the proposal outlined therein to undertake the necessary design work for the "spine" to serve those areas alluded to in the report be endorsed."

CARRIED UNANIMOUSLY

##### (2) Street Lights

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

##### (3) Estimates

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY



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It was suggested that Dyrno Road should be paved in order that the Corporation can avoid the maintenance costs for the street.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the Municipal Engineer submit a report indicating the feasibility of the Corporation paving Dyrno Road in the light of the situation respecting the maintenance costs and the fact the owners of property on the street would likely oppose a Local Improvement proposal for it."

CARRIED UNANIMOUSLY

(4) Lot 9, Block 44, D.L.'s 122/3/4, Plan 1543 (RIZZO - 1221 Delta Avenue)

The letter from Mr. L. Vasco Rizzo dealing with the subject matter of the report of the Manager, which was received earlier in this meeting, was brought forward.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:

"That authority be granted to extend the sewer on Delta Avenue from Westlawn Drive to Fairlawn Drive at an estimated cost of \$2,750.00."

CARRIED

COUNCILLOR LORIMER -- AGAINST

(5) Proposed lane between Rosewood Street and Wedgewood Street from Grandview-Douglas Highway to Sixth Street

The letters from Messrs. Gibb, Grist and two from A. L. & R. I. Johnson in connection with this matter, which were received earlier in this meeting, were brought forward and read.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR LORIMER:

"That Council resolve to not proceed with the construction of any part of the subject lane allowance."

IN FAVOUR -- REEVE ENMOTT  
COUNCILLORS DAILLY,  
LORIMER, BLAIR AND  
DRUMMOND

AGAINST -- COUNCILLORS McLEAH  
HICKS, HERD & CORSDIE

CARRIED

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR DAILLY:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:

"That leave be given to introduce "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 19, 1967" (#5196) and that it be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That "BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 19, 1967" be now read a Third Time."

CARRIED UNANIMOUSLY

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

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 14, 1967" (#5188) and  
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 17, 1967" (#5193)

be now reconsidered."

CARRIED UNANIMOUSLY

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

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 14, 1967" (#5188) and  
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 17, 1967" (#5193)

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

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1967" (#5119 - RZ #27/67)  
was withdrawn.

THE COUNCIL THEN SAT IN CAMERA AT 10 P.M.