

SEPTEMBER 2, 1958

An Adjourned Meeting of the Municipal Council was held in the Committee Room, Municipal Hall, 4545 East Grandview-Douglas Highway, on Tuesday, September 2, 1958 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors Brown, Cafferky, Jamieson, Mather, McLean, Seifner and Wilson

The Clerk advised that a spokesman from the B. C. Electric Company Limited was present to address Council with respect to their application before the Public Utilities Commission for an increase in their transit fares.

Moved by Councillor Brown, Seconded by Councillor Wilson: "That the representative from the Company be heard."

CARRIED UNANIMOUSLY.

Mr. Sigmundson, General Manager of Transportation for the Company, appeared and reviewed the contents of a brief which the Company had submitted to Council a short time ago describing the existing situation and explaining the reasons for their application. Mr. Sigmundson pointed out that the Company showed a deficit of \$345,000.00 for its Burnaby operation in the year 1957, which figure represented a 45% loss. In response to a question concerning the allotment of credit for fare collections, Mr. Sigmundson advised that all fares collected in Burnaby are credit to this Municipality and that all other fares are divided proportionately on a mileage basis between the Municipalities affected. He added that this formula was devised in 1946 and that the passenger load factor was not used or considered in apportioning credit for fare collections. Mr. Sigmundson advised that the rate base for Burnaby includes the only capital investment of the Company in this Municipality plus a very negligible share of other transportation expenses. In reply to a query concerning the adequacy of existing service, Mr. Sigmundson stated that the Company is of the opinion that Burnaby is provided with too much service when the situation respecting patronization is taken into account and that to implement a "North - South" transportation system would result in a still greater deficit to the Company than that which exists at the present. Mr. Sigmundson advised that if their application for an increase is approved, the financial position of the Company insofar as its Burnaby operations is concerned would merely be maintained and would not improve. Regarding a question raised as to the possibility of reduced fares for Old-Age Pension groups and other similar organizations, Mr. Sigmundson stated that the Company felt such a policy would be impractical from their viewpoint and would probably be difficult to control. Mr. Sigmundson added that if fares were decreased patronage would probably increase but it would not be sufficient to offset the amount of revenue which would be received with higher fares. On the question of franchises, Mr. Sigmundson advised that his Company felt the practice of franchise payments was impasse and was in effect working an undue hardship on the transportation company. He further stated that if the current application was granted and all franchise payments eliminated, the financial position of the Company would materially improve. In answer to an inquiry as to the possibility of providing parking lots on the perimeter of Vancouver City and at the same time supply a through service to the downtown area, Mr. Sigmundson stated it would not pay his Company to undertake such a proposal but that they would be prepared to consider the possibility of co-operating with the Municipalities involved on such a venture.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That Mr. Sigmundson be thanked for his presentation."

CARRIED UNANIMOUSLY.

Parks Superintendent submitted a report in regard to the Valley View Community Centre advising that a special committee comprising of representatives from Council, Parks Commission and Valley View Community Council who had met recently to discuss the future of this building and that they were of the opinion certain improvements to the exterior of the Community Centre should be made in order to render the building more compatible with neighbouring development adjacent to this site. The Parks Superintendent reported that the Committee were recommending that the Corporation recognize an obligation to the Valley View Community Centre and therefore should authorize those works outlined in a report prepared by the Chief Building Inspector and Parks Superintendent of July 18, 1957, that is to say,

- (a) Complete the exterior stucco finish
- (b) Repaint the exterior of the building
- (c) Construct additional storage facilities
- (d) Extend the drainage facilities

all of which would cost \$1,550.00. The Parks Superintendent further advised that the Committee were requesting Council to grant a one year lease of the building and site to the Valley View Community Council. He added that the Committee

though recognizing the fact that implementation of the above recommendations will not provide a long term solution to the Valley View problem, feel a Committee consisting of members from the Park Commission and the Valley View Community Council should be appointed to study the question of the future Community Centre requirements for Central Burnaby and how best these requirements may ultimately be met and, in this latter connection, the Parks Superintendent advised that initial steps have already been taken toward establishment of this Committee.

Moved by Councillor Brown, Seconded by Councillor McLean: "That the recommendations of the Special Committee referred to in the report of the Parks Superintendent respecting improvements to the Valley View Community Centre, leasing of the property and appointment of a Special Committee to study future Community Centre requirements be adopted."

CARRIED.
AGAINST: COUNCILLORS
SEIFNER AND CAFFERY.

John O. Rennie submitted a petition from residents in the Suncrest area objecting to the obnoxious odours emanating from the City of Vancouver Garbage Dump requesting that Council use its offices in an endeavour to remedy this condition.

Moved by Councillor Cafferky, Seconded by Councillor Jamieson: "That the petition be received and referred to the Sanitary Department for investigation and consultation with the City of Vancouver and for report to Council."

CARRIED UNANIMOUSLY.

Secretary, B. C. Bottlers of Carbonated Beverages submitted a letter on behalf of those soft drink companies outside the boundaries of Burnaby who deliver their products to retail outlets in this Municipality protesting the recent increase of the Trades License fee imposed upon these companies. The Secretary further advised that these companies pay a license fee for each truck operating in the Municipality and that they feel it is unfair to impose an additional license fee as beverage wholesalers. The Secretary pointed out that his Organization considered this license fee to be of a discriminatory nature since other food wholesalers are allowed to deliver their goods without being required to pay any license except for the trucks which make the actual deliveries. The Secretary requested that Council seriously consider relieving the members of the beverage wholesalers of this license fee.

Moved by Councillor McLean, Seconded by Councillor Wilson: "That this matter be referred to the Municipal Manager for consideration in conjunction with other licensing matters and for report."

CARRIED UNANIMOUSLY.

Secretary, the Electronic Servicing Dealers Association, wrote concerning the sale of electronic tubes and radios by drug stores after the legal hours of sale advising that the electronic service shop proprietors were of the opinion that since they are required to close at six o'clock drug stores selling commodities related to electronics should be likewise prevented from selling this class of goods after six o'clock. The Secretary added that this discriminating situation has become very serious to the electronic trade and urged all civic administrators in the Greater Vancouver area to enforce the provisions of their Shops Closing By-Laws pertaining to the sale of electronic equipment.

Moved by Councillor Jamieson, Seconded by Councillor McLean: "That the letter be received."

CARRIED UNANIMOUSLY.

Moved by Councillor Jamieson, Seconded by Councillor Wilson: "That the Municipal Manager be asked to submit a report on the further classification of drug stores."

CARRIED UNANIMOUSLY.

General Secretary-Treasurer, Vancouver and District Labour Council, submitted a letter enclosing a copy of a resolution relative to sewage disposal in the Greater Vancouver area requesting that the Municipal Councils support a move to make strong representations to the Provincial Government urging immediate action on the establishment of proper sewage facilities as recommended in the Rawn Report.

Moved by Councillor McLean, Seconded by Councillor Jamieson: "That the correspondence be received and the Labour Council advised that this Corporation has lent its support to such a move through its representation on the Greater Vancouver Sewerage and Drainage Board."

CARRIED UNANIMOUSLY.

Councillor Seifner submitted a report in connection with a request of the Capital Hill Community Hall Association for financial assistance to enable them to make certain improvements to their Hall advising that he had investigated the request and was of the opinion the Hall in question serves a very useful function in the area and that its members were very active. Councillor Seifner recommended that a grant of \$250.00 be made to the Capital Hill Community Hall Association to assist them in making improvements to their Hall.

Moved by Councillor McLean, Seconded by Councillor Wilson: "That the recommendation of Councillor Seifner be adopted."

CARRIED UNANIMOUSLY.

MUNICIPAL MANAGER -- REPORT NO. 24, 1958.

1. Re: B. C. Telephone Application for rate increase.

The Manager reported for the information only of Council that the account received from the U.B.C.M. covering Burnaby's share of the cost of preparing and presenting a brief opposing the B. C. Telephone Company's application for a rate increase was \$813.16 and that since the Council on April 11th had appropriated a sum to cover this expenditure, the account had been paid.

Moved by Councillor Brown, Seconded by Councillor Mather: "That the information be received."

CARRIED UNANIMOUSLY.

2. Re: Night School Course on Municipal Affairs.

The Manager reported that the Municipal Treasurer had been asked by an official of the Burnaby School Board to compose a Night School course on Municipal Affairs to be held at the Burnaby Central High School commencing October 1, 1958. The Manager reported that the Treasurer had assured him the course will strictly adhere to administrative matters in public affairs and since he was very much in favour of participation by Municipal officials in projects of this kind recommended that the Treasurer be granted permission to instruct the Night School course on Municipal Affairs as per the request of the School Board.

Moved by Councillor Brown, Seconded by Councillor Mather: "That the Municipal Treasurer, Mr. Bart McCafferty, be granted permission in accordance with the recommendation."

CARRIED UNANIMOUSLY.

3. Amendment to "Burnaby Trades License By-Law No. 3089

The Manager reported that the Chief License Inspector had informed him a new business has located in Burnaby for which no provision in the By-Law has been made covering the Trades License fees payable by this class of business. The Manager also reported that paragraph 58 of the subject By-law which at present reads: "Real Estate Agent" was intended to include the classification of "Real Estate or Insurance Agent". The Manager recommended that the Trades License By-Law be amended to include:

- (a) A new category of "Construction or Industrial equipment Dealer (New) with a fee of One Hundred Dollars (\$100.00) payable every six months.
- (b) A new category of "Construction or Industrial Equipment Dealer (Used) with a fee payable of \$50.00 each six months.

The Manager pointed out that the fees listed above correspond with those payable by New and Used Car Dealers respectively.

The Manager further recommended that the words: "Real Estate Agent" in Paragraph 58 of the By-Law be deleted and substituted with "Real Estate or Insurance Agent".

Moved by Councillor Wilson, Seconded by Councillor Mather: "That the recommendations listed under (a) and (b) above be referred back to the Municipal Manager for investigation as to the fees charged by Municipalities elsewhere."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Jamieson: "That the recommendation respecting the classification of Real Estate or Insurance Agent be also referred back to the Municipal Manager for clarification as to its intent."

CARRIED UNANIMOUSLY.

4. Lots 3 to 7 inclusive, Block 17, D.L. 30, Plan 3036

The Manager reported that in November, 1957 E. B. Gibbons Company Limited were offered the above property at a price of \$2,900.00, subject to several conditions foremost of which was subdivision approval and that during consideration of the subdivision application the Planner felt the Municipality had a responsibility to recognize other developments in the general area, one of which is the Senior Citizens Housing Development. The Manager reported that the Planner was of the opinion there was a need for a small park site adjoining this Senior Citizens development and negotiations in this regard with the applicant company have resulted in them consenting to convey to the Corporation a parcel of land to be ultimately utilized for park purposes plus the sum of \$400.00 in return for which the Corporation will convey the five lots described in caption above. The Manager recommended that Council approve the exchange as outlined.

Moved by Councillor Brown, Seconded by Councillor Jamieson: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the Manager investigate the possibility of offering the land which the Corporation will receive by virtue of the above exchange to the Senior Citizens Association for development on their own."

CARRIED UNANIMOUSLY.

5. Scenic Drive

The Manager reported that the Shell Oil Company of Canada are contemplating the construction of an electrical sub-station in the general area adjacent to Lots 20 to 35 inclusive, Block 65, D.L. 218, which lots are involved in the right-of-way required for the proposed Scenic Drive. The Manager further advised that negotiations have taken place between the Municipality and the Company to determine whether the building programme of Shell Oil could be co-ordinated with the eventual development of Scenic Drive and that during these negotiations the Company expressed its willingness so to do. The Manager recommended that the following course of action be instituted in order to achieve the object in mind of establishing the east border of Scenic Drive in this area and at the same time not hinder the building plans of the Shell Oil Company.

- (1) Consolidate the said lots 20 to 35 and re-subdivide it into two parcels having an area of 0.68 acres and 0.87 acres respectively. (as shown on plan presented herewith).
- (2) Advertise for sale the 0.68 acre portion at a price of \$7,500.00. The Manager added that this price has been agreed to by local officials of the Shell Oil Company but requires further confirmation by their firm after Council establishes this amount.
- (3) If the property in question is purchased by the Shell Oil, the Municipality is to agree to file no objection to the cancellation of the Walney Avenue road allowance and a portion of the Pandora Street road allowance.
- (4) After this has been done, the 0.87 acre portion could then be dedicated as part of Scenic Highway.

Moved by Councillor Jamieson, Seconded by Councillor Cafferky: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY.

The Council was informed that a representative of the Commonwealth of Nations Tower was in attendance and wished an audience with them.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That Mr. Angell be heard."

CARRIED UNANIMOUSLY.

Mr. Angell appeared and inquired of Council as to their reaction concerning the two alternate proposals which he had presented on a previous occasion respecting development of a portion of Burnaby Mountain by his Group and proceeded to answer a number of questions related to this development. Mr. Angell stressed that before his Associates could receive financial backing they must produce evidence that they are able to secure a long tenure of land possession. Under proposition number one, Mr. Angell advised that he would require a lease of certain park and other lands on which to establish the development in return for which his group would need 1,050 acres of Municipal property which they would develop for residential purposes. Mr. Angell stated that if Council was not receptive to this proposal, he would ask that they consider selling other lands, a portion of which would be utilized to establish their buildings and the remainder

developed residentially and added that they would be prepared to install all services. Mr. Angell further advised that the entire project was estimated to cost 55 Million Dollars, not including the University development, and that he was prepared to produce references attesting to the validity of his Organization.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That this matter be referred to the Municipal Manager and a Committee to be appointed by the Reeve for further study and report."

CARRIED UNANIMOUSLY.

Councillor Jamieson left the meeting.

MUNICIPAL MANAGER - REPORT NO. 24, 1958 (CONTINUED)

6. North 177 feet of Block 55, except Explanatory Plan 10390, D.L. 132, Plan 1493.

The Manager reported that the owner of the above land, Mr. R. Phillips, was desirous of subdividing the above property into three lots and had deposited the sum of \$2,520.00 to cover subdivision servicing requirements. The Manager further reported that information has been received that the land is considered necessary for the enlargement of the school grounds adjacent to the property in question and, as the result, negotiations were conducted to determine if there was anything which could be arranged to not restrict the School Board's plans and/or prevent unnecessary costs to the taxpayers. The Manager reported that an offer had been received from the owner's agent to exchange the land in question and forego his deposit of \$2,520.00 for Lots 25, 27 and 35 of D.L.s 32/82, which are situated in the Forest Glen area. The Manager added that this exchange would not involve any loss in value insofar as the Municipality is concerned in as much as the lots exchanged by the Corporation would be recoverable from the School Board when the property acquired from Mr. Phillips is conveyed. The Manager recommended that the exchange as described above be approved.

Moved by Councillor Cafferky, Seconded by Councillor McLean: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY.

7. Brentwood Park Street Lighting.

The Manager reported that this area of the Municipality is serviced for electrical energy and telephones by lane installations which precludes the possibility of street lighting by the standard drop-light system in used throughout the Municipality. The Manager added that the ratepayers in this area have shown some interest in obtaining street lighting of the ornamental type as a special charge to the property owners in that particular area and that as a consequence, the Engineering Department examined the several types of lighting available which are;

- (1) Incandescent - This is the usual drop-light type or the ornamental type in use in the older areas of Vancouver and it has a relatively short lamp life and gives low lumen output which consequently requires closer spacing of lamp standards.
- (2) Fluorescent - This type is not suitable for overhead installations for a number of reasons and moreover the installation cost is from 10% to 50% higher than for the Mercury Vapor type.
- (3) Sodium Vapor - This type casts a yellow-orange light and is more suitable for use as warning devices for traffic than for normal street lighting purposes.
- (4) Mercury Vapor - This type of lighting is becoming increasingly popular due to the fact that a wide range of lamps and luminaires capable of controlling light to a high degree is available and also because the high lumen output per watt of power and long lamp life make for low operation and maintenance costs.

In this latter connection, the Manager submitted an analysis of original construction costs of the three types of ornamental systems under identical conditions which indicated that the Fluorescent type would be 7% higher than Mercury Vapor and the Incandescent type 17% higher than the Mercury Vapor. The Manager recommended that the standard of lighting for the area in question be of the Mercury Vapor type mounted on Davit type standards connected by underground lighting, spaced approximately 165 feet apart and arranged on one side of the street only, the total cost of which was estimated at \$53,130.00. The Manager submitted the following alternates as to how a project of this nature should be financed:

- (1) Local Improvement - Section 581 (2C) permits the installation of an ornamental system upon petition only. The cost of such a system to the Municipality would be the ratio the length of the street intersections bears to the whole length of the work or approximately 15%. Annual levies would be based on a frontage tax which would result in the levy varying from lot to lot and in addition, numerous inequities would occur due to odd shaped lots and the work fronting on as many as three sides of a single lot. Under Section 415 (3-a and b) Council could fix a minimum and maximum frontage. By subtracting the length of the street intersections from the total frontage and dividing the quotient by the number of properties in the area (592) you would obtain an average frontage of 57 feet, which figure would be established as the maximum and minimum taxable frontage and thereby effect a constant tax per property. The capital cost of the system would require an annual levy of \$7,050.00 for each of the ten years with the Municipality bearing 15% or \$1,057.00 and each of the property owners paying \$10.12 per year. In the By-Law authorizing this work provision would be made to ensure that property subdivided during the life of the levy would bear new frontages at the fixed level and that though such a provision would have no application in the Brentwood area it would set a precedent for future policy.
- (2) District Improvement - By combining Sections 511 and 617 of the Municipal Act this work could be done as a District Improvement. This would require a special election to be held in the specified area and the entire cost of repayment would be borne by the area concerned. Normally, annual levies for repayment charges would be raised by a mill rate on land or land and improvements which would cause the annual tax to vary from property to property but by use of a constant tax per property by establishing a foot frontage rate under Section 415 of the Municipal Act you would arrive at an annual cost per property of \$11.91.

The Manager added that the maintenance and operation costs were estimated at \$4,500.00 per annum of which the Municipality would bear \$675.00 and each property 64 cents for the lifetime of the works with the rates varying from year to year as costs fluctuate. Comparing the two methods open to Council, the Manager reported the combined annual levy including capital outlay, maintenance and operation costs would be \$10.76 under the Local Improvement plan as against \$12.55 for the District Improvement plan and also, if the former method is used work on the project may commence within two months of the receipt of the petition whereas under the latter method a longer waiting period would be required. The Manager recommended that the Local Improvement Method be approved by Council adding that a petition submitted on this basis would require the signatures of at least two-thirds of the owners of the parcels liable to be specially charged who must represent at least one-half of the value of all the land liable to be so charged.

Moved by Councillor McLean, Seconded by Councillor Wilson: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY.

Municipal Manager brought forward the matter of further regulations governing construction of swimming pools for consideration by Council.

Moved by Councillor Wilson, Seconded by Councillor McLean: "That in addition to the policy approved by Council some two or three weeks ago governing construction of swimming pools, it be further required that the property within which such a pool is to be located be adequately fenced."

CARRIED UNANIMOUSLY.

"BURNABY LAND ACQUISITION BY-LAW NO. 3, 1958"

RECONSIDERATION AND FINAL PASSAGE

Moved by Councillor Cafferky, Seconded by Councillor McLean: "That "Burnaby Land Acquisition By-Law No. 3, 1958" be now reconsidered."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor McLean: "That the By-Law 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.

"BURNABY LAND SALE BY-LAW NO. 12, 1958"

RECONSIDERATION AND FINAL PASSAGE

Moved by Councillor McLean, Seconded by Councillor Wilson: "That "Burnaby Land Sale By-Law No. 12, 1958" be now reconsidered."

CARRIED UNANIMOUSLY.

Moved by Councillor McLean, Seconded by Councillor Wilson: "That the By-Law 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.

"BURNABY BUILDING BY-LAW 1926, AMENDMENT BY-LAW 1958"

RECONSIDERATION AND FINAL PASSAGE.

Moved by Councillor Cafferky, Seconded by Councillor Seifner: "That "Burnaby Building By-Law 1926, Amendment By-Law 1958" be now reconsidered."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Seifner: "That the By-Law 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.

"BURNABY LAND ACQUISITION BY-LAW NO. 2, 1958"

RECONSIDERATION AND FINAL PASSAGE.

Moved by Councillor Wilson, Seconded by Councillor McLean: "That "Burnaby Land Acquisition By-Law No. 2, 1958" be now reconsidered."

CARRIED UNANIMOUSLY.

Moved by Councillor Wilson, Seconded by Councillor Cafferky: "That the By-Law 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.

"BURNABY STREET AND TRAFFIC BY-LAW 1954, AMENDMENT BY-LAW NO. 3, 1958"

1ST, 2ND AND 3RD READINGS.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That leave be given to introduce "Burnaby Street and Traffic By-Law 1954, Amendment By-Law No. 3, 1958" and that the By-Law be read a First Time."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the By-Law be read a Second Time."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the Council go into Committee of the Whole to consider the By-Law."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the Committee rise and report the By-Law complete without amendment."

CARRIED UNANIMOUSLY.

The Council reconvened.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the report of the Committee be adopted."

CARRIED UNANIMOUSLY.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the "Burnaby Street and Traffic By-Law 1954, Amendment By-Law No. 3, 1958" be now read a Third Time."

CARRIED UNANIMOUSLY.

The Manager presented a letter from the Secretary of the Town Planning Board of Appeal wherein an opinion was requested of the Council on an application presented to the Board of Appeal for a relaxation of the Town Planning regulations to permit the construction of a nine foot concrete wall partially surrounding property located at Burris Street. The application was being made by an Ecclesiastical Organization whose intention it was to occupy premises on the property for a cloister group. The opinion of the Council on whether or not permission should be granted was required for the guidance of the Appeal Board.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That the Secretary of the Town Planning Board of Appeal be advised it is the opinion of the Council the proposed use of land on Burriss Street by a cloister order is considered to be not incompatible with Single Family Residential use."

CARRIED UNANIMOUSLY.

Municipal Manager brought forward a letter from the Community Chest and Council of Greater Vancouver requesting permission to erect seven cross street banners at specific locations in Burnaby for the purpose of publicizing the forthcoming United Red Feather Appeal.

Moved by Councillor McLean, Seconded by Councillor Cafferky: "That permission be granted to erect these banners, subject to the approval of the Chairman of the Traffic and Traffic Safety Committee and the Municipal Manager and, further subject to the Community Chest producing sufficient evidence of public liability insurance indemnifying the Corporation from any damage resulting from the installation of these banners."

CARRIED UNANIMOUSLY.

The Meeting then adjourned.

Confirmed:

R E E V E

A. Brown

C L E R K