

APRIL 1, 1968

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Monday, April 1, 1968, at 7 p.m.

PRESENT: Acting Reeve, Councillor
 J. Corsbie, in the Chair;

 Councillors Blair, Dally (8:05 p.m.),
 Drummond, Herd, Lorimer, McLean and
 Mercier

STAFF PRESENT: Assistant Municipal Manager
 Planning Director
 Municipal Engineer
 Municipal Clerk
 Deputy Clerk

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the Minutes of the meetings held on February 19th and 26, 1968, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Delegation

Mr. R. W. Hassard re collapse of a portion of an embankment of a municipally-owned ravine adjoining 4761 McKee Place

Mr. Hassard wrote with reference to a collapse of a portion of the embankment of the municipally-owned ravine adjoining his property. A professional opinion produced the information that estimates of cost of repair could require \$5,000.00. Mr. Hassard outlined action taken as a result of the collapse, which first occurred on January 19, 1968. Contact had been made with the Engineering Department and two representatives of the Department made an onsite inspection and subsequently, a professional report had been prepared by an Engineering firm at Mr. Hassard's cost. Additional costs would be necessary to replace landscaping which had been destroyed as a result of the collapse. Mr. Hassard asked that the Municipality take the necessary action to remove the threat from his property and that he be reimbursed for the expenditures noted in his letter which had been made or which must be made as a direct consequence of this occurrence. Mr. Hassard's letter was accompanied by an engineering report prepared by the firm of Ripley, Klohn & Leonoff Ltd., Consulting Engineers.

Mr. Hassard attended and expounded on the problem emphasizing that the collapse was not an ordinary slide when related to a private home-site. The Engineering Consultant advised that there was danger of a further collapse to a distance of 30 feet which would encroach in Mr. Hassard's yard. At present, there was a danger to children playing in the area who could tumble over the edge or become buried in the slide. The condition was of such magnitude that it was more than one property owner could bear and the spokesman asked that the Municipality assist in relieving the emergency.

Upon being queried as to whether or not the slide was caused by a build-up of water, Mr. Hassard advised that there was a permanent stream at the base of the ravine. The slide was caused by a build-up of water underground some 30 feet deep. Mr. Hassard advised having been a resident on this property for 9 years.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That the problem involving the collapse of the ravine adjacent to property at 4761 McKee Place be referred to the Municipal Manager for a report on the Engineering and other aspects of the problem to be brought forward to the Council at the next regular Council meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the Council do now resolve into a Committee of the Whole with the Acting Reeve in the Chair at 7:05 p.m."

CARRIED UNANIMOUSLY

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R E P O R T S

The TRAFFIC SAFETY COMMITTEE submitted a report on proposed traffic measures for the East Burnaby area following a public meeting held in the area when the measures were discussed. The Traffic Safety Committee reported having taken into account a number of suggestions made at the meeting and recommended parking prohibitions on 10th and 12th Avenues, the erection of barricades on 1st and 4th Streets at 10th Avenue, and on 2nd Street at the lane North of 12th Avenue. A further recommendation was that traffic diverters be installed on 13th Avenue at Wright Street and 4th Street at 14th Avenue. In addition, the Committee recommended that appropriate warning signs and other supplementary signs be installed.

The Committee reported having received an account in the amount of \$5.22 covering janitor services at the Cariboo Hill Junior Secondary School and recommended that the account be paid.

The Committee also expressed the opinion that, in view of the large number of persons to be affected by the measures, extensive news coverage should be given the matter.

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR MERCIER:

"That the recommendations of the Traffic Safety Committee be adopted including the payment of the janitorial services account and the publicizing of the subject traffic controls."

CARRIED UNANIMOUSLY

The TRAFFIC SAFETY COMMITTEE submitted a report on proposed measures to improve traffic conditions in the Sullivan Heights area. Reference was made to previous reports of the Committee with regard to the volumes of traffic using the Bell-Noel-Lyndhurst or Still Creek Street route. The Committee reported having met a delegation from the area and having deliberated the matter subsequently resulting in a number of recommendations, including:

- (i) barricading of Still Creek Street and Lyndhurst Street at North Road;
- (ii) installation of "No Right Turn" signs on North Road at Casewell Street, David Drive, Sullivan Street and Cameron Street;
- (iii) the installation of "No Left Turn" signs on Casewell Street, David Drive, Sullivan Street and Cameron Street at North Road.

The Committee also recommended that:

- (i) a meeting be held at Lyndhurst School in approximately four weeks' time to discuss the effects of the proposals with the residents of the area.
- (ii) the Planning Department be asked to examine variations of the subject proposals and suggest any suitable alternatives for presentation to the meeting;
- (iii) all the residents of the area be advised of the measures recommended and the effective dates, together with the time of the new meeting.

The report mentioned that the effect of these measures would be that some 4,000 to 5,000 vehicles would be diverted to the intersections of Government Street and Lougheed Highway with North Road, and it was suggested that the R.C.M.P. should be asked to provide Point Men at these locations to assess the result.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR LORIMER:

"That a seventh recommendation be added to the report "that the Officer-in-Charge, Burnaby R.C.M.P., be asked to arrange to place Point Duty Constables at:

- (a) Government Road and North Road;
- (b) Lougheed Highway and North Road,

if required, to assist in relieving any traffic congestion which may occur at these intersections throughout each day."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR LORIMER, SECONDED BY COUNCILLOR McLEAN:

"That the recommendations contained within the report of the Traffic Safety Committee, including recommendation No. 7, be adopted."

CARRIED UNANIMOUSLY

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MUNICIPAL MANAGER -- REPORT NO.23, 1968

(1) Lane allowance East from Curragh between Portland and McKee Streets

The Manager reviewed the background of the problem revolving around this lane allowance which had been deeded to the Municipality but never registered and the lane allowance never dedicated. A sewer had been installed in the right-of-way for the "lane allowance" and some use of the lane allowance was being made by the people adjoining the allowance and a dispute had arisen amongst the adjoining property owners, Mr. Eymundson, Dr. Beyerstein and Mr. Shears.

The Manager recommended that:

- (a) a sewer easement be acquired from Mr. Eymundson to contain the lateral sanitary sewer main now on his property;
- (b) a 10-foot wide lane allowance be acquired from Dr. Beyerstein.

This action would provide a 10-foot wide lane allowance terminating at the Eymundson property and would give restricted access to the Eymundson property as well give the Corporation a right-of-way for a sanitary sewer main and appurtenances.

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The Manager also recommended the 10-foot lane allowance be paved at the expense of the Corporation because of the effect on Mr. Shears' property.

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

CARRIED UNANIMOUSLY

(2) Demolition of Buildings

The Manager recommended that the low tender for demolition of five buildings located at various addresses throughout the municipality submitted by Johnson's Trucking Ltd. for \$1,825.00 be accepted.

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

CARRIED UNANIMOUSLY

(3) Rochester Sewer Trunk Project

The Manager submitted a recommendation that an Expropriation By-Law be passed covering easement rights-of-way over the following described properties:

- (a) S½ ptn. North of Loughheed of Lot 2, D.L. 4, Plan 845
- (b) Lot "H" Expl. Pl. 15089, Ex. Pl. 21111, Blocks 1/8/2, D.L. 4, Plan 4829
- (c) Pcl. "A", Blocks 6/1, D.L. 2, Plan 3044
- (d) Lot 1, Ex. Pl. 14865, & Sketch 11875, Blk. 6, D.L. 2, Plan 3044
- (e) Lot 1, Ex. Pl. 25870, Blk. 5, D.L. 2, Plan 3044

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

CARRIED UNANIMOUSLY

(4) Drainage - 5718 Gilpin Street

The Manager reported as a result of a drainage problem raised by the Council affecting property at this address owned by Mrs. Fisher, legally described: Block 24, D.L. 85, Plan 1267, located on the South side of Gilpin Street East of Chapple Crescent. The Manager reviewed the circumstances surrounding the drainage condition on this property indicating the flow of drainage from the height of land to the North of the property. Recognition of a surface run-off problem was taken in 1952, when an 8-foot easement was acquired along the East property line of Block 24 and a drainage ditch constructed. Another drainage easement existed along the East side of Chapple Crescent which was ditched. Another easement was obtained along the 8-foot easement in 1966 and contains a sanitary sewer. Some subdivision activity took place in the area resulting in the enclosure of the ditch along Chapple Crescent.

For reporting purposes, the servicing costs for a six-lot subdivision of the Fisher property, was estimated at \$49,500.00 of which \$29,500.00 would be for a 36-inch pipe in the drainage ditch (no formal application has been made). These servicing costs reveal an uneconomic subdivision possibility. On the other hand, the maintenance of an open ditch is considered to be fatuous.

Another subdivision in the area creating 24 lots proceeded with a servicing requirement for drainage of the same cost magnitude as that applied to the hypothetical Fisher subdivision. The conclusion is that Block 24 cannot economically be subdivided separately but must be included with subdividable property to the East so that the total servicing costs can be spread over approximately 24 lots.

The Manager advised that, with Council concurrence, the Approving Officer is prepared to take this position.

MOVED BY COUNCILLOR MERCIER, SECONDED BY COUNCILLOR LORIMER:
"That Item #4 of the Manager's Report No. 23, 1968, be tabled pending a review by the Council of the subdivision policy with respect to servicing costs."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That the Council review the Subdivision Policy with particular reference to the imposition of storm drainage costs as a condition of subdivision."

CARRIED UNANIMOUSLY

The Engineer was asked to bring in comparative cost figures for subdivision servicing used in other municipalities for consideration in conjunction with the policy review.

(5) Acquisition of Easement - D.L. 85, Block 1, Lot 3, Plan 2101
SUBDIVISION REFERENCE #32/68 (WILSON)

The Manager recommended that an easement be acquired from the West 10 feet of this property for drainage purposes.

(6) Acquisition of Easement - Remainder of Lot 8, Block 4, D.L. 745 1/2,
Plan 1380-SUBDIVISION REFERENCE #252/67 (DISTASIO, TESTA & TRAINI)

The Manager recommended that an easement, 10 feet wide on the South side and 5 feet wide on the West side of this property be acquired for sewer purposes.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR LORIMER:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(7) 1968 Assessment Totals after the Court of Revision

The following are the Assessment Roll Totals determined after the sitting of the Court of Revision:

	<u>Gross Taxable Values</u>	
	<u>General</u>	<u>School</u>
	<u>(100% Values)</u>	<u>(50% Values)</u>
Improvements	\$410,455,690.	\$247,849,978.
Land	220,863,755.	107,586,540.

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

CARRIED UNANIMOUSLY

(8) Rezoning Application #7/68

The Manager returned this application to Council for consideration of rezoning the site to an RMI Multiple Family category, the "RM2" category having been denied following a Public Hearing. It was considered a new Hearing was not necessary since the density factor in the new application was lower than that which was considered at the recent Public Hearing. The Manager presented prerequisites which would accompany the new zoning proposal.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:
"That a new By-Law be brought forward for rezoning the property covered by Rezoning Application #7/68 and that the prerequisites, as listed in the Manager's Report, apply."

COUNCILLOR DAILLY ARRIVED AT THE MEETING AT 8:05 p.m.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR MERCIER:
"That the motion be tabled pending the submission of the proposal to a Public Hearing pursuant to Section 703 of the Municipal Act."

CARRIED

COUNCILLORS BLAIR & McLEAN -- AGAINST

(9) Mr. Klenner's Property

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:
"That this item be tabled for a period of one week."

CARRIED UNANIMOUSLY

(10) Winston Street Widening

The Manager recommended that easements be expropriated over property legally described:

- (a) Part 4.41 acres Expt. Plan 7085, Btk.6, D.L.42, Plan 3055
- (b) Block 5, D.L. 42, Plan 3055

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

CARRIED UNANIMOUSLY

(11) Sperling Avenue - North of Hastings Street

The Manager reported that the property owners in this area are willing to contribute towards the cost of providing a 20-foot wide hard surface strip on this portion of Sperling Avenue in preparation for provision of 23 vehicular parking spaces.

The Manager recommended that the portion of Sperling Avenue North of Hastings be hard-surfaced at an estimated cost of \$1,500.00 subject to the property owners contributing \$1,150.00 towards the project.

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

CARRIED UNANIMOUSLY

The question of imposing no parking restrictions along Kingsway was raised. Previously, a request had been made to the merchants for an indication of their desire for collective parking arrangements to service their premises. Any submissions in this regard was questioned.

The Engineer advised that two years had passed since the earlier considerations of Council on this subject were held and that it would be appropriate at this time to bring the matter back to the Traffic Safety Committee.

It was suggested that the Council was compelling apartment developers to provide off-street parking and to develop roads to full standard and Local Improvements were also being constructed which were converting roads to full standards and the roads were becoming congested with parking behind the commercial premises. The Traffic Safety Committee should be asked to review the problem on Kingsway and Hastings Street and on the streets immediately North and South of these Highways.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That the question of no parking restrictions and the parking situation generally along Kingsway and Hastings Street and the streets North and South thereof be referred to the Traffic Safety Committee for review."

CARRIED UNANIMOUSLY

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THE ACTING REEVE referred to recent conclusions of negotiations with the Civic Employees' Unions resulting in a percentage increase. In past years, the Council policy was to extend this increase to the Exempt Staff. While this is a policy matter, the policy has included the approval by the Council of the extension of percentage increases to the Exempt Staff each year.

It was suggested that the Manager was in a different category and that the situation with respect to any blanket increase should be referred to the Reeve with the possible view of some separate arrangement being made.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the Reeve be asked to strike a Special Committee of Council with the Manager to consider the effect of the recently negotiated Union Agreement on the Exempt Staff position and to determine what adjustments should be made to the salaries of Exempt Staff personnel."

CARRIED UNANIMOUSLY

Concern was expressed with the situation whereby a percentage increase applied to the Exempt Staff established an ever widening salary gap between Union personnel and Exempt personnel and that this situation should be studied by the Special Council Committee.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

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BY - L A W S

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

- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1968" (#5318)
- "BURNABY ROAD DEDICATION BY-LAW NO. 1, 1968" (#5321)

and that they be now read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

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

- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 2, 1968" and
- "BURNABY ROAD DEDICATION BY LAW NO. 1, 1968"

be now read a Third Time."

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:
"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. 15, 1968" (#5303)."

CARRIED UNANIMOUSLY

This By-Law provides for the following rezoning proposal under Rezoning Application Reference RZ #11/68:

- FROM GENERAL COMMERCIAL DISTRICT (C3) TO PARKING DISTRICT (P8)
- Lots 4 & 6, Block 26, D.L.'s 151/3, Plan 4798
- (4989 and 4969 Bennett Street)

A letter from Mr. B. Ross Ritchie, Architect, was read detailing the efforts made on behalf of his client, Mr. Jambor, to obtain title to Lot 5, Block 26, D.L. 151/3, for inclusion in this rezoning.

Mention was made of the price offered and the price demanded and the fact that the owners were placing a value on the property equivalent to the replacement value and this was the basic reason terms could not be completed for purchase.

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 15, 1968"
be now read a Third Time."

CARRIED UNANIMOUSLY

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

- "BURNABY ROAD CLOSING BY-LAW NO. 2, 1968" (#5289)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1968" (#5314)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 24, 1968" (#5313)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1967" (#5205)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1967" (#5251)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 76, 1967" (#5259)
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1968" (#5317)

be now reconsidered."

CARRIED UNANIMOUSLY

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

- "BURNABY ROAD CLOSING BY-LAW NO. 2, 1968"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1968" (RZ#29/68)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 24, 1968" (RZ#28/68)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1967" (RZ#90/67)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 68, 1967" (RZ#87/67)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 76, 1967" (RZ#98/67)
- "BURNABY HIGHWAY EXPROPRIATION BY-LAW NO. 1, 1968"

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

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR BLAIR:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1968" (#5302)
(Rezoning Reference RZ #27/68) be now reconsidered."

CARRIED UNANIMOUSLY

April/1/1968

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR BLAIR:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 14, 1968"
(RZ#27/68) be now finally adopted, signed by the Reeve and Clerk and
the Corporate Seal affixed thereto."

CARRIED
COUNCILLOR LORIMER AGAINST

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MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:
"That plans and specifications of the work or undertaking pursuant to
By-Law #5290 be filed with the Municipal Clerk pursuant to Section 483
of the Municipal Act."

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:
"That the Council resolve into a Committee of the Whole "In Camera"
at 8:40 p.m."

CARRIED UNANIMOUSLY