

OCTOBER 13, 1959.

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Tuesday, October 13, 1959 at 7.30 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors Jamieson, McLean, Mather, MacSorley, Seifner, Edwards and Prittie.

Reverend S. Faulks led in Opening Prayer.

His Worship, the Reeve, advised that the week of October 12th to 18th was to be Traffic Safety Week and urged everyone to observe all traffic rules at all times and to exercise courtesy while using the roads of the Municipality. The Reeve introduced the following members of the Traffic Safety Committee:

Mr. R. McCarthy	Mr. D. Macfarlane
Mrs. E. Surage	Mrs. O. Canavor
Chairman, Mr.	
R. Prittie.	

The Reeve also introduced Deputy Magistrate M. Hyde who was present on this occasion.

The Reeve then proclaimed October 12th to October 18th as "Traffic Safety Week".

Mr. W. Purchase, Adult Adviser, North Burnaby Hilltoppers' Teen Town wrote requesting an opportunity to be heard by Council.
Moved by Councillor McLean, seconded by Councillor Edwards "That the delegation be heard."

Carried Unanimously.

Mr. Purchase appeared on behalf of the North Burnaby Teen Town and advised that he was seeking to enlist the physical and moral support of Council, the R.C.M.P. and the business men of North Burnaby in an effort to protect the members of the Club from trouble which emanates from outside sources and which occurs when certain activities are being staged by the members, such as dancing and other forms of entertainment. Mr. Purchase related one incident in which a serious injury was sustained by one of the Teen Town Club members as a result of fracas which occurred at one of the dances held by the Club. He offered the members of Council Honorary Memberships in the North Burnaby Teen Town Club and requested that Council use its offices to have the RCMP chaperone all dances and other activities which the Club stages.

Moved by Councillor Jamieson, seconded by Councillor Edwards "That the Municipal Manager be requested to investigate the feasibility of providing policing services at the functions staged by the North Burnaby Teen Town Club, and that the possibility of utilizing the services of either the RCMP or Auxiliary Police in this connection be explored."

Carried Unanimously.

Secretary, Capitol Hill Community Hall Association, wrote requesting that all Council ban all private promoters from staging dances for teen-agers in Burnaby.

Moved by Councillor Edwards, seconded by Councillor Jamieson "That the letter be received and a request be made of the Association that they furnish more details of the reasons for the request."

Carried Unanimously.

Guardian Secretary, Bethel No. 15 - International Order of Job's Daughters, submitted an application for permission to conduct a Peanut Drive on the evenings of October 21st and October 22nd between the hours of 6.30 p.m. and 9.00 p.m. in the North Burnaby area.

Moved by Councillor McLean, seconded by Councillor Prittie "That permission be granted and that a suggestion be made that the Order endeavour to refrain from employing loud speakers or other similar forms of advertising device when at all possible so as to cause the least disturbance to the residents in the area to be canvassed."

Carried Unanimously.

Mr. and Mrs. C. R. Anderson submitted a letter protesting the manner in which Ellesmere Avenue between Dundas Street and Cambridge Street was being prepared for paving.

Mr. H. Griffen submitted a letter in connection with the same matter, also lodging his protest.

Moved by Councillor MacSorley, seconded by Councillor McLean "That both the above letters be received and the writers advised that a report will be made shortly on their complaint."

Carried Unanimously.

Executive Director, Community Planning Association of Canada, submitted an invitation to members of the Council to attend the 1959 Conference of the Association being held in Vancouver between November 8th and 10th.

Moved by Councillor Jamieson, seconded by Councillor Edwards "That the invitation be accepted and all Councillors who are able to attend do so."

Carried Unanimously.

Mr. B. E. Ellis, Western Furniture Co. Limited, submitted a letter registering a protest against a proposal to rezone property on Telford Avenue from Light Industrial to Residential.

Moved by Councillor McLeag, seconded by Councillor Prittie "That the letter be received and be brought forward at such time as the overall rezoning proposal contained in the Kingsway-Central Park Report are again discussed by Council, and further that a copy of this letter be forwarded to the Planning Department for its information."

Carried Unanimously.

S. L. and C. E. Wood submitted a petition on behalf of themselves and a number of other residents in the Cassie-Silver-McKay-Willingdon area expressing approval to a proposal to rezone property in this area from Light Industrial to Residential.

Moved by Councillor McLean, seconded by Councillor Mather "That the petition be received and be brought forward at such time as the overall rezoning proposal contained in the Kingsway-Central Park Report are again discussed by Council, and further that a copy of this letter be forwarded to the Planning Department for its information."

Carried Unanimously.

City Clerk, City of Vancouver, wrote advising of the execution by his City of a Lease between Her Majesty, the Queen, and both the City of Vancouver and the Municipality of Burnaby, covering property situated in this Municipality known as Central Park.

Moved by Councillor MacSorley, seconded by Councillor Mather "That the letter be received."

Carried Unanimously.

Minister of Recreation and Conservation submitted a letter enclosing a report compiled by the Planning Division of his Department on the topic of "Burnaby Lake" and its development potentialities.

Moved by Councillor Prittie, seconded by Councillor MacSorley "That the letter and accompanying report be received."

Carried Unanimously.

Secretary, Board of Transport Commissioners, submitted a copy of an Order of the Board of Transport Commissioners advising of the dismissal of an application for interchange facilities between the Canadian National Railways line and the Vancouver and Lulu Island Railway Company's line (Canadian Pacific Railway Company) at both Sussex Avenue in this Municipality and also at Tucks in the Municipality of Richmond.

Moved by Councillor Edwards, seconded by Councillor MacSorley "That the correspondence be received and copies of the Order be made available for each Councillor, and that further, that it be brought forward at a later date for further consideration."

Carried Unanimously.

Secretary, Brentwood Park Ratepayers' Association, wrote expressing the appreciation of the Association for the co-operation received from Council and members of the Municipal staff in connection with the recent installation of Ornamental Street Lighting facilities in the Brentwood Park area.

Moved by Councillor McLean, seconded by Councillor Prittie "That the letter be received."

Carried Unanimously.

Moved by Councillor Edwards, seconded by Councillor McLean "That Councillor Brown be granted Leave of Absence for this meeting."

Carried Unanimously.

Moved by Councillor Prittie, seconded by Councillor McLean "That the Council now resolve itself into a Committee of the Whole."

Carried Unanimously.

REPORT NO. 39, 1959 - MUNICIPAL MANAGER.

1. The Manager submitted the report of the Chief Building Inspector covering the operations of his Department for the period, 7th September to 2nd October 1959.
2. The Manager submitted the report of the Fire Chief covering the activities of his Department for the month of September 1959.
3. The Manager submitted the report of the Chief Licence Inspector covering the operations of his Department for the month of September 1959.

Moved by Councillor Mather, seconded by Councillor McLean "That the above three reports be received."

Carried Unanimously.

REPORT NO. 39, 1959 - Municipal Manager - continued.

4. The Manager submitted Parks and Recreation Expenditures for the following periods,
September 18, 1959 - \$17,907.20
October 2, 1959 473.41
recommending that these expenditures be approved.

Moved by Councillor McLean, seconded by Councillor Prittie "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

5. The Manager submitted the Municipal Treasurer's Report of Expenditures for the period ended October 2nd, 1959 in the total amount of \$547,867.62, recommending that these expenditures be approved.

Moved by Councillor MacSorley, seconded by Councillor Seifner "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

6. The Manager submitted Property Sales Slip No. 8808 covering the sale of the following property:

Lots "C" and "D" of Lot 4 of the south half of Lot
28, Plan 20867

to British Columbia Association of Seventh Day Adventists,
in the amount of \$18,000.00,

recommending that the sale be approved.

Moved by Councillor Prittie, seconded by Councillor Edwards "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

7. The Manager submitted the Municipal Engineer's Estimate of Works in the total amount of \$13,380.00, recommending that the estimates be approved.

Moved by Councillor McLean, seconded by Councillor Jamieson "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

8. Assessment Appeal - C.P.R. Company.

The Manager reported that he had received a communication from the Municipal Solicitor in which he advised that in 1957 the above Company had appealed the Assessment on its right-of-way and had been unsuccessful, but that subsequently, a dispute arose over the matter of costs. The Solicitor advised that the Company had now agreed to pay the Municipality the sum of \$129.41; which amount is made up of party and party costs of \$50.00 and disbursements of \$79.41. The Solicitor further advised that the Municipality is not entitled to accept the party and party costs since Section 193 of the Municipal Act provides that these costs may be collected only if they are payable to the Municipal Solicitor as part of his remuneration in addition to his salary. The Solicitor added that the Council has never decided that such costs are a part of his salary, and that therefore if Council does not direct that this amount be paid to him, it must be returned to the Company. The Manager reported that these cases are extremely rare and that it was his opinion that party and party costs should be paid to the Municipal Solicitor. The Manager recommended that the party and party costs of \$50.00 be paid to the Municipal Solicitor.

Moved by Councillor Seifner, seconded by Councillor Mather "That the recommendation of the Municipal Manager be adopted."

Moved by Councillor McLean, seconded by Councillor Edwards "That the above motion be tabled for one week so that a clarification of the statements made in the report of the Municipal Manager can be made, and further, that this matter be referred to the Policy Committee."

Carried Unanimously.

9. Subdivision Servicing Agreement - Lot 7 of Block 1, D.L.57 and 58, Plan 4338.

The Manager submitted the above Agreement and advised that it had been executed by the owners, Laukkanen Construction Company Limited. The Manager recommended that this Agreement be executed by the Reeve and Clerk.

Moved by Councillor McLean, seconded by Councillor Prittie "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

10. Local Improvement Sidewalk Construction Schedule 1959.

The Municipal Manager submitted the Cost Report of the Municipal Engineer covering the above programme as follows:

Street:	Estimated Length	Estimated Total Cost	Est. Owners' Portion of Cost	Est. Corp. Portion of Cost.
S. side Pender from Willingdon to Beta	1225 ft.	\$3920.00	\$3895.00	\$ 25.00
N. side Union from Boundary-McDonald	1550 ft.	4960.00	4572.10	387.90
S.W. Cariboo - Armstrong to NPL Lot 3, Bk. 22, DL 13	2050 ft.	6560.00	3926.27	2633.73
N. side Lyndhurst - Noel Dr. - North Rd.	1300 ft.	4160.00	1897.60	2262.40
S. side Sanders-Royal Oak to Nelson	1125 ft.	3600.00	2866.70	733.30

(continued...)

Street	Estimated Length	Estimated Total Cost	Estimated Owners Portion of Cost	Estimated Corp. Portion of Cost
4' - continued.				
W. side Gilmore-Norfolk-Clydesdale	800'	2560.00	1267.20	1292.80
S. side 15th Ave. - WPL 4/16/28 to 4th Street	700'	2240.00	2190.40	49.60
N. side Hastings and NW side Inlet Drive from WPL 11/5/5/206 to SPL Lot 4 Expl. 1590, 162/1/207	1160'	3712.00	2880.20	831.80
W. McPherson from Kingsway to Imperial	340'	1088.00	709.12	378.88
W. McPherson from Short to Rumble	1550'	4960.00	1478.40	3481.60
N. Victory from Royal Oak to Antrim	770'	2464.00	1689.60	774.40
S. Imperial-Sperling to Griffith	835'	2672.00	2451.20	220.80
N. Imperial, Waltham to Gilley	906'	2900.00	2636.16	263.84
N. Lister - Smith to EPL Pcl. "B" SD 4 & 5, Blks. 34/36 DL 35	175.4'	561.28	422.40	138.88
	14486.4'	46,357.28	32,882.35	13,474.93

5' sidewalks:

SW Grandview-Douglas, Gilpin to NPL 7/10/79S	380'	1356.60	235.62	1120.98
SW Grandview Douglas from SPL				
(*) 5' Curb 8/79S to NPL 3/10/79S	1211'	4323.27		4323.27
Both sides Karrman, Cumberland to Coquitlam	1591'	5679.87	235.62	5,444.25
East side Chaffey, Kingsway to Grange	1900'	11181.50	9804.32	1577.18
	415'	2442.00	2140.20	301.80
5' Curb Sidewalk (incl. Local Drainage)	2315'	13623.50	\$11744.52	\$1878.98
Both sides Coquitlam from 10th Ave. to Armstrong	2207'	10703.95	4696.35	6007.60
South side Hastings St. from Duthie to Cliff	1315'	6377.75	5074.55	1303.20
Both sides Taylor Place from Armstrong to Dead ends	1375'	6668.75	4148.15	2520.60
(*) Includes Local Drainage and Asphaltic road widening	4897'	23,750.45	13,919.05	9,831.40

Moved by Councillor McLean, seconded by Councillor Selfner "That the above report be received."

Carried Unanimously.

11. The Municipal Manager submitted the Municipal Engineer's estimates of works for the period up to 31st October 1959 inclusive, in the total amount of \$226,400.00, recommending that they be approved.

Moved by Councillor McLean, seconded by Councillor Mather "That the recommendation of the Municipal Manager be adopted."

Carried Unanimously.

12. Applications for Rezoning: (i) DL 74S½ Block 6, Lots 15/16 pt. on Sk. 10410, Pl. 1380 from Residential Single Family to Auto Court.
(ii) DL 80S - Block 1 and A pt. Plan 792 from Small Holdings to Auto Court.
(iii) DL 85 Pt. of W. pt. Block "B" Ref. Pl. 1166 (4,902 acres) Pl. 1822 from Residential Two Family to Auto Court.

The Manager submitted a report of the Planning Director on the above three applications. The Planning Director reported that these three applications are being reported on jointly because all are similar in certain aspects and since they feel Council might wish to establish a common policy with respect to all existing auto courts on the Grandview Douglas Highway. He advised that in addition to the above three auto courts there was the Rio Vista Auto Court and Coupe's Auto Court on the Highway.

With regard to the first application (i) - the Planning Director reported that this site is located on the north side of the Highway, one thousand feet east of Royal Oak Avenue with a frontage of 165 feet and a "rearage" of 224 feet on Dundonald Avenue together with a depth of 370 feet. He advised that the property is presently occupied by 15 rental units and 8 approved trailer spaces and that if the area was sewered, 61 rental units could be accommodated. He added that the present application has come forward because of a tentative sale which is contingent upon being rezoned for auto court purposes.

(continued.)

(REPORT NO.39,1959.....continued)

(Applications for rezoning ----3 auto courts...continued)

On the second application, the Planning Director reported that this property is situated on the south side of the Grandview-Douglas Highway just east of Percival Street near the Central Burnaby High School, and that it has a frontage of 445 feet and a flankage of 430 feet on Percival Street, together with a further flankage of 130 feet on Iris Avenue. He further advised that the property is presently occupied by 11 rental units and there are no trailer spaces, but that if sewer facilities were available, present auto court regulations would allow a total development of 58 rental units. The Planning Director also reported that the current applicant arises through the desire of the owner to improve and add to the present establishment with modern units and gradually demolishing the older units. The Planning Director pointed out that the Town Planning Board of Appeal had approved the erection of a new residence and office building on June 29th, but that the applicant was desirous of rezoning to enable him to make a more complete renovation of his property.

On the third application, the Planning Director reported that this site is located on the north-east side of the Highway, slightly north of Hazard Street, and has a frontage of 264 feet, and an average depth of 810 feet. He added that there are at present 5 rental units and no trailer spaces and that if the area were sewered 142 rental units would be allowed. He advised that the applicant is requesting rezoning in order that they can proceed with a modern motel development.

The Planning Director reported that not only the above three properties, but the other two mentioned above have much in common, since all were established when the Grandview Douglas Highway enjoyed a larger share of the tourist traffic entering the Municipality. He advised that the development of the Loughheed Highway, the intensification of tourist premises on Kingsway and latterly the development of the Deas Island Throughway have all tended to reduce the Grandview-Highway as a tourist or visitor route. He added that the development of the Burnaby Lake Freeway, just north of the Highway, will mean that very little tourist or visitor traffic will continue to use the Grandview-Douglas Highway. The Planning Director further reported that the considerable distances separating these establishments is a further obstacle in the way of these businesses attracting motel trade, for if they were concentrated there might be some prospect of forming an auto court row since there are cases where fairly compact groupings of good auto courts have apparently survived the impact of by-pass highway and freeway projects. The Planning Director concluded that further elaborate improvements and extensions to existing premises may be unsound and possibly these premises will continue to be used for semi-permanent, substandard housing accommodation. He added that it is also uncertain whether it would be financially sound, but there is a possibility that these sites could be used very intensively for a large amount of low standard housing when the area is sewered. He pointed out that in the case of the three applications presently before Council, a total of 261 single storey units could be established (according to present regulations) and in addition, somewhat more families could be accommodated if trailer spaces were developed, and further, if two storey development was used even higher density would be allowed. The Planner reported that all sites are adjacent to "half road" allowances and in one case a local street is dead-ended by the site, and that therefore, use of the sites in question without suitable "rounding off" of the road pattern would tend to prejudice normal subdivision activity. He added that since the owners are hardly interested in adjacent street development, it is quite improbable that they would contribute to the cost of developing these streets or incidental services. The Planning Director reported that it was the view of his Department that the five existing sites on the Grandview-Douglas Highway should not be rezoned for auto court use since (a) they are not well located to serve this function; (b) more effective control can be exercised with respect to use of existing premises, (c) because there is every prospect that the existing and any further accommodation will be used for semi-permanent low standard housing (d) because retention of the sites as they exist will prejudice normal subdivision of adjacent lands.

Mr. R. Edwards, applicant for the El Luis property, appeared and requested that Council defer consideration of his application for a period of one week.

Moved by Councillor Jamieson, seconded by Councillor Prittie "That the entire report of the Planning Director be tabled for one week".

Carried Unanimously.

Moved by Councillor Edwards, seconded by Councillor Mather "That the Committee now rise and report".

Carried Unanimously.

Moved by Councillor Jamieson, seconded by Councillor McLean "That the report of the Committee be now adopted."

Carried Unanimously.

Moved by Councillor Jamieson, seconded by Councillor McLean "That
"Burnaby Local Improvement Construction By-law No.6,1959"
"Burnaby Land Acquisition By-law No.5, 1959"

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

Carried Unanimously.

Moved by Councillor Mather, seconded by Councillor Prittie "That leave be given to introduce "Burnaby Polling Divisions By-law 1959", and that the By-law be read a First Time."

Carried Unanimously.

Moved by Councillor Mather, seconded by Councillor Prittie "That the by-law be read a Second Time."

Carried Unanimously.

Moved by Councillor Mather, seconded by Councillor Prittie "That the Council go into a Committee of the Whole with the Reeve in the Chair to consider the By-law".

Carried Unanimously.

Moved by Councillor Mather, seconded by Councillor Prittie "That the Committee rise and report the By-law complete without amendment."

Carried Unanimously.

The Council reconvened.

Moved by Councillor Mather, seconded by Councillor Prittie "That "Burnaby Polling Divisions By-law 1959" be now read a Third Time."

Carried Unanimously.

Councillor Mather introduced the subject of allowing the members of the Press to attend all meetings of Council, and requested that a Policy be established to this effect. She introduced a motion that all meetings of Council be open to the Press, but the motion was not seconded.

The meeting then adjourned.

CONFIRMED:



REEVE



CLERK