

MAY 20, 1959

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Wednesday, May 20, 1959 at 7:00 p.m.

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

- Moved by Councillor Jamieson, Seconded by Councillor McLean: "That"
- (a) The report of the Planning Department concerning the Government Road - South Burquitlam District
 - (b) Correspondence in connection therewith
 - (c) Reports of the Planning Director regarding a number of rezoning applications within this area be tabled pending disposition of
 - (1) "Burnaby Road Acquisition and Dedication By-Law No. 2, 1959"
 - (2) "Burnaby Unpaid Taxes Penalty By-Law 1959"
 - (3) "Burnaby Highway Exchange By-Law No. 1, 1959"

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Brown: "That leave be given to introduce

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1959"

"BURNABY UNPAID TAXES PENALTY BY-LAW 1959"

and that they be read a First Time."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Jamieson: "That the By-Laws be read a Second Time."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Jamieson: "That the Council go into Committee of the Whole with the Reeve in the Chair to consider the By-Laws."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Jamieson: "That the Committee rise and report the By-Laws complete without amendment."

CARRIED UNANIMOUSLY

The Council reconvened.

Moved by Councillor Mather, Seconded by Councillor Jamieson: "That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor McLean: "That

"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 2, 1959"

"BURNABY UNPAID TAXES PENALTY BY-LAW, 1959"

be now read a Third Time."

CARRIED UNANIMOUSLY

"BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1959"

RECONSIDERATION AND FINAL ADOPTION

Moved by Councillor Jamieson, Seconded by Councillor Brown: "That "Burnaby Highway Exchange By-Law No. 1, 1959" be now reconsidered."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor McLean: "That "Burnaby Highway Exchange By-Law No. 1, 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 Prittie, Seconded by Councillor MacSorley: "That the Council now resolve itself into a Committee of the Whole to deal with the report of the Planning Department on the Government Road - South Burquitlam District and also to

hear representations in connection with this report."

CARRIED UNANIMOUSLY

The Reeve then addressed the assemblage and explained that the purpose of this meeting was merely to receive the opinion of those persons who deem themselves to be affected by or who are interested in the proposals advanced in the report of the Planning Department on the Government Road - South Burquitlam District. He added at the outset that it was not the intention of Council at this time to render any decision on this proposal. The Reeve also explained, in general terms, the import of an official community plan and the procedure to be followed in connection with rezonings. The Planning Director next spoke and outlined the broad objectives as set out in the report.

Councillors Edwards and Seifner arrived and took their places. Moved by Councillor McLean, Seconded by Councillor MacSorley: "That the correspondence received in connection with the subject report be read."

CARRIED UNANIMOUSLY

Letters from the following persons expressing their opinion with respect to the Government Road - South Burquitlam District Report were then read:

- (a) Lister Iron & Chain Works Ltd., 2021 Albert Street, Vancouver 10, B. C.
- (b) Turner, Meakin & Co. Ltd. 325 Seymour Street, Vancouver 2, B. C.
- (c) Wrights Canadian Ropes Ltd. 1961 West 54th Avenue, Vancouver 13, B. C.
- (d) Pacific Steel Erectors Ltd., 7228 Government Road, R.R.#8, New Westminster
- (e) Coast Steel Fabricators Ltd., 1423 Grant Street, Vancouver 6, B. C.
- (f) Mr. A. B. Stewart, 8326 Government Road, R.R.#8, New Westminster, B. C.
- (g) (Robert Haddon - 7798 Government Road, R.R.#8, New Westminster; B. C.
(R. D. Haddon - 2962 Bainbridge
(Gordon Haddon - 6816 East Broadway
(V.A.W. Freeman - 2988 Bainbridge

The Deputy Clerk reported that he had received a number of other letters in connection with the matter at hand.

Moved by Councillor Edwards, Seconded by Councillor McLean: "That these letters be also read."

CARRIED UNANIMOUSLY

Letters objecting to the proposal contained in the report were received from:

- (1) R. Neale, 4122 Piper Avenue
- (2) O. Carlson - 3400 Blk. Brighton Avenue
- (3) J. C. Blanchflower - 7791 Winston Street
- (4) J. Caswell, 3425 Brighton Avenue
- (5) D. Enman, 7600 Lougheed Highway
- (6) Mrs. Helen Bjorneson, 7859 Winston Street
- (7) J. P. Kester, 3832 Keswick Street
- (8) Mr. L. Ramsey, 3567 Brighton Avenue
- (9) L. B. Doffner, 4519 Piper Avenue
- (10) W. Samoridny, 8392 Lougheed Highway
- (11) Reuben Frederickson, 8263 Government Road
- (12) F. Thompson, 8268 Government Road
- (13) W. B. Tory, 9452 Government Road
- (14) Herbert Yonkers, 9409 Government Road
- (15) J. Groombridge, 9447 Government Road
- (16) J. P. Kester, 9665 Lougheed Highway
- (17) F. Stiglish, 3782 Keswick Street
- (18) A. C. LaFrance, 3520 Keswick Street
- (19) Robert and Hugh Graham, 3667 Keswick Street
- (20) George Addison, 9366 Cameron Road
- (21) H. R. Napper, 9214 Lougheed Highway
- (22) N. D. Taylor, 9303 Lougheed Highway
- (23) G. L. Lawrence, 9410 Government Road
- (24) G. Thompson, 9079 Lougheed Highway
- (25) H. McDermott, 4079 Piper Avenue
- (26) M. McDermott, 4079 Piper Avenue
- (27) Earl L. McLaren, 7986 Winston Street
- (28) John M. Frederickson, 8263 Government Road
- (29) Mrs. O. Milne, 8263 Government Street
- (30) Mrs. C. Ramsey, 3567 Brighton Avenue
- (31) L. McDermott, 4079 Piper Avenue
- (32) C. Kuehne, 8042 Winston Street
- (33) Fred Kuehne, 8042 Winston Street
- (34) H. McDermott, 4079 Piper Avenue
- (35) M. McDermott, 4079 Piper Avenue
- (36) Mrs. Moran, 6952 Greenwood Street
- (37) Mr. Helmer Weber, 6910 Greenwood Street

- (38) P. Scuffi, 6932 Greenwood Street
- (39) John David, 3324 Bainbridge
- (40) A. Burstyk, 4090 Phillips
- (41) D. Pipe, 7260 Government Road

Moved by Councillor Brown, Seconded by Councillor Edwards: "That all the correspondence be received."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor McLean: "That representations be now heard."

CARRIED UNANIMOUSLY

The following persons then addressed Council and expressed their opinions in respect of the report on the Government Road - South Burquitlam District:

- (1) Mr. R. M. Boyd, Land and Tax Commissioner, Great Northern Railway
- (2) Mr. A. K. Drew, 3665 Keswick Avenue.
- (3) F. J. Stiglish, Corner of Keswick Avenue and Lougheed Highway.
- (4) Mr. G. Thompson, 9079 Lougheed Highway.
- (5) Mr. MacPhail, Chairman, Lozells Civic Betterment Association.
- (6) Mr. J. L. Thompson, 8268 Government Road
- (7) Mr. J. H. Long, Lister Iron & Chain Works Limited
- (8) Mrs. Moran, 6952 Greenwood Street
- (9) Mrs. Scuffi, 6932 Greenwood Street
- (10) Mr. A. V. Markle, 6972 Greenwood Street
- (11) Mr. J. D. Pipe, 7260 Government Street
- (12) Mr. R. Pitrie, 7342 Government Street
- (13) Mr. Stoddart, Pacific Steel Erectors Limited
- (14) Mr. Stevens, Continental Can Company Limited
- (15) Mr. E. McLaren, 7986 Winston Street
- (16) Mr. F. Brown-John, 4086 Napier Street
- (17) Mr. R. Anderson, Solicitor for Scott-Foster Welding Limited
- (18) Mr. H. C. McConnell, Executor for the Loat Estate.
- (19) Mr. J. G. Chutter, 1961 West 54th Avenue
- (20) Mrs. J. C. Blanchflower, Secretary, Lozells Ratepayers Association.
- (21) Mr. W. E. Williams, 3920 Keswick Avenue
- (22) Mr. R. N. Sinclair, 9306 Government Street
- (23) Mr. E. J. Symonds, 9945 Rochester Street.
- (24) Mr. S. E. Hughes, 7732 Government Street

Moved by Councillor Brown, Seconded by Councillor Edwards: "That the reports of the Planning Department covering applications for the rezoning of the following properties be tabled:

Lot 1, Except Sketch 9829, Except Sketch 12766, Block 4, D.L. 2, Plan 9318 (R.A. Hodgins - Linn Plastics Canada Ltd.) -SMALL HOLDINGS TO INDUSTRIAL

Lot 4, Block 4, D.L. 2, Map 4286 (Straith, O'Grady, Buchan & Smith on behalf of Jas. L. Ebert) - SMALL HOLDINGS TO GASOLINE SERVICE STATION OR COMMERCIAL

Lot 2, Block 5, D.L. 2, Plan 3044 (E.D. Woolley) -SMALL HOLDINGS TO AUTO COURT

Lot 1, Blk. 3 S $\frac{1}{2}$, S.D. "B", D.L. 4, Map 6913 (Herbert Yonkers)-SMALL HOLDINGS TO COMMERCIAL

Lot 2, S. 425.59 feet, Blk. 3 S $\frac{1}{2}$, S.D. "B", D.L. 4, Map 6913 (Herbert Yonkers) -SMALL HOLDINGS TO COMMERCIAL

Lot 3, Blk. 2, D.L. 57/58 Lot "A", S.D. 4, Blk. 2, D.L. 57/58 (Industrial Leaseholds Construction Ltd.) - RESIDENTIAL SINGLE FAMILY TO MULTIPLE FAMILY

Lot 4, Sketch 12801, Ex. Expl. Plan 132.7, D.L. 43, Blocks 1 and 3, D.L. 43 and Parcel "A", Expl. Plan 132.7 of Lot 4, Blocks 1 and 3, D.L. 43, Plan 3227 (J. Pearson) - RESIDENTIAL SINGLE FAMILY TO COMMERCIAL

Parcel "B" Ex. Plan 8544 of Lot 5, D.L. 59/136/137 Save and Except Parcel 1 on Expl. Plan 8704 (F. Brown-John) -RESIDENTIAL SINGLE FAMILY TO LIGHT INDUSTRIAL "

CARRIED UNANIMOUSLY

Moved by Councillor Prittie, Seconded by Councillor Brown: "That the report on the Government Road - South Burquitlam District be tabled until June 1st."

CARRIED UNANIMOUSLY

The Planning Director submitted reports on the following rezoning applications:

(1) Lot "B", Sketch 12357, Expl. Plan 18881, Blocks 2 and 3, D.L. 2
FROM SMALL HOLDINGS TO RESIDENTIAL MULTIPLE FAMILY

The Planning Director reported that this property was situate on the West side of North Road approximately 160 feet North of the Loughheed Highway and that it has a frontage of 121 feet on North Road and a depth of 100 feet. The Director further reported that this parcel lies within a tract of land bounded by North Road, Government Road and Loughheed Highway, which area is felt to be suitable for a controlled Commercial development since it commands a strategic location and is of adequate size to accommodate a comprehensive range of facilities. The Director added that the perimeter streets are quite heavily trafficked and the present pattern of subdivision haphazard, with the result that rezoning for Commercial use at this time could not be recommended. The Planner suggested that possibly use of the replotting process might overcome the present difficulties and enable the advancement of a comprehensive development. The Director of Planning advised that he felt use of the property for Multiple Family purposes would prejudice eventual development of the site for Commercial use and recommended that the application be not approved.

Moved by Councillor Edwards, Seconded by Councillor McLean: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

- (2) (a) Block 3 $\frac{1}{2}$ of N $\frac{1}{2}$, Save and Except the North 0.98 acres, D.L. 4
 (b) Parcel "C", Expl. Plan 12154 of Lot 2, Plan 6867 AND Lot "B", Block 3, D. L. 4, Plan 4332
 (c) Parcel 2, Expl. Plan 15356 of Parcel "J", Blocks 1 and 8, D.L. 4
 (d) Blocks 1 and 8, Sketch 8569, D.L. 4

All from SMALL HOLDINGS TO COMMERCIAL

The Director of Planning reported that these properties were located on the North side of Loughheed Highway in the vicinity of Bell Avenue and Government Street and, of the four applications, the first two indicated that they intended to establish an automobile and parts distribution centre and a trailer sales lot respectively on their properties. The Planner also reported that these four parcels are located in an area bounded by North Road, Loughheed Highway and Cameron Street in which the parcels vary in size from approximately one to ten acres, which situation has made the properties unsuitable for either Residential or Commercial development. The Planner reported that a redesign of the Lot pattern would be required if the above two uses are to be permitted. The Director of Planning recommended that the applications in question be not approved at this time because of the need for a redesigned layout for the general area and for corresponding change in the zoning pattern.

Moved by Councillor McLean, Seconded by Councillor Mather: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

(3) South-East 60 feet by 535 feet of Lot 1, Block "C", D.L.'s 57 and 58
FROM RESIDENTIAL TWO FAMILY TO GASOLINE SERVICE STATION

The Planning Director reported that this property was located on the North side of Loughheed Highway approximately 583 feet East of Underhill Avenue. He further reported that the property is owned by Imperial Oil Limited and that it was their original intention to construct a Gasoline Service Station on a site presently zoned for such use at the North-East corner of Loughheed Highway and Underhill Avenue but that due to Highway expropriation, the site had been rendered unsuitable for Gasoline Service Station development, with the result the Company finds it necessary to alter their plans by relocating the site to a position further East. The Planner further reported that the property under application is a part of a 30 acre parcel, all but the South 60 feet of which is zoned Heavy Industrial. The Planner also reported that the Company, in order to accommodate their development, desire to have the subject portion of the 60 foot buffer rezoned. He added that the tentative site plan which had been submitted indicated that the Service Garage and office would be located within the present Heavy Industrial district and only the pump islands would be within the present buffer strip. The Director of Planning reported that in view of the access and egress provisions, it would seem unlikely that traffic on the Highway would be detrimentally affected by the establishment of a Gas Station on the property under application. The Planning Director recommended that the application be approved because of the previous approval given to the original site, the superior traffic arrangements possible, and the fact that most of the improvements would be within the Industrial district. The Planner added that it was the feeling of his Department that approval of this application should not be regarded as a precedent for further infractions of this and other similar other buffer strips.

Moved by Councillor Edwards, Seconded by Councillor Mather: "That the recommendation of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor McLean: "That the Committee now rise and report."

Council reconvened.

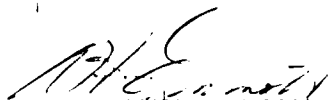
CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the report of the Committee be now adopted."

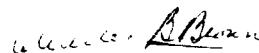
CARRIED UNANIMOUSLY

The meeting then Adjourned.

Confirmed:



REEVE



CLERK