

MAY 21, 1968

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, May 21, 1968 at 7:00 p.m.

PRESENT:

Mayor A. H. Emmott in the Chair;
Alderman Blair (7:02 p.m.) Corsbie,
Dailly, Drummond, Herd, Lorimer (7:10 p.m.)
Mercier and McLean (7:04 p.m.)

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the Minutes of the meeting held April 29, 1968 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (1) Freeman, Freeman, Silvers and Koffman, Barristers and Solicitors,
Re: Proposed closure of James Street East of Olive Avenue.
- (2) Mrs. A. Sorbo Re: Grant Street from Fell Avenue to Kensington Avenue.
- (3) Deputy Municipal Clerk stated that Mr. K. M. Noble, Barrister and Solicitor, of Clark, Wilson and Company, also wished to speak on the proposed closure of James Street East of Olive Avenue.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DAILLY:

"That the three delegations be heard."

CARRIED UNANIMOUSLY

(1) A representative of Freeman, Freeman, Silvers and Koffman was not present.

ALDERMAN BLAIR ARRIVED AT THE MEETING.

(3) Mr. K. M. Noble appeared and stated that he was representing Jed Holdings Ltd., who desired the closure but, before speaking, he would prefer that the Solicitor from Freeman, Freeman, Silvers and Koffman make representations so as to afford an opportunity for rebuttal.

ALDERMAN MCLEAN ARRIVED AT THE MEETING.

It was directed by Council that the subject matter of the presentations from Mr. Noble and the legal firm of Freeman, Freeman, Silvers and Koffman be deferred until later in the evening.

(2) Mr. O. Dawson appeared on behalf of the owners of property on Grant Street from Fell Avenue to Kensington Avenue and presented a petition requesting that this Street be improved to its ultimate standard rather than with pavement twenty feet wide.

HIS WORSHIP, MAYOR EMMOTT explained why he felt this request should not be granted at this time. The following is the gist of his remarks in that regard:

May/21/1968

- (a) The Council has had, for some time now, extensive Local Improvement Programmes that were aimed at eventually providing every street in the municipality with a high standard of improvement.
- (b) A little more than one year ago all levels of government were advised to exercise restraint in the borrowing of monies for capital works (this includes Local Improvements) because of the national monetary crisis known as "tight money".

The Council considered it prudent to not approach the financial market for funds because of this situation.

- (c) There are outstanding Local Improvement Projects totalling approximately \$1,600,000.00 that have been approved by the property owners concerned, the construction of which has had to be deferred due to the lack of funds.

No new projects are being offered by the Council until the backlog is completed.

- (d) In order to provide some improvement to gravel streets in the municipality, the Council recently embarked on a programme that provided a twenty-foot interim paving standard on all such streets at no cost to the abutting property owners.

This programme will replace the oiling of gravel streets that has been done for the past few years.

- (e) Had it not been for the "tight money" situation, the Council would quite willingly have included Grant Street in a Local Improvement Programme after becoming aware of the interest of the property owners involved in such a street improvement.
- (f) Notwithstanding, the Municipal Engineer will note the interest expressed by the petitioners and will consider the inclusion of the work requested in the next Local Improvement Programme that is prepared for Council.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the request of the property owners on Grant Street from Fell Avenue to Kensington Avenue not be entertained at this time for the reasons stated by His Worship, Mayor Emmott, this evening, but the Municipal Engineer note the interest of the petitioners and give consideration to the inclusion of the work requested in the next Local Improvement Programme that is prepared for Council."

CARRIED UNANIMOUSLY

It was mentioned to Council that a representative from Freeman, Freeman, Silvers and Koffman was in attendance.

(1) Mr. V. M. Chernoff, Barrister and Solicitor, a member of the firm mentioned, appeared and apologised for being tardy.

ALDERMAN LORIMER ARRIVED AT THE MEETING.

Mr. Chernoff stated that he was representing the owner of land on the South side of James Street East of Olive Avenue, Bidwell Construction Company Ltd., who was opposed to the proposed closure of this Street because:

- (a) the ready access which property on the South side of the Street enjoys at the present time would be reduced and would thus adversely affect those travelling to and from the apartment on the property.

May/21/1968

- (b) allowing an apartment to be built on the portion of James Street proposed to be closed would likely devalue adjacent property because of the proximity of the new development to that which exists on the South side of the Street at the present time.
- (c) this situation would particularly have that type of effect on 17 suites in the existing apartment that front on James Street, with the result it may be necessary for the owner of that apartment to lower his rents for these suites.
- (d) the entire situation would be repugnant because Council would not be having due regard for such things as the securing of adequate light, air and access to the property on the South side of James Street.

At this juncture, the Municipal Manager read the report of the Planning Department on the subject at hand. The following is the substance of that report:

- (a) the proposed closure of James Street East of Olive Avenue is being considered as a prerequisite to the rezoning of land on the North side of this Street to Multiple Family Residential District Three (RM3).
- (b) the applicant for that rezoning has expressed a desire to obtain the portion of James Street adjoining his property.
- (c) it has been concluded that this portion of James Street could be considered redundant.
- (d) the Engineering Department agrees, subject to a number of conditions.
- (e) the Land Agent has had discussions with the applicant regarding the price to be paid for the redundant portion of James Street.
- (f) it would appear that there is a substantial financial gain to the Corporation if the street is abandoned and sold to the applicant.
- (g) this closure should be effected by the Road Abandonment Procedures prescribed in the Municipal Act.
- (h) approval of the scheme should be subject to the road allowance being consolidated with the three adjoining lots that are the subject of the rezoning application.

Municipal Manager also read the report which he submitted to Council on March 4, 1968 in connection with the subject matter, which recommended that:

- (a) Council introduce a By-law to abandon the portion of James Street in question, subject to:
 - (i) the Corporation bearing the cost of abandonment;
 - (ii) an easement twenty-feet wide being retained by the municipality to contain utilities that are located on the road allowance.
- (b) upon completion of the abandonment procedures, the parcel be sold to the developer of the adjacent property for the sum of \$24,600.00, subject to consolidation of all the land concerned.

C. h

May/21/1968

Mr. Chernoff pointed out that his client, Bidwell Construction Co. Ltd., has no desire for the South 33 feet of James Street because it could only be used for landscaping and he would naturally be required to pay taxes on the land.

Municipal Manager advised that it is intended to retain the South 33 feet of James Street for use as a means of ingress and egress to the apartments in the area.

(3) Mr. K. M. Noble then spoke on behalf of Jed Holdings Ltd., the proposed developer of the apartment on the portion of James Street planned to be cancelled plus adjoining land, and made the following points in support of the proposal to abandon the said portion of James Street:

- (a) plans for the apartment development were designed to reflect the addition of the portion of James Street in question to adjacent land because the Planning Department indicated it favoured cancellation of the street and its use for apartment purposes in conjunction with the adjoining property.
- (b) because it was known that Bidwell Construction Company Ltd. was opposed to the cancellation of the entire portion of James Street, it was decided to abandon the North 33 feet of the road allowance so that the remaining 33 feet could be retained by the municipality for use as a public right-of-way.
- (c) Jed Holdings Ltd. proposes to provide underground parking on its site, and this should eliminate the need for tenants to park their cars on streets peripheral to the apartment planned.
- (d) if the North 33 feet of the road allowance is not abandoned, Jed Holdings Ltd. will obviously find it necessary to reduce the size of its proposed apartment. It will also be necessary to re-arrange the siting of the building, and this will not produce as attractive a development as would be possible with the addition of the 33-foot road allowance.
- (e) it might also be necessary to dispose of the property because the reduced area would be uneconomic to develop.
- (f) if the property was offered for sale, it is expected that Bidwell Construction Co. Ltd. would apply to purchase the land. An offer was, in fact, made by that Company last February but was not accepted by Jed Holdings Ltd. because the terms were not considered reasonable.
- (g) if Bidwell Construction Co. Ltd. did acquire the property owned by Jed Holdings Ltd., an application could be made under the Plans Cancellation Act for the entire James Street allowance because the first mentioned Company would own all the land on both sides of the Street.
- (h) regarding the question of access to the "Bidwell" apartments being adversely affected by the proposed road closure, this is unlikely because its apartment fronts on Olive Avenue. In addition, there would still be the 33-foot road allowance separating the two buildings.
- (i) the alleged depreciating effect that would be felt by the "Bidwell" apartment property due to the proximity of the Jed Holdings apartment is not considered valid because, in addition to the 33-foot wide James Street, the new apartment would need to observe setbacks that would result in the building being approximately 60 feet from the "Bidwell" apartment.

May/21/1968

- (j) the 17 suites mentioned by Mr. Chernoff are classed as "inside" suites, and therefore there should be NO difference if another apartment is built on the North side of the remaining part of James Street.

During discussion by Council on the subject of the presentations by Messrs. Chernoff and Noble, a suggestion was made that the apartments to the East of the area in question are currently served, in part, by James Street and therefore any reduction in the width of the Street might adversely affect the traffic flow situation for the tenants in those apartments. It was claimed also that this may cause adjustments to be made in the traffic circulation pattern which might create problems.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN CORSBIE:

"That the matter of abandoning the North 33 feet of James Street East of Olive Avenue be tabled until the May 27th meeting to allow the Planning Department an opportunity to examine the points made this evening regarding the traffic circulation pattern that might develop in the area if the cancellation of the Street was effected in the manner presently being considered; and further, the Planning Department produce a plan for Council at the May 27th meeting illustrating the pertinent factors relating to the matter at hand."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:

"That all of the below listed original communications be received."

CARRIED UNANIMOUSLY

* * *

ORIGINAL COMMUNICATIONS

The following is a synopsis of:

- (a) those letters embraced by the foregoing resolution:
- (b) the decisions of Council regarding these items and other matters that arose during consideration of the correspondence.

President, Burnaby Minor Hockey Association, wrote to express appreciation for Council having presented the Fred Hume Memorial Trophy to the Association.

City Clerk, City of Vancouver, submitted a letter advising that the Council of the City approved an additional grant of \$50,000.00 towards the cost of constructing the Junior Amateur Sports Stadium in Central Park, subject to a like amount being granted by the Burnaby Council.

Mr. Thomas Farrington submitted a letter in which he expressed concern regarding the problem of littering.

Mrs. E. G. Carmichael also wrote to express the same concern as Mr. Farrington.

During discussion, it was pointed out that Council is cognizant of the problem of littering and has taken the following steps to combat it:

- (a) a By-law is being prepared to provide the municipality with the legislation necessary to control the incidence of unsightly premises caused by littering.

May/21/1968

- (b) additional pelicans are being purchased for placing at strategic positions in the municipality.
- (c) an extensive "Clean-up" campaign is being developed by the schools in Burnaby.

It is hoped that this campaign will influence adults and induce all citizens to take a pride in their municipality.

Junior School students, in co-operation with municipal resources, will be conducting an ambitious litter "pick-up" operation on June 10, 1968 as part of the campaign.

After making the foregoing points, the Council briefly discussed the practice of some members of the public depositing litter on the road side.

It was suggested that, because there are times when it is possible to ascertain the person(s) involved due to identifying marks on the refuse that is deposited, the R.C.M.P. should be able to take action against the offenders.

The Municipal Manager stated that the Police were not prepared to do this because the violation committed is pursuant to a municipal By-law.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:

"That Mr. T. Farrington and Mrs. E. G. Carmichael be advised of the steps that Council is taking to eradicate the incidence of littering, as detailed above."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR EMMOTT, and the Municipal Manager were directed to examine the situation regarding the apprehension of litter depositors, as was described above, to determine which department could be delegated the responsibility for taking action against such offenders.

Mr. E. Vogt submitted a letter in which he criticized a proposal to establish a Golf Course on land South of Marine Drive between McPherson Avenue and Sussex Avenue.

He suggested that land in this area was best suited for agricultural use because of the fertility of the soil. He added that every effort should be made to perpetuate this type of use on such land because of its value for growing vegetables.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN LORIMER:

"That Mr. Vogt be advised that his sentiments will be borne in mind when the future land use for the area involved is being considered."

CARRIED UNANIMOUSLY

Division Manager, Transportation, B. C. Hydro and Power Authority, submitted a letter requesting approval for a proposed re-routing of the No. 32 Grandview Highway Bus, plus the establishment of bus stops in connection therewith.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LORIMER:

"That the request from the B. C. Hydro and Power Authority be referred to the Traffic Safety Committee for consideration and report."

CARRIED UNANIMOUSLY

Mr. J. R. Norton wrote to suggest that the traffic control measures recently instituted in the Sullivan Heights Area be altered so as to make it less inconvenient for those residing there.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN BLAIR:

"That the letter from Mr. Norton be referred to the Traffic Safety Committee for consideration and report."

CARRIED UNANIMOUSLY

President, Burnaby Chamber of Commerce, submitted a letter suggesting that Council examine Section 800.5(2) of Burnaby Zoning By-law 1965 with the view in mind of implementing a regulation that will recognize actual off-street parking requirements for multi-use developments on a single site.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN BLAIR:

"That the proposal outlined in the letter from the Burnaby Chamber of Commerce be referred to the Planning Department for consideration and report."

CARRIED UNANIMOUSLY

J. D. Lansdell & Associates, submitted a letter addressed to the Chief Licence Inspector lodging a protest, on behalf of Fellburn Private Hospital Ltd., against the business licence fee of \$430.00 that was levied against that Hospital for the current year.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN DAILLY:

"That J. D. Lansdell & Associates be advised that, because the fee imposed was in accordance with the pertinent municipal legislation, no action will be taken to alter the amount; and further, it be pointed out to the Company that:

- (a) the basis used for calculating the licence fee is the same as that for all private hospitals.
- (b) the question of financial relief in connection with the matter at hand lies solely within the jurisdiction of the Provincial Government.
- (c) the Council proposes to review the subject of business licence fees later this year."

CARRIED UNANIMOUSLY

Administrator, Regional District of Fraser-Burrard, wrote advising that the Board of Directors for the District has asked Council to formally recognize a special committee comprising Chief Administrative officers of the member municipalities.

During discussion on the subject of the letter from the Administrator, it was suggested that Council should not recognize the Special Committee because it knows nothing of the terms of reference for the Committee.

A comment was also made that the members of Council do not receive reports from the Regional District of Fraser-Burrard regarding its activities.

His Worship, Mayor Emmott stated that he understood this was being done by the Public Relations firms retained by the District.

May/21/1963

Municipal Manager stated that the Special Committee mentioned by the Administrator in his letter includes, in addition to the Chief Administrative Officers of the member municipalities, the Executive Director of the Lower Mainland Regional Planning Board plus the Commissioner for the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District. He added that the Manager for the District of North Vancouver was the Chairman of the Special Committee and the Administrator of the Regional District of Fraser-Burrard was its Secretary.

The Manager remarked that the purpose of the Special Committee was to provide the Regional District with advice from those administering the member municipalities on any and all matters that the District felt were necessary. He emphasized that the Special Committee is solely an advisory body.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DRUMMOND:

"That Council formally recognize the Special Committee mentioned in the letter from the Administrator for the Regional District of Fraser-Burrard."

IN FAVOUR -- ALDERMAN BLAIR, DRUMMOND,
AND McLEAN

AGAINST -- ALDERMAN CORSBIE, DAILLY,
HERD, LORIMER AND MERCIER

MOTION LOST

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Administrator for the Regional District of Fraser-Burrard be advised that Council has no objection to the Municipal Manager serving on the Special Committee in question, which is understood to be an arm for the Board of Directors for the District."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY LEFT THE MEETING.

Corresponding Secretary, Lochdale Parent-Teachers Association, wrote advising that the Association supports a proposal to establish a "drop-in" centre for teenagers in the North Burnaby area.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the letter from the Lochdale P.T.A. be referred to the Parks and Recreation Commission for comment."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN McLEAN:

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

CARRIED UNANIMOUSLY

* * *

TABLED ITEM

The following matter was then lifted from the table:

A proposal that the South side of Imperial Street between Royal Oak Avenue and Willingdon Avenue be included in the area designated for future apartment development.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:

"That Council, after analysing the substance of the opinions expressed at the Public Meeting on May 15th regarding the proposal outlined above and scrutinizing the report of the Planning Department dated April 5, 1963 on the subject, reaffirm its past decision to not entertain the proposal because:

May/21/1968

- (1) The South side of Imperial Street is mainly residential in character and is an integral part of the large South Slope Residential area which extends South to Marine Drive.
- (2) Imperial Street is the best possible separation between the apartment areas to the North and the residential development to the South since the Street serves as an effective transition between the two types of development.
- (3) It would be difficult to contain apartment development to the South side of Imperial Street only even if there was a continuous lane that could be used as a line of demarcation.
- (4) Most of the lots on the South side of Imperial Street are of a size suitable for duplex use, which is the form of re-development that is taking place. This use is regarded as being an ideal separation between apartments and single family development.
- (5) There is sufficient land designated for future apartment use in the area. In point of fact, if development proceeds at the rate experienced thus far, it would take at least 22 years to use all such land.
- (6) The extension of apartment development, as was being sought, could lead to requests for similar treatment in other parts of the municipality. This would create instability in residential districts adjacent to apartment zones that would serve to deter incentive for maintaining and improving such residential property.
- (7) There is still a considerable amount of land available for apartment development within the Maywood Area and around the commercial property on Kingsway. It is considered better that apartment development be encouraged in these areas to complement the 'Town Centre' concept."

CARRIED UNANIMOUSLY

ALDERMAN DAILLY RETURNED TO THE MEETING.

MOVED BY ALDERMAN CORSDIE, SECONDED BY ALDERMAN LORIMER:

"That the Planning Department conduct a study to recognize the problems being experienced by those owning property on Imperial Street from Royal Oak Avenue to Willingdon Avenue and, in doing so, take the following points into account:

- (a) Are there any uses, other than the present ones and apartments, that should be allowed on the property in question.
- (b) What can be done to remedy the problem caused by the existence of elongated lots on Imperial Street and the lack of secondary access (a lane) to them."

CARRIED UNANIMOUSLY

* * *

R E P O R T S

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (12), recommending the courses of action indicated for the reasons provided:

May/21/1968

(1) Janitorial Service - Lyndhurst School

That an account in the amount of \$9.14 covering the janitorial services that were rendered at a meeting of the Traffic Safety Committee on April 30 at Lyndhurst School, be paid.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(2) Neville Street and Roslyn Avenue

That no action be taken to provide any traffic control devices at the intersection of Neville Street and Roslyn Avenue because an investigation of conditions there following receipt of a request for a stop sign produced the following conclusions:

- (a) the vehicle collision that occurred which, as a consequence, resulted in the death of two girls, was one that would normally have been classed as a minor accident in that no occupant or either vehicle was injured.
- (b) as is obvious, any uncontrolled intersection is dangerous if the motorists approaching it refuse to recognize the fact that the driver on the right has the right-of-way and/or they fail to exercise common sense.
- (c) prior to the subject collision, the intersection only had three reported minor accidents in the past seven years.
- (d) there are only two other of four uncontrolled intersections along Neville Street between Royal Oak Avenue and Gilley Avenue that have recorded any accidents (ten each) during the same time.
- (e) if, for example, attention is turned to Clinton Street between Royal Oak Avenue and Gilley Avenue where stop signs are in place at every street intersecting Clinton Street between the two points mentioned, it is found that five of the seven intersections have an accident history. This would suggest that stop signs, per se, are not necessarily the solution to intersection accidents.
- (f) if one was to justify such an installation because of the accident at Neville Street and Roslyn Avenue (which must be classed as freak), then all uncontrolled intersections should have stop signs. However, as already indicated, stop signs do not eliminate accidents, so nothing would be achieved.

The Committee also offered the following on two suggestions that were made as a part of the submission concerning the subject intersection:

- (i) as regards the matter of a person being 18 years of age before qualifying for a driver's licence, information has been received that consideration is being given this question. In that regard, there has been a suggestion that a person applying for a driver's licence first produce proof that he has had a certain prescribed number of hours of competent driving instruction.
- (ii) the matter of a Motor Vehicle Testing Station is being actively pursued.

His Worship, Mayor Emmott, pointed out that it is anticipated the Motor Vehicle Testing Station will become a reality within 18 months or two years.

May/21/1968

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN McLEAN:
"That the recommendation of the Committee be adopted and the additional information provided respecting the age when a person can obtain a driver's licence plus the question of a Motor Vehicle Testing Station be conveyed to the person who corresponded with the Committee on the matter at hand."

CARRIED UNANIMOUSLY

(3) 6th Street between 14th and 15th Avenues

That no action be taken to institute a parking prohibition on the East side of 6th Street between 14th and 15th Avenues because:

- (a) Traffic volumes on 6th Street are not such that they conflict with the parking and deparking of vehicles at the subject location.
- (b) The recent prohibition of parking on the North side of 10th Avenue from McBride Boulevard to Canada Way should encourage traffic in the two Westbound lanes on 10th Avenue to stay on that street and not turn Northward onto 6th Street. If this is done, volumes on 6th Street will obviously decrease.
- (c) Traffic accidents at the location are very light and none of them involved vehicles whose presence was obstructed by a parked car.
- (d) The problem at the location, though not considered serious, is common in many other commercial areas in the municipality. To institute a parking prohibition when it is not really justified would quite likely be criticized by the merchants.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(4) Overnight Parking

That no action be taken to prohibit the overnight parking of vehicles on streets because of the lack of justification for such a regulation.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(5) Norland Avenue from Canada Way to Sprott Street

That no traffic control measures be instituted on the subject portion of Norland Avenue because observations made after this street was paved on May 3rd revealed that it has no more problems than any other paved street in the municipality other than the fact it is being used by truck traffic more than many other streets.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN DAILLY:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(6) Lougheed Highway and Holdom Avenue

That a traffic signal not be installed on Lougheed Highway at Holdom Avenue because investigation revealed that:

May/21/1968

- (a) The warrant for a traffic signal was not satisfied.
- (b) The large majority of traffic entering Loughheed Highway from Holdom Avenue made turns.
- (c) Though 58 accidents have occurred at the intersection during the past seven years, there have been 125, 162, 271, 140 and 65 accidents at the signalized intersections of Loughheed Highway at Gilmore Avenue, Willingdon Avenue, Delta Avenue, Sperling Avenue and Bainbridge Avenue, respectively, during the same time.
- (d) This situation indicates that the installation of a traffic signal does not reduce accidents.
- (d) It is proposed, in the near future, to create a Springer Avenue Diversion (which will lie slightly to the West of Holdom Avenue) and it will probably be necessary to install a traffic signal there because of anticipated volumes.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(7) 7400 Block Edmonds Street

That parking not be prohibited in the 7400 Block Edmonds Street because:

- (a) Investigation at various times of the day revealed that approximately half of the available spaces in the subject block were occupied by parked cars, a few of which were found to have parked all day.
- (b) It was observed that the business establishments seeking the parking prohibition were found to have had adequate loading facilities at the rear of their buildings to accommodate vehicles attending their premises.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(8) Byrne Road South from Marine Drive

That the Street and Traffic By-law be amended to delete the 20 m.p.h. speed restriction on Byrne Road because the conditions which precipitated this action some years ago no longer exist.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(9) McKercher Avenue from Kingsway to Grange Street

That a one hour parking limit be instituted on the East side of McKercher Avenue from Kingsway to Grange Street.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

May/21/1968

(10) McPherson Avenue and Imperial Street

That Council rescind the decision it rendered on November 20, 1967 to authorize the installation of a standard flashing light at McPherson Avenue and Imperial Street because Imperial Street is slated for widening next year and this will eliminate the need for the device mentioned.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LORIMER:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(11) (a) Parker - Curtis Streets

(b) Westerly access to Simon Fraser University

That:

- (a) The Corporation approach the Department of Highways for the purpose of obtaining the necessary field information and the preparation of a road design for the Westerly access to Simon Fraser University from Hastings Street South-Easterly to Curtis Street at Centennial Way.
- (b) Parker and Curtis Streets be constructed to a width not in excess of a 36-foot residential collector street standard,

because of the forthcoming expansion of Simon Fraser University and the rapidly increasing use of Parker-Curtis Street as an arterial route and access to the University, a use that is not considered desirable.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(12) Proposed Provincial Arterial Highways

That His Worship, Mayor Emmott, and appropriate representatives from the municipal staff make overtures to the Department of Highways for the purpose of discussing questions associated with road proposals relating to traffic movements to and from Simon Fraser University with a view to securing a commitment from that Department regarding the order of priority for the development of such arterial highways.

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILY:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

* * *

ALDERMAN DRUMMOND suggested that parking on streets is, in many places, causing congestive conditions. He remarked that most of those so parking are employed by firms operating businesses on adjacent property. He indicated that these owners should be compelled by Council to provide off-street parking facilities for their employees.

When Alderman Drummond suggested that this matter be referred to the Traffic Safety Committee, His Worship, Mayor Emmott, indicated that he would prefer to have the matter discussed further later in the evening.

* * *

His Worship did remark that, as directed by Council a few months ago, he had made overtures to the B. C. Hydro and Power Authority regarding the possibility of a portion of its "Central Park line" right-of-way being used for parking purposes but had found that this matter was fraught with problems. He added that, notwithstanding, the subject was still under investigation.

May/21/1968

ALDERMAN DAILLY indicated that representatives of the Central Mortgage and Housing Corporation would be able to meet with Council any time next week.

As a result of polling the members, it was agreed that this meeting with representatives from the Central Mortgage and Housing Corporation would be held on Thursday, May 30, 1968 at 4:00 p.m.

ALDERMAN DAILLY LEFT THE MEETING.

* * *

MUNICIPAL MANAGER submitted Report No. 34, 1968 on the matters listed below as Items (1) to (23), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Proposed Sanitary Sewer - Cameron Street

It was recommended that Council authorize the installation of a sanitary sewer on Cameron Street between the apartment development that is being built at the West end of the Street and North Road at an estimated cost of \$31,750.00, provided the developer of the apartment mentioned extends the service Eastward from its present point of termination to serve his property.

MOVED BY ALDERMAN DLAIR, SECONDED BY ALDERMAN CORSDIE:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN LORIMER LEFT THE MEETING.

(2) McDonald Park

During discussion of the Budget this year, the Council asked for a report indicating the intention of the Parks and Recreation Commission respecting the future development of McDonald Park, having regard to its location and the trend toward industrial development in the area.

The construction of the Freeway necessitated changes in the plans of development for the Park. The Planning Department also made two studies which were pertinent to the re-examination of the area in terms of park needs. These were the Apartment Study and the Myrtle Street Area Study. The result of the studies is that there appears to be justification for retaining McDonald Park because of the potentially large population that will be attracted to the area.

The concept of development for the Park was examined in the light of the foregoing and it was determined that the topography of the Park is such that it would be expensive for active sports field development but not as a passive recreation area, although there is still sufficient suitable land for something like a tennis court.

The staff of the Commission recommended that three tennis courts be constructed in McDonald Park when funds become available.

The Commission, by letter dated May 8, 1968, advises that its plans regarding the development of McDonald Park remain unchanged.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN DRUMMOND:
"That Council concur with the plan of the Parks and Recreation Commission for the development of McDonald Park, as is outlined in the report of the Manager."

CARRIED UNANIMOUSLY

May/21/1968

(3) Interest Rate on Land Sales

The current policy for the sale of municipal land requires a down payment of $\frac{1}{4}$ of the purchase price, with the balance payable in three years in equal annual installments. The interest rate charged is 7% and monthly payments can be arranged.

As regards the question that was raised in Council as to the sufficiency of the interest rate, one of the following two sets of circumstances may develop after a sale is consummated:

- (a) If the purchaser under an Agreement for Sale does not need mortgage money, he may carry the agreement for the full period.
- (b) If the purchaser does require such money, he will carry the agreement only until the money is needed because he must have clear title to the property to qualify for a mortgage. The municipality will not give title until the full purchase price is paid.

An individual borrowing money from a Bank, on a three year repayment basis, for the purchase of a building site is required to pay 9% on a declining basis.

Large development companies usually have their own source of funds. Interest rates are quite high and the cost of money is capitalized in the development of the land.

The municipality established its interest rate on Agreements for Sale at an amount slightly higher than it itself could earn on investments. At the present time, 7% seems to be the maximum available in short term investments the Corporation can use. For a term of two or three years, it might be possible to get up to 7 $\frac{1}{2}$ %.

All proceeds from Agreements for Sale must be deposited in a Special Fund and are then re-invested. The proceeds are not part of the working capital of the Corporation so it could not reduce the necessity of borrowing for operating purposes.

If property is not purchased by an individual for his own use, no saving caused by the Corporation and its interest rate is likely to be passed on to the ultimate home-buyer.

It is not considered that the interest rate being charged by the Corporation at the present time is out of order to the extent that any increase in it should be recommended.

A question does arise as to whether the Corporation should continue to sell property under Agreement for Sale as opposed to cash sales. This practice was originated at a time when lots were being sold directly to the purchaser for his own use. This is seldom the case now because the majority of sales are made to developers who are quite capable of handling their own financing.

MOVED BY ALDERMAN CORSE, SECONDED BY ALDERMAN BLAIR:

"That no action be taken to alter the interest rate charged by the municipality on land disposed of by Agreements for Sale, but a report be submitted on the questions of:

- (a) whether the Corporation should continue to sell land on terms;
- (b) establishing some flexibility in the policy respecting the interest rate so as to recognize any significant change in it that might occur."

CARRIED UNANIMOUSLY

May/21/1968

(4) Lot 23, Block 71, D.L.'s 189/218, Plan 4953 (19 S. Ellesmere Avenue)

The Building Department issued a permit to construct a dwelling on the above described property.

Because of certain geographical conditions, neighbouring houses were well set back on their lots. The house under construction, while complying with the regulations, would have been built well forward of the other houses. There were protests against the positioning of this new house and the builder agreed to move back if he was recompensed for the additional cost.

His Worship, Mayor Emmott, agreed that this should be done.

The accounts, which total \$458.00, have now been received and the Chief Building Inspector states that the amounts appear proper for the extent of the work involved.

It was recommended that the account in the amount of \$458.00, which is from Lincoln Construction Co. Ltd., be approved for payment.

ALDERMAN LORIMER RETURNED TO THE MEETING.

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

CARRIED UNANIMOUSLY

ALDERMAN BLAIR, LEFT THE MEETING.

(5) 6564 Royal Oak Avenue (Salvation Army)

This property is owned by the municipality and leased to the Salvation Army, which has a small building on it. The Salvation Army pays \$240.00 per year for this privilege. The lease expires on July 1, 1967.

The Salvation Army desires permission to sub-lease the property to Robert F. Thompson for a two year period from June 1, 1968 with an option to continue an additional five years.

It was recommended that Council grant permission to the Salvation Army to sub-lease the property in question to Mr. Thompson for the period indicated, subject to the following terms:

- (a) That the property be used solely for commercial purposes and, under no condition, be used for residential purposes.
- (b) That the occupant of the property be liable for the equivalent of full taxation annually.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Pacific National Exhibition Display

The Parks and Recreation Commission has arranged to enter a horticultural display in the 1968 Pacific National Exhibition. It will be located on the South side of the Horticultural Building opposite the display of the City of Vancouver Parks Board.

The estimated cost of the display is \$3,750.00.

May/21/1968

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN DRUMMOND:

"That Council endorse the proposal of the Parks and Recreation Commission to spend \$3,750.00 for a horticultural display at the Pacific National Exhibition this year."

CARRIED UNANIMOUSLY

* * *

HIS WORSHIP, MAYOR EMHOOT, recommended that Council authorize the hosting of the "Miss P.N.E." contestants at a luncheon at the Faculty Club, Simon Fraser University, on August 27, 1968 at 12:00 noon.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

* * *

(7) Water Lots 5770 and 5772 (J. Harold Bumby Ltd.)

It was recommended that Council authorize a renewal of the sub-lease covering the above two Water Lots to J. Harold Bumby Ltd. for a period of five years from October 15, 1967 at annual rental rates of \$150.00 and \$250.00, respectively, for the water lots.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(8) Cambridge Street between Ellesmere Avenue and Holdom Avenue

The Planning Department has advised that the extreme grade of the above portion of Cambridge Street prohibits its use for road purposes.

The portion of the Street between Holdom and Bessborough Avenues has been cancelled.

It was recommended that:

- (a) Cambridge Street between Ellesmere Avenue and Holdom Avenue be abandoned.
- (b) The abandoned portion be subdivided into two lots and these parcels placed in a sale position, subject to the Corporation retaining adequate easements on the South side of the lots.

During discussion, it was mentioned in Council that some one wished to make representation in connection with the subject of the report.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN LORIMER:

"That the item be tabled for one week in order to allow the party concerned about the proposed abandonment of Cambridge Street between Ellesmere Avenue and Holdom Avenue to make representations to Council on the matter."

CARRIED UNANIMOUSLY

(9) Willingdon Avenue and Sardis Street

It was recommended that Council authorize the execution of a Permit from the B. C. Hydro and Power Authority in which the Corporation will be granted permission to attach a guy wire to a pole of the Authority at Willingdon Avenue and Sardis Street.

May/21/1968

This installation is for the purpose of enabling the municipality to suspend a plywood sign from the wire indicating that there is a school crosswalk at the intersection beneath, or near, the sign.

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

CARRIED UNANIMOUSLY

(10) Subdivision Reference No. 10/63

It was recommended that the requirements of Section 712(1) of the Municipal Act, insofar as they apply to a subdivision involving property covered by the captioned reference number are concerned, be waived.

The legal description of the property involved is Lot "E", Explanatory Plan 11489, D.L. 149, Plan 3602.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That the owner of Parcel "E", Explanatory Plan 11489 of Lots 7 and 8, D.L. 149, Plan 3602 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 Gordon H. Thomson and sworn the 13th day of May, 1968."

CARRIED UNANIMOUSLY

(11) Golf Course Clubhouse

The Parks and Recreation Commission has recommended that Council accept the tender of Doyle Construction Co. Ltd. in the amount of \$53,660.00 for the construction of a Clubhouse on the Golf Course site.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN CORSBIE:
"That the recommendation of the Parks and Recreation Commission, as contained in the report of the Manager, be adopted."

CARRIED UNANIMOUSLY

(12) 1967 Financial Report

The Financial Report of the Corporation for the year 1967 was being submitted.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN McLEAN:
"That this report be received and considered at the next meeting of Council."

CARRIED UNANIMOUSLY

ALDERMAN BLAIR RETURNED TO THE MEETING.

(13) Estimates

Submitted for approval were Special Estimates of Work from the Municipal Engineer totalling \$214,772.00.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That the Special Estimates of Work from the Municipal Engineer be approved."

CARRIED

AGAINST -- ALDERMAN MERCIER

May/21/1968

(14) Allowances

Submitted for approval were applications under Section 411 of the Municipal Act for allowances of percentage addition charges on municipal taxes in the total amount of \$72.27.

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN HERD:
"That the allowances in question be approved."

CARRIED UNANIMOUSLY

(15) Monthly Report of Fire Department

Submitted for information was the Report of the Fire Chief covering the activities of his Department during the month of April, 1968.

(16) Monthly Report of Licence Department

Submitted for information was the Report of the Chief Licence Inspector covering the operation of his Department during the month of April, 1968.

(17) Monthly Report of R.C.M.P.

Submitted for information was the report of the R.C.M.P. covering policing of the municipality during the month of April, 1968.

(18) Report from Social Service Department

Submitted for information was a report from the Social Service Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1966/67 as compared to the same months in 1967/68.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the above four reports be received."

CARRIED UNANIMOUSLY

(19) Lot "K", Block 28 N¹/₂, D.L. 159, Plan 15303 (Zaniol - 6070 Clinton Street)

The above noted has requested that the Corporation abandon a sewer easement over the South 10 feet of the property described in caption in order that they may erect a double garage to be entered from Curragh Avenue.

The Zaniol's are involved in the problem concerning the "Miller" property (Lot "J") that has been the subject of previous reports over the past few months. Briefly, the problem involving Mr. Miller is his desire to convert an old building on the property into a duplex.

The solution to the problem confronting Mr. Miller was that he obtain the South 10 feet of the Zaniol property for lane purposes. If this was done, it would be possible for the Corporation to abandon the existing lane allowance between the "Miller" & "Zaniol" properties. This abandoned allowance could then be acquired by Mr. Miller and he could create a new lot with sufficient frontage that would permit him to build his duplex.

This proposition did not materialize because of the price set by the Zaniol's on the South 10 feet of their property.

The Corporation could not intervene because an adequate lane allowance exists at the moment.

The Corporation needs a portion of the easement territory on the Zaniol property, although the Municipal Engineer is not opposed to the Zaniol's locating a garage on the East part of the easement.

There seem to be no valid reasons why the Zaniol's can not make satisfactory arrangements with the Corporation to obtain a permit for their garage. The complication is that indicated involving the Miller property.

It was mentioned in Council during discussion of this item that a report is soon to be presented on the subject of lot sizes in two-family zones and that there may be something arising from Council's consideration of the report which might have a bearing on the situation pertaining to the problem outlined in the report of the Manager, now at hand.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:

"That the report of the Manager be tabled until after a decision is rendered on the topic of lot sizes in two-family zones."

CARRIED UNANIMOUSLY

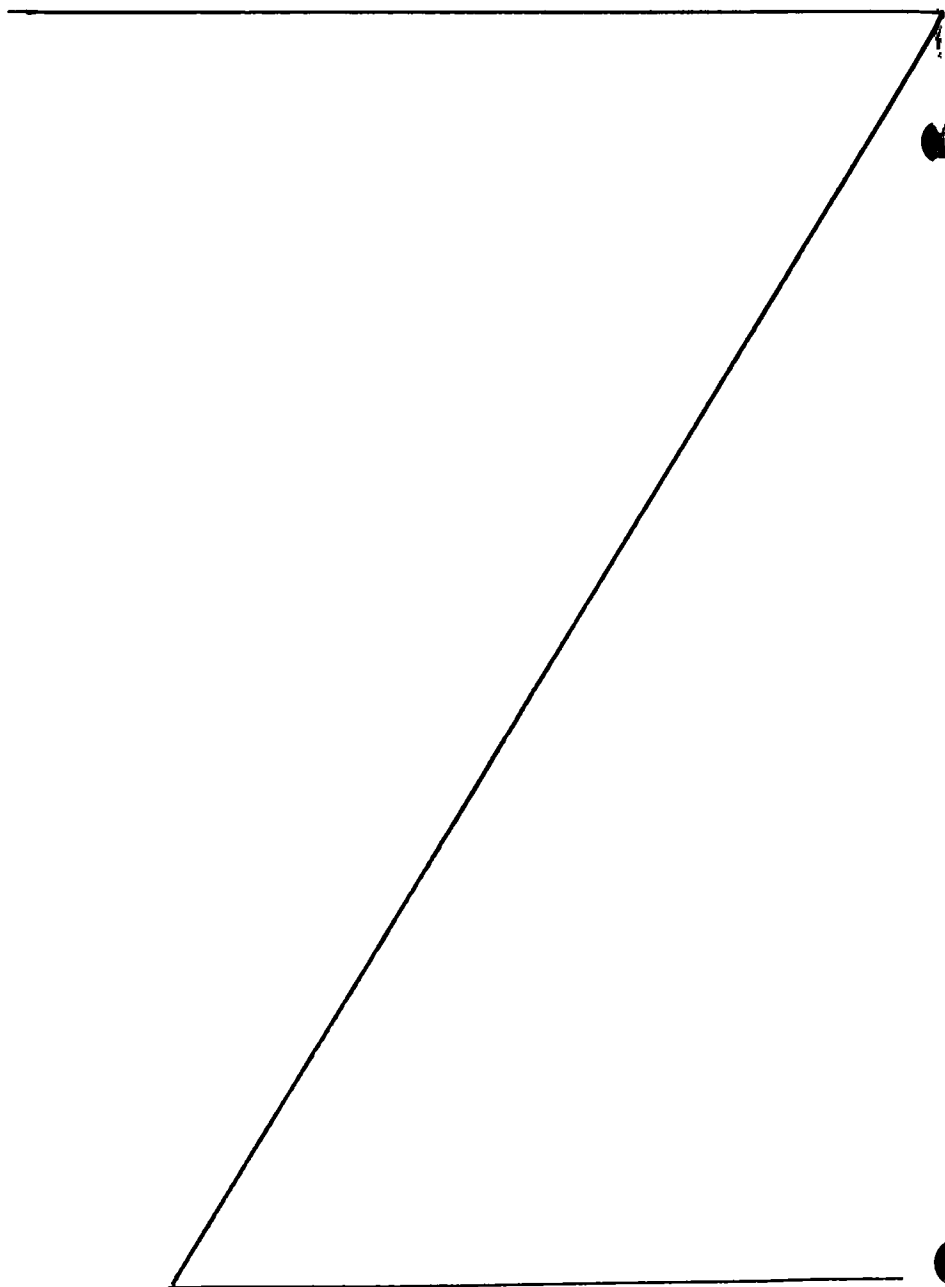
(20) Easement - Lot 2 E $\frac{1}{2}$, Block 9, D.L. 40, Plan 3048
WINSTON STREET WIDENING

It was recommended that Council authorize the acquisition of an easement over the North 4 feet of the above described property, which is required to contain fill in conjunction with the widening of Winston Street, for a consideration of \$86.00 and that authority be granted to execute the attendant documents.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN MERCIER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY



May/21/1968

(21) Lots 11 to 14 inclusive, Block 7, D.L. 6, Plan 18504
NORTH ROAD WIDENING

The Corporation requires the East 34 feet of the above described property, which is located on the West side of North Road between David Drive and Casewell Street, for the widening of North Road.

The lots have been sold and the purchaser, who holds an agreement, will accept \$6,000.00 for the portions required.

This acquisition will establish the value for others required for the project in question.

It may be necessary, because the title holder is not readily available for signature, to pay the \$6,000.00 into a trust account in order to complete the transaction.

It was recommended that the East 34 feet of the property in question be acquired for a consideration of \$6,000.00 and that the Municipal Solicitor be granted authority to pay this amount to the Solicitor for the purchaser of the lot with instructions that it is to be paid out after the consent of the title holder has been obtained.

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

CARRIED UNANIMOUSLY

(22) Valleyview Community Hall

On October 10, 1967, the Council agreed to offer for sale the Valleyview Community Hall for removal from its present site, with the advertisement to stipulate that Council would take certain factors into account when awarding the contract for the removal.

No action was taken at that time because the Community Hall was "loaned" to the St. Francis de Sales School because of a fire that destroyed the School.

The new St. Francis de Sales School is expected to be ready for the fall term and advice has been received that the Valleyview Community Hall will be vacated toward the end of June.

It was recommended that Council re-affirm its decision of October 10, 1967 to offer the Valleyview Community Hall for sale on the same terms and conditions that were imposed then.

MOVED BY ALDERMAN LORIMER, SECONDED BY ALDERMAN HERD:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(23) Halifax Street between Duthie Avenue and Augusta Avenue

Submitted was a report from the Municipal Treasurer pursuant to Section 601 of the Municipal Act relating to the proposed construction, as a Local Improvement, of pavement thirty-six feet wide plus concrete curb sidewalks five feet wide on the above portion of Halifax Street.

The following were the details in connection with this work:

Estimated lifetime of the work	- 20 years
Estimated cost of the work	- 21,350.00
The share of the total cost that is to be specially charged against the parcels abutting the work	- \$1,617.55

May/21/1968

Other details concerning this work are set out in a rates by-law that is soon to be placed before Council.

MOVED BY ALDERMAN DRUMMOND, SECONDED BY ALDERMAN McLEAN:

"That the report of the Municipal Treasurer, as embodied in the report of the Manager, be received and the Local Improvement work in question be initiated,"

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

MOVED BY ALDERMAN CORSBIE, SECONDED BY ALDERMAN BLAIR:

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

CARRIED UNANIMOUSLY

* * *

BY - LAWS

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That:

"BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1968"

(#5334)

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3 to 16 inclusive, 1968"

(#5336 to
#5349)

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN CORSBIE:

"That:

"BURNABY LOCAL IMPROVEMENT CHARGES BY-LAW 1968"

"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAWS NOS. 3 to 16 inclusive, 1968"

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

CARRIED UNANIMOUSLY