

Monday, March 5, 1956

An adjourned meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, March 5, 1956 at 7.30 p.m.

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

The Town Planning Commission report under date of February 27th tabled for consideration at this meeting was lifted from the table and the following items considered:

- 1) Application of the Staff Land Sale Committee - General Park Realty for purchase of Lots 4 E $\frac{1}{2}$, 11 E $\frac{1}{2}$ and "A" E $\frac{1}{2}$ Block 24 and Lots 1 to 7 inclusive, Block 27, Lots 1 to 7 W $\frac{1}{2}$ inclusive and Lot "A" all of Block 28, all of J.L.53, for rezoning from Residential to Industrial.

The Commission recommended that the area bounded by 18th Street, the lane south of Stride Avenue, 16th Street and 14th Avenue, save and except the south west 40' flanking 18th Street and save and except the north west 40' flanking the lane south of Stride Avenue be zoned to Light Industrial usage.

Moved by Cr. Morrisch, seconded by Cr. F. Philips "That the recommendation of the Commission be adopted and that this proposed rezoning be approved for further consideration."

Carried Unanimously.

2. Application before Staff Land Sale Committee from Mainland Clay Products for purchase of Lot "B", J.L.215 for rezoning from Small Holding to Heavy Industrial usage. The Commission expressed the opinion the value of this property to the Municipality was paramount in view of its close proximity to Bernet Park Beach and it was recommended that the application for rezoning be not approved. It was pointed out that if the Mainland Clay Products considered it necessary, their continued operation of the site could be sanctioned through an application to the Town Planning Board of Appeal.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the report of the Commission be received and tabled pending a report of the Engineer on the advisability or otherwise of the rezoning of this property by the Corporation."

Carried Unanimously.

3. Application of Miss Patricia M. Fahlman on behalf of a client for rezoning Lots 5 to 9 incl. of Lot 1, Block 13 and Lot 1 (part) Block 14.

The Commission advised that the subject property was situated in a low lying area and its development for industrial purposes would aggravate the drainage situation pointing out that once the zoning was effected Municipal control of future uses of this site would be extremely difficult. The Commission recommended that the application for rezoning be not granted and that the applicant be advised to take the matter before the Town Planning Board of Appeal.

Moved by Cr. Drummond, seconded by Cr. Hean "That the report of the Town Planning Commission be not adopted and that the application be approved for further consideration."

Carried,
Councillor Hughes against.

4. Application of B.C. Electric Co. Ltd. for rezoning 0.83 acre portion Block 30, J.L.97 from Residential to Industrial Use.

The Commission recommended that this parcel be rezoned from residential to Light Industrial save and except the easterly 25' thereof. Mr. Jefferd of the B.C. Electric Co. appeared and submitted that the proposal to rezone save and except the easterly 25' would spoil the plans of the industry proposing to locate on the property and requested that the application be laid over for a period of one week to give an opportunity for further study of the matter by the Company and the Town Planning Commission.

Mr. T. Guyen and others appeared and requested an opportunity to be heard. Mr. Guyen advised that he and others had been resident in the area for a number of years and objected to the industrial use of the

subject land.

Mr. F. Collins, property owner, objected to the noise which would emanate from an industrial concern.

Moved by Cr. F. Philips, seconded by Cr. Drummond "That the application be approved for further consideration."

Carried,
Cr. Hean and Cr. Morrison
voting against.

It was suggested that the Petitioners had been invited to this meeting erroneously and that they should be tendered an apology for such notification having been made.

Moved by Cr. Drummond, seconded by Cr. W.P. Philips "That appropriate apology be tendered to the Petitioners and that they be advised of the forthcoming Public Hearing."

Carried Unanimously.

5. Application of McMaster, Boyle and Parkes on behalf of J.W. and J.E. Chalmers for rezoning Lots 3, 4, and "W", Block 3, J.L.74 S $\frac{1}{2}$ from Residential to Commercial.

The Commission recommended that in view of the potential traffic hazard which could be precipitated on the property through the parking of automobiles and through the structure of the Grandview Highway at this point, that the application be not approved.

The applicant appeared and advised the Council that he was desirous of having the property rezoned for gasoline service station purposes and that he did not desire a commercial zoning.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the report of the Commission be referred back for further consideration in view of the expressed desire of the applicant to have the property rezoned to gasoline service station."

Carried Unanimously.

6. Application of S.L. Haskin for the rezoning of Lots 12 and 13, Block 7, Plan 1775, J.L.70 E $\frac{1}{2}$ of E $\frac{1}{2}$ from Residential to Commercial use.

The subject parcels are located on the north side of the Grandview Highway west of the unopened road allowance of Sumner Avenue. The premises of the "Dogwood Inn" are largely located on Lot 12, the most northerly, and there appears to be some encroachment by the premises onto the lane allowance immediately north of Lot 12.

In considering this application the Commission was aware of the large tract of Municipally owned land to the northwest, which has been considered suitable for eventual development for industrial purposes with tracts facing onto the Grandview Highway and surrounding streets. The Commission realizes that a ribbon of eleven Residentially developed lots now face onto the Grandview Highway but is of the opinion that the best use of these properties, together with the subject property, would be by the eventual incorporation into the potential industrial area to the north. For this reason, the Commission feels that granting of the requested rezoning for Commercial use of the subject property would tend to prejudice the future use, and in addition, could lead to a ribbon Commercial development on the Grandview Highway frontage.

The Commission would recommend that this application not be approved and that if the applicant desires to improve the existing building on the property, he seek the permission of the Town Planning Board of Appeal therefor.

(Considered at meeting of February 27, 1956 and referred for further consideration.)

Applications for rezoning were received from the following:

- (a) E.J. Pright Ltd. - Blk. 3, W $\frac{1}{2}$ of N $\frac{1}{2}$ J.L.4, Plan 845 and a pt. (Plan 4839,) Blk. 3, S $\frac{1}{2}$ J.L.4 Plan 4332.

- (b) Newcombe Realty Ltd. - J.L.4 Blks. 1 and 8, Lot "G", Expt. Plan 13773 and J.L.4 Blk. 2, S $\frac{1}{2}$ part South of Loughheed Highway, Plan 845.

(c) Milne and Ellis - 204 S. Alpha Avenue.
Moved by Cr. Morrison, seconded by Cr. Charlton "That the applications be referred to the Town Planning Commission and Planning Engineer for report."

Carried Unanimously.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your Committee met on February 20, 1956 and would report as follows:

- 1 (1) That the report of the Planning Engineer dealing with proposal for replanning the Burquitlam area be received and his recommendation that the proposed replanning await further developments be adopted, and that a copy of the report be forwarded to the Burquitlam Ratepayers' Association.
- 2 (2) That the recommendation of the Treasurer that steel furniture be provided in the Assessment Department, Treasurer's Department and Engineering Department in the new Municipal Hall be adopted in principle.
- 3 (3) That the proposal of R.A. Coppage to purchase all Corporation owned land available for sale in the North-east portion of the Municipality be not entertained in its present form.
- 4 (4) That the request of the Board of Park Commissioners to have a Park Evaluation Survey conducted by Mr. W.J. Blakely, Planning Engineer, be approved.
- 5 (5) That Cr. Arnold F.C. Hean be delegated to attend Natural Resources Conference to be held in Victoria on February 22, 23 and 24th as representative of this Corporation.
- (6) That the Engineer be authorized to proceed with the landscaping of the New Municipal Hall grounds in accordance with plan submitted by Park Superintendent, and that tenders be called for portions of the work.

Moved by Cr. Morrison, seconded by Cr. Charlton "That Item No. 1 of the Report be adopted."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. F. Philips "That Item No. 2 of the Report be adopted."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That Item the report be amended by adding after the words in item No. 3. the words 'in its present form.'"

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. Morrison "That Items 4, 5, and 6 be adopted en bloc."

Carried Unanimously.

6 Moved by Cr. Drummond, seconded by Cr. Charlton "That a Committee of the Council be appointed to study the implementation of a policy with respect to the development of the north-east area of the Municipality."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That 'Burnaby General Borrowing and Hypothecation of Taxes By-law 1956' be now reconsidered."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That 'Burnaby General Borrowing and Hypothecation of Taxes By-law 1956' 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. F. Philips, seconded by Cr. Morrison, "That Monday, March 19th at 7.15 P.M. be the date set for a Public Hearing into the applications for rezoning of:

Lots 5 to 9 inclusive, S.D.L. part, Blocks 12/13N and 14 part, S.D.L. 79N and Lot 1 except North 33 feet except Sketch 1213 and except Plan 11962, Block 14, S.D.L. 79N, Plan 538.

(from residential to Heavy Industrial).

Public Hearing (cont'd):

All that area bounded by 18th St., the lane south of Stride Avenue, 16th Street, and 14th Avenue, save and except the Southwest 40 Feet flanking 18th Street and save and except the Northwest 40 feet flanking the lane south of Stride Avenue.
(from Residential to Light Industrial).

A 0.83 ac. ptn. of Block 30, J.L.97
(from Residential to Light Industrial).

Lots 12 and 13, Blk. 7, J.L. 70E₂ of E₂ Plan 1775
(from Residential to Commercial).

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Drummond That the Minister of Highways be advised that the Burnaby Council strongly supports the Port Mann Fraser River crossing and very strongly opposes the Deas Island Crossing.

MOTION LOST: Cr. Hean and Drummond in favour.

Crs. Hughes, Charlton, W.P. Philps
F. Philps, Morrison and Reeve
MacSorley against.

Moved by Cr. F. Philps, seconded by Cr. Charlton That the Council re-affirm its stand in favour of the Port Mann crossing having priority over other proposed crossing locations.

Carried Unanimously.

The meeting then adjourned.

Confirmed:

Charles Brown
Clerk.

Chas. MacSorley
Reeve.