

Monday, December 19, 1955.

An adjourned meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, December 19, 1955 at 7.30 p.m.

Present: Reeve MacSorley in the Chair; Crs. W.P. Philips, Charlton, Drummond, Hean, Hughes, F. Philips and Morrison.

Mr. C. Troseth appeared and requested an interview in connection with the service to Lot 9, Block 33/35, J.L.33 with domestic water supply. Mr. Troseth requested that he be permitted to install a domestic water service to the property. The Engineer reported that an extension of the existing 6" main was necessary along Sardis Street a distance of 166' from Willington Avenue and that initially a cost of \$690.00 had been estimated and submitted to Mr. Troseth. The Engineer reported that a review of the case had been made and that it was felt the extension could be shortened since it was considered the policy established for water service could be relaxed for the following reasons:

- (1) Other property owners on Sardis Street would not have to add further extensions as the remainder of the main on Sardis St. to Elsom Avenue would act only as a tie-in to complete the water main grid.
- (2) Mr. Troseth had no previous knowledge that a main extension would be required to service his house, even though his house was in the final stages of construction.

The Engineer further reported that Mr. Troseth was advised he would be required to extend the main to the property line a distance of 114' from the main to his property line at a cost of \$485.00.

Moved by Cr. Hughes, seconded by Cr. Hean "That the report be received and this matter be referred back to the Engineer for report on the desirability or otherwise of installing a temporary service to this property."

Carried Unanimously.

2 Moved by Cr. Drummond, seconded by Cr. Hean "That a Committee be appointed to discuss with the Engineer the existing policy with respect to the extension of water mains of medium sized mains in middle of a block with regard to modification of present policy."

Carried Unanimously.

3 Carl Troseth submitted an application for rezoning Lot 6, Block 68, J.L.33 located at the corner of Willington Avenue and Grange Street from single family dwelling to multiple family dwelling zoning.

4 Caravan Motor Court Ltd. submitted an application for rezoning North half Lot 2, Block 5, J.L.22 to multiple family dwelling zoning.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the applications of C. Troseth and Caravan Motor Court be referred to the Town Planning Commission and Planning Engineer for report."

Carried Unanimously.

5 T. E. Ladner wrote with reference to his appointment as Council representative on the Town Planning Board of Appeal advising that in his opinion in order to keep a continuity of his appointment in order he should resign and be re-appointed by each successive Council. Mr. Ladner requested advice of the conclusion of the 1956 Municipal Council in the matter of his further continuance in office.

Moved by Cr. Hean, seconded by Cr. Morrison "That the letter be received and that Mr. Ladner be re-appointed as Council representative to the Town Planning Board of Appeal for the year ending December 31, 1956."

Carried Unanimously.

6 North Fraser Harbour Commissioners wrote enclosing a certified copy of a Resolution passed by their Board amending their By-law No. 46, page 14, paragraph (1) and requesting Council's approval and acknowledgment of the said amendment.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the communication be received and acknowledged."

Carried Unanimously.

Burnaby School Board submitted a letter of appreciation to the Reeve and members of the Council for their participation in recent school openings conducted by the Board within the Municipality.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the communication be received."

Carried Unanimously.

H.L. Winter and others submitted a Petition with reference to the proposed rezoning of land situated between Kincaid and Sunset Streets on Smith Avenue, advising that they were desirous of withdrawing their names from a prior petition submitted, opposing the rezoning of this property for gasoline service station purposes. The Petitioners advised that they wished to go on record as favouring the rezoning of the property for this purpose.

Moved by Cr. Morrison, seconded by Cr. Hean "That the Petition be received and tabled pending discussion of the amendment by-law."

Carried Unanimously.

Corporal Clarke, Burnaby Detachment, R.C.M.P. submitted a letter of appreciation to the Council, Municipal staff members and Traffic Commission members for co-operation extended to him during the past year in respect to traffic enforcement throughout the Municipality.

Moved by Cr. Hean, seconded by Cr. F. Philips "That the letter be received."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That a letter of commendation be submitted to Mr. Joug. Baker, Municipal Painter, for work carried out by his Department on an extensive sign programme throughout the year from which the traffic commission gained considerable information."

Carried Unanimously.

2 His Worship, Reeve MacSorley submitted a report on the proposed paving of a lane between McKay and Cassie Avenues immediately south of Kingsway, referring to a previous recommendation that the pavement be carried out at an estimated cost of \$6,300.00. The Reeve advised that pursuant to Section 28(1) of the Municipal Act he was referring this matter back to the Municipal Council for reconsideration since the previous report recommended the corporation absorb an amount of \$19.55 representing one property owner's share of the cost advising that it was considered this procedure would establish a precedent which could be far reaching in its effect. The Reeve suggested the Resolution passed on November 14, 1955 be rescinded and that a further effort be made to have the non-consenting owner contribute his share.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the recommendation of the Reeve be adopted."

Carried Unanimously.

3 The Chief Administrative Officer submitted a report advising that the Corporation had previously agreed to sell certain lands in District Lot 95 and 53 to the Canada Sawmills Limited and that in order that the partial cancellation of these properties could be facilitated, it was necessary to receive a conveyance by the Company of ~~lots 10-12, Blk. 21, J.L. 53; Lot A, Blk. 21 J.L. 53 and Lot 51, Blk. 50/51, J.L. 95~~ and that in order to effect this conveyance it would be necessary to pass a Land Acquisition By-law. The Chief Administrative Officer recommended that the said by-law be passed by the Council forthwith on the understanding that all expenses in connection with registration, cancellation, et cetera, would be borne by the Company.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendation of the Chief Administrative Officer be adopted."

Carried Unanimously.

The Chief Administrative Officer suggested that it may be more convenient to effect a cancellation of the ~~lots 10-12, Blocks 51/J.L. 95~~ as a separate cancellation, and suggested that the Planning Engineer be requested to bring down a report on the advisability of an interior cancellation of these lots.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That this matter be referred to the Planning Engineer and Solicitor for report."

Carried Unanimously.

The Town Planning Commission submitted the following recommendations:

- (1) Royal Oak Avenue between Kingsway and Irvine Street for possible change from Residential to Commercial usage, arising from the application of B.A. Evans for the rezoning of Lot 11, block 32, J.L.152 from Residential to Commercial, and reported on in July, 1955.

In considering the present application, the Commission feels that Commercial development of parcels on Royal Oak Avenue between Kingsway and Irvine Street could precipitate difficult sewage disposal problems. However, the Commission's opinion is that eventual development of the subject properties for Commercial purpose may well prove desirable. It is suggested that the original applicants have substantial grounds for seeking permission to extend their particular business premises from the Town Planning Board of Appeal and the Commission would recommend this course of action.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendations of the Commission be adopted."

Carried Unanimously.

- (2) The application of G. Bartsch for the rezoning of Lot 3, Block "A" J.L.87, Plan 1494, from Residential to Two Family to Gasoline Service Station (Northwest corner, Grandview - Douglas Highway and Burris St.)

In considering the present application, the Commission has consulted with the Provincial Department of Highways, and is informed that development of the proposed site would prejudice traffic safety to an even greater extent than a previous application.

The Commission would recommend that this application not be approved for the following reasons:

- (a) A traffic hazard would be created.
- (b) A traffic impediment would result.
- (c) Gasoline Service Station usage of this site would tend to lead to further inroads of a commercial nature in an area which has been and is even now developing as an extremely attractive and high value residential area.
- (d) Established Residential values in the vicinity would be detrimentally affected.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the recommendations of the Commission be adopted."

Carried,

Cr. Drummond voting against.

- (3) Application of A.B. Wenaus & Sons Ltd. for rezoning of Lot "A" and "B" of Lot 29, Block 5 of Blocks 1 & 2, J.L.207 from Residential to gasoline service station.

The Commission would recommend that this application not be approved because of the detrimental effect such development would have on the growing adjacent Residential development, and because of the proximity of nearby Commercially zoned sites capable of development of the type proposed.

Moved by Cr. Hughes, seconded by Cr. F. Philips "That the recommendation of the Commission be adopted."

MOTION NEGATIVE - Crs. F. Philips, Morrison, Reeve MacSoley, Cr. Hughes voting in favour.

Crs. Charlton, Drummond, Hean and W.P. Philips voting against.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the rezoning of Lots "A" and "B" of Lot 29 of Block 5 and Blocks 1 and 2, J.L.207 for gasoline service station purposes be approved for further consideration."

Carried - Cr. F. Philips, Hean, Drummond, Charlton in favour.

Cr. Hughes and Morrison voting against.

- (4) Application of Parry Agencies for the rezoning of Lots 5 and 16, S., 16, Block 2, J.L. 25W from Residential to gasoline service station (S.W. Corner Newcombe St. and 16th Avenue).

While the Commission has no technical objection to the use of this property as gasoline service station, and does recommend that this application be approved, nevertheless, the Commission is concerned that this approval be not taken as a precedent for ribbon Commercial development along Newcombe Street. Such land usage along Newcombe Street would seriously impair the utility of this street as a proposed traffic artery.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the report of the Commission on this application be tabled for a period of two weeks."

Carried Unanimously.

5. Application to rezone Block "V" J.L. 92 from Residential to Commercial by Kalyk and Clary, May, 1954.
Further to the Commission report of May, 1954, on the above application, the Commission would now place before Council the following factors considered of importance in this request for rezoning:

The applicants have had under consideration for some months the purchase of a substantial tract of Municipally owned land to the north of the subject property. The Council have agreed to sell this land on condition that both Municipal lands and the land owned by the applicants is developed in accordance with a sketch plan submitted and revised to August 11th, 1955. It should be noted that the parcels proposed for Local Commercial zoning, as shown on the applicants subdivision plan submitted to Council December 6th, 1955 may conflict to some extent with the Gilley Avenue diversion.

Since May, 1954, when the application was first considered by the Commission and the present time, sewage disposal problems that come to be regarded as of primary importance in evaluating the desirability of similar projects. This general area has lately occasioned some concern to the Health Department in the matter of successful sewage control. Satisfactory control of sewage from Commercial developments can only be achieved by controlling location, size, and nature of occupancy of proposed buildings. None of these factors are known at this time.

In view of the foregoing facts, the Commission would recommend that final approval of this proposed Local Commercial zone be deferred until a development scheme has been advanced by the applicants, which provides adequately for required road allowances and road widening, off-street parking, sewage disposal facilities and drainage facilities.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the recommendation of the Commission be adopted."

6. Application of N. Kalyk to purchase Municipal lands bounded by Mission Ave. Marine Drive and the Ravines east of Gilley and west of 14th Avenue.

The above described lands comprise an area of about 95 acres, interspersed with the Municipal land are two or three privately owned parcels. The Marine Drive frontage of the area is privately owned.

Some 1200 feet north of Mission Avenue the Central Park Interurban line is situated. Just north of the northeast corner of the subject lands, the Municipal Garage Jump is located, and east again is the Municipal Gravel Pit.

The Commission is informed that the Health Department frequently receives complaints from the few residents in the vicinity of these two Municipal operations regarding insect, odour, colour and smoke nuisances.

The area under application is of such size that provision of an Elementary School within the area is probably uneconomic. On the other hand, the site is equally remote and severed by major traffic arteries or railway line from three existing School plants.

The Commission is informed that the Health Department has given cursory study to the question of sewage control in the area and is advised that satisfactory control by septic tank and disposal field method would be difficult to achieve, because of the topography and soil factors of the site.

Of major concern to the Commission is the possibility that premature sale of this land would preclude the opportunity of obtaining an arterial road connection to the proposed Annacis Island River Crossing currently under study. A route through this tract of land presents the only opportunity for Burnaby to economically provide a satisfactory connection to the Upper-Burnaby street system.

In view of the above factors, the Commission re-affirms its previous recommendation of May 2nd, 1954 that Council withhold from sale Municipally owned

land in the area bounded by the Ravine east of Gilley Avenue, Marine Drive 10th Avenue and 20th Street.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the recommendation of the Commission be adopted."

Carried,
Cr. Drummond voting against.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the Town Planning Commission be requested to report on the land use aspect of the area involved with a request that further consideration of the matter be given priority."

Carried Unanimously.

- (7) Application of Grieve-Kravitz Real Estate Ltd. for the rezoning of Lots 65 to 69 inclusive of Lot 2, J.L.130 and Lot 1, Blk.17, J.L.131 from Residential to Commercial.

The Commission has recently recommended approval of a large scale Local Commercial District immediately north of the subject property. In view of this, the Commission is of the opinion that the surrounding Residential areas cannot be considered to require more Commercial land than has been provided, and further rezoning for Commercial usage would clearly be "overzoning" in this district. The Commission would recommend that this application not be approved for the foregoing reason. The Commission recognizes the partial handicap of this property for Single Family Residential development by reason of its location between land Commercially zoned and the Lougheed Highway. In view of this, the Commission would consider, at a later date, when sewers are installed, an application for development of this land for higher density Residential usage.

- (8) Application of the Riverside and District Ratepayers' Association for rezoning property bounded by Trapp Road, Meadow Avenue, 14th Avenue, Marine Drive & Fenwick Street, from Heavy Industrial to Small Holdings.

The Commission has concluded its consideration of this application and is proposed to recommend that an area bounded by Trapp Road, Willard Ave., Thorne Avenue, B.C.E. right-of-way, Meadow Avenue, 14th Avenue and Marine Drive, save and except the south half of Lot 20, Block 10 J.L.173 now occupied by a one-storey Commercial building, be rezoned for Agricultural usage. The Commission would point out that this recommended rezoning is not to Small Holdings usage, and as such will require Regulations pertaining to Agricultural Land use to be drawn up. In these Regulations the Commission would recommend that the minimum size of an individual land parcel be three-quarters of an acre, with a minimum frontage of 100 feet. This suggested standard is based on the existing basic subdivision in the district.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendations of the Commission be adopted."

Carried Unanimously.

9. Petition to rezone Smith frontage between Forest and Pine Streets from Commercial to Residential.

The subject parcels comprising this Commercial district are now almost fully occupied by residences of medium to good value with the exceptions of four lots and a portion of School site.

The Commission would recommend that the entire Commercial district between Forest and Pine Streets on the east side and west side of Smith Avenue be rezoned from Commercial to Residential two-family use, for the following reasons:

- If any commercial development took place it is likely that not more than one lot abutting Smith Avenue could be utilized. Consequently rear access could not be provided nor could off-street parking space or setbacks be provided.
- The type of development which can be anticipated would detrimentally effect established values and would tend to create undesirable traffic conditions.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendations of the Commission be adopted."

Carried Unanimously.

The Planning Engineer submitted a report advising of his agreement with the recommendations of the Town Planning Commission as contained in their report of December 10th.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the report be received."

Carried Unanimously.

The Municipal Clerk brought forward Tenders for construction of sewers in J.L.117 authorized by "Burnaby Local Improvement J.L.117 Sewer Construction By-law 1955".

Moved by Cr. Morrison, seconded by Cr. Hean "That tenders be opened."

The Clerk then opened the Tenders revealing the following offers:

- (1) \$80,028.70
- (2) \$71,501.85

Moved by Cr. Morrison, seconded by Cr. Hean "That Tenders be referred to a Committee of the Purchasing Agent, Engineer and Chairman of Board of Works Committee for consideration."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That the Reeve and Clerk be authorized to sign and affix the Corporate Seal to an Indenture of lease from the North Fraser Harbour Commissioners of Water Lot 6490."

Carried Unanimously.

Chairman of Health and Welfare Department submitted a report on the Resolution passed by the Senior Citizens' Association, Branch No.10 urging upon the Federal Government to increase the Old Age Pension at the next session of Parliament by \$20.00. The Chairman reported that the basic allowance of \$40.00 was considered insufficient in that it did not provide a realistic pension commensurate with present needs of the Old people. Mr. Drummond, Chairman, Health and Welfare Committee, drew attention to the \$15.00.00s. of living bonus granted by the Provincial Government paid to those Old Age Security recipients on a means test basis and those receiving Old Age Assistance without a Means Test. It was suggested that in spite of this bonus, the allowance was not considered sufficient and it was the opinion an increase in the basic Federal Allowance from \$40.00 to \$60.00 was justified.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the report be received and that the resolution of the Senior Citizens' Association Branch No.10 as contained in their letter of November 16, 1955, be endorsed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Easement Authorization By-law No.14, 1955" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this by-law."

Moved by Cr. Charlton, seconded by Cr. Drummond "that the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Easement Authorization By-law No.14, 1955", be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Burnaby Land Acquisition By-law No.6, 1955" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this by-law."

Moved by Cr. Morrison, seconded by Cr. Hughes "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Burnaby Land Acquisition By-law No. 6, 1955" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 19, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 19, 1955" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition By-law 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition By-law 1955" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition By-law No. 2, 1955" be now finally reconsidered."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition By-law No. 2, 1955" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

The meeting then adjourned.

Confirmed:

Richard B. Brown
Clerk.

Chas. MacLorley
Reeve: