

JUNE 22, 1959

A Regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, June 22, 1959 at 7:30 p.m.

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

Reverend I. Cumming led in Opening Prayer.

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That Councillor McLean be granted Leave of Absence for this meeting."

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Brown: "That the Minutes of the previous meeting be adopted as written and confirmed."

CARRIED UNANIMOUSLY

1
/ R. Whitehead and others submitted a petition protesting the installation of overhead transmission lines in the Vancouver Heights area and requesting that they be given the opportunity to address Council with respect to this matter.

Moved by Councillor Brown, Seconded by Councillor Jamieson: "That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. George Gee appeared and submitted that the installation of transmission lines in the McGill - Eton - Carleton - Madison area will devalue properties therein and requested that Council attempt to halt the installation. Mr. Gee suggested that possibly an alternative route could be found or, more ideally, that the lines could be installed underground.

2
/ The Municipal Manager reported verbally that negotiations have been conducted for the last five months between the Corporation and B. C. Electric officials regarding this installation and that every alternative had been explored during that time. In this connection, he pointed out that the route as proposed was selected because it was considered least offensive and would utilize the minimum amount of land. The Manager also reported that these negotiations had resulted in the Corporation persuading the Company to modify its original plan by installing a single line rather than a double. The Manager further advised that the line in question is required to serve the power house at the Shell Oil Company Plant and that the agreement between the Corporation and the Company has now been executed.

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the Reeve appoint a Committee of Council to consider the cost aspects of underground transmission line installations."

CARRIED UNANIMOUSLY

3
/ Mr. Donald Dean submitted a letter in connection with the "Kingsway - Central Park Line District" rezoning proposals requesting that a delegation be granted permission to address Council on this matter.

Moved by Councillor Brown, Seconded by Councillor Mather: "That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. M. Fox appeared and presented a petition signed by 159 residents in the Palm - Randolph Beresford - Kingsway area in which certain comments were expressed with respect to the proposal as advanced by the Planning Department in its report of March 25th. The petitioners further submitted that contrary to what was stated in this report, they felt the area under petition was suited for industrial use and development and therefore they were in opposition to the proposals put forth by the Planning Department. Mr. Fox requested that in view of this representation, Council reject the proposal to rezone the land in the petitioned area from Light Industrial to Residential.

4
/ Mr. T. I. Hughes, Manager, B. C. Society for the Prevention of Cruelty to Animals wrote with regard to the proposed method for the operation of a Dog Pound in Burnaby requesting that a delegation from his Society be received by Council to speak on this matter.

Moved by Councillor Jamieson, Seconded by Councillor Mather: "That the delegation be heard."

CARRIED UNANIMOUSLY

Mr. Hughes appeared and pointed out that his Society is responsible to enforce all laws that are designed to protect animals and that therefore it was concerned as to the method which the Municipality proposes to operate its Pound. He added that the Society felt the Pound was being inappropriately located inasmuch as it would be almost adjacent the Library Building and also, that they disagreed with the "incentive" type of operation. In this latter respect, Mr. Hughes suggested that the dog catcher be a permanent Municipal official rather than someone bound by a contract. Mr. Hughes submitted certain statistical information respecting the operation of Dog Pounds by the S.P.C.A. in other parts of the Lower Mainland stressing that the Society has been able to conduct its Dog Pound operations in these centres for relatively little cost.

Mr. Hughes was asked to submit a written brief on the matter under discussion for the study of Council.

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That a meeting of Council be arranged for next week to further consider the merits of the Kingsway - Central Park Line plan."

CARRIED UNANIMOUSLY

Mr. James G. Lorimer, Barrister and Solicitor, wrote with regard to an application to rezone property on which the Flowerland Auto Court is situate to Auto Court use requesting that he be allowed to address Council on this application.

Moved by Councillor Jamieson, Seconded by Councillor Mather: "That Mr. Lorimer be heard."

CARRIED UNANIMOUSLY

Mr. Lorimer appeared and advised that the owner requires rezoning in order that he may renovate and/or replace some of the existing Auto Court units. Mr. Lorimer contended that the subject property was suitable for Auto Court use due to the proximity of commercial property and that therefore the application should receive favourable consideration.

Moved by Councillor Prittie, Seconded by Councillor MacSorley: "That this application be referred to the Municipal Manager for investigation and report."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That all delegations appearing this evening be thanked for their respective presentations."

CARRIED UNANIMOUSLY

Mr. Leslie W. World, Burnaby Y.M.C.A., wrote advising that his Organization proposed to operate a Day Camp bordering on Deer Lake between July 6th and August 14th this year. He added that both the Parks Board and Oakalla Prison Farm have sanctioned the use of this property for this purpose. Mr. World requested that Council grant approval to this project, as outlined.

Moved by Councillor Brown, Seconded by Councillor Mather: "That the request be approved."

CARRIED UNANIMOUSLY

Margaret E. Warren, President, West Coast Chinchillas Ltd. submitted an application for the rezoning of property located at the South-west corner of Lozells Avenue and Lougheed Highway to Commercial and Multiple Family.

Moved by Councillor Jamieson, Seconded by Councillor Mather: "That this application be tabled and receive further consideration at the next meeting to discuss the Government Road - South Burquitlam District report."

CARRIED UNANIMOUSLY

M. Longbottom and others submitted a petition requesting improvement of the bus stop area at the South-east corner of Clinton Street and Buller Avenue or, alternatively, the relocation of this stop to its original position.

Moved by Councillor Prittie, Seconded by Councillor Mather: "That the petition be received and the petitioners advised that the matter of improvements to bus stop areas is under consideration at the present time."

CARRIED UNANIMOUSLY

Moved by Councillor Prittie, Seconded by Councillor Seifner: "That the matter of bus pull off improvement policy be referred to the Municipal Manager for study and report."

CARRIED UNANIMOUSLY

Secretary, Capitol Hill Ratepayers Association, wrote advising that they endorsed the stand taken by Councillor Mather on Civil Defence.

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

CARRIED UNANIMOUSLY

The Reeve then declared a recess at 9:05.

The Council reconvened at 9:15.

The Council then resolved itself into a Committee of the Whole to deal with the Traffic Safety Committee report and Report No. 24 of the Municipal Manager.

TRAFFIC SAFETY COMMITTEE REPORT

(1) Protest of business proprietors on Sunset Street regarding parking regulations.

The Committee reported having received a petition from a number of business proprietors and doctors on the above street requesting that the parallel parking regulation which was recently instituted be revoked and angle parking restored. The Committee pointed out that last year it had investigated the problem of traffic congestion on the western perimeter of the Burnaby General Hospital property and, at that time, they came to the conclusion that to relieve this congestion and provide freer movements of traffic, parking should be prohibited on both sides of Ingleton Avenue from Kincaid Street to Elmwood Street and also, that parallel parking should be instituted on both sides of Sunset Street between Smith Avenue and Ingleton Avenue in place of angle parking. The Committee recommended that the present parallel parking arrangement be not altered as it was their opinion that though parallel parking does not allow for as many parking stalls as angle parking, it does serve to provide a greater width of travelling road and thus reduce the possibility of congestion. The Committee did, however, feel that perhaps the installation of curbing would improve the situation somewhat since it would define the parking area and suggested that the petitioners be directed to contact the Engineering Department to determine whether some form of curbing could be installed that would indicate the line of demarcation between the areas where parking is allowed and where it is not.

Moved by Councillor Prittie, Seconded by Councillor Jamieson: "That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That the Traffic Safety Committee be asked to determine whether angle parking would be acceptable in the event the shoulder of the road in question was paved and a curb constructed."

CARRIED UNANIMOUSLY

(2) Delta - Lougheed Intersection.

The Committee reported that it had received advice from the Department of Highways that they plan to extend signal coverage to the Delta "leg" of the Lougheed - Douglas - Delta intersection.

Moved by Councillor MacSorley, Seconded by Councillor Brown: "That the report be received."

CARRIED UNANIMOUSLY

(3) Patterson - Moscrop Intersection.

The Committee reported that it had been informed a court action which resulted from a motorist striking a large tree on the north side of Moscrop because he believed Patterson Avenue was a through street was dismissed on the grounds that there should have been some type of warning device to advise motorists of the dead-end or "T" intersection. The Committee advised that they concurred with this opinion and recommended that an appropriate sign be installed on the north side of Moscrop Street at Patterson Avenue to warn motorists that they are approaching a "T" intersection.

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

CARRIED UNANIMOUSLY

(4) Cariboo - Armstrong Area.

The Committee reported that in the early part of this year it had recommended a number of improvements for the above area, all of which were dependent upon the construction of a sidewalk or some other form of walkway on the East side of Cariboo Road between Holmes Street and Armstrong Avenue. The Committee further reported that the sidewalk project which Council had initiated for the East side of Cariboo Road from 10th Avenue to Wilberforce Street was rejected by the property owners affected and that since they (the Committee) were only interested in that portion of the road shoulder lying between Holmes Street and the proposed north crosswalk of Armstrong Avenue - a distance of some 75 feet, recommended that its initial proposal to

- (a) install a school crossing on Cariboo Road at the North crosswalk of Armstrong Avenue
- (b) Paint the aforementioned north crosswalk
- (c) Install advance warning pavement markings together with a directional arrow, be implemented and that Council approve the construction of the short section of footpath above mentioned.

Moved by Councillor MacSorley, Seconded by Councillor Seifner: "That the recommendation of the Committee be adopted and an asphaltic walk be constructed."

CARRIED UNANIMOUSLY

(5) Marshland Crossing.

The Committee reported that last November Council adopted a recommendation that the stop signs at the above location be removed and replaced by standard advance warning signs inasmuch as it was felt that the motoring public would be adequately protected by these latter signs. The Committee added that on April 2nd of this year, a letter was received from the B. C. Electric Company Limited suggesting that they should have been informed of the action which was taken by the Municipality. The Committee advised that the Company had mentioned that an accident had occurred at this crossing in 1956 and that the Board of Transport Commissioners, who investigated the accident, had expressed satisfaction with the protection then afforded; namely, stop signs, and that by virtue of this decision, any change in the protective arrangements must be reported to the Board since such alteration would be in violation of and contrary to an order of the said Board. The Committee further advised that the Engineer had informed it that he felt the stop signs in question were removed without official sanction and that he therefore issued instructions that they be reinstalled. The Committee added that in a discussion with an official of the Company, they were informed it was at their request the stop signs were originally erected and that the Municipal Solicitor was of the opinion that since the stop signs were installed in the first instance by the Municipality, we have the right to remove them and further, as the Municipality was not a party to the proceedings between the Board of Transport Commissioners and the Company, the Municipality is not bound by any order made. The Committee reported that it was still of the same view that the stop signs should be taken down and advance warning signs erected in their stead but that it was not within their scope to ascertain the procedure to be followed in carrying out a direction of Council. The Committee advised that irrespective of whether it is necessary to obtain the approvals of the B. C. Electric Railway Company and/or the Board of Transport Commissioners, it would be very desirable to notify the Company and probably the Board of the intention of the Municipality to remove the Stop signs and replace them with advance warning signs.

Moved by Councillor Prittie, Seconded by Councillor Edwards: "That the Council notify both the B. C. Electric Company and the Board of Transport Commissioners of its intention to remove the stop signs at the Marshland Avenue crossing and replace them with advance warning signs."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 24, 1959

- (1) The Manager submitted the report of the Chief Building Inspector covering the activities of his Department for the period between May 18th and June 12th, 1959.
- (2) The Manager submitted the monthly report of the Chief Licence Inspector covering the operations of his Department for the month of May, 1959.
- (3) The Manager submitted a report of the Medical Health Officer covering the activities of his Department for the month of May, 1959.

Moved by Councillor Mather, Seconded by Councillor Edwards: "That the above three reports be received."

CARRIED UNANIMOUSLY

- (4) The Manager submitted Parks Board expenditures for the two week period ended June 12, 1959 in the amount of \$15,923.67.
- (5) The Manager submitted a statement of expenditures for the period ended June 12, 1959 in the amount of \$473,731.68.
- (6) The Manager submitted estimates of work in the amount of \$34,020.00.

Moved by Councillor Brown, Seconded by Councillor Edwards: "That the amounts shown in the above three reports be approved."

CARRIED UNANIMOUSLY

- (7) The Manager submitted the annual report of the Social Service Department for the year 1958.

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

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Prittie: "That the Council again request the Provincial Government to provide extra staff in the Social Welfare Department".

CARRIED UNANIMOUSLY

(8) Fire College of the B.C. Fire Chiefs' Association

1
The Manager reported that the 1959 Fire College of the above Association is being held in Burnaby and that the Fire Chief had requested permission to conduct a Parade to open the College. The Manager added that this Parade would be on August 18th commencing at 9:00 a.m. and would leave No. 3 Fire Hall and travel to the Astor Hotel and further, that it would consist of the Vancouver Firemens band, several pieces of fire equipment, a marching unit from the Burnaby Fire Department and the delegates. The Manager recommended that permission be granted for this parade.

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

CARRIED UNANIMOUSLY

(9) Re: Cancellation of easement over the easterly 5 feet of the north 142 feet of Block 22, District Lot 33

2
The Manager reported that an easement for drainage purposes was acquired from the Veterans Land Act over the above described property and that subsequent subdivision with the retention of an easement over the easterly 5 feet of one of the lots so created makes it possible to abandon the previous easement. The Manager recommended that Council authorize the cancellation of the above described easement.

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

CARRIED UNANIMOUSLY

(10) Re: Blocks 11 and 12, District Lot 53, Plan 3037

3
The Manager reported that this property, which is situated between 13th and 12th Avenues and between 18th and 20th Streets, is owned by the Corporation and that Lots 1 and 2 and Lot "B" Block 19 and Lots 1 to 18, 35 and 36, Block 20, all of D.L. 53 (lying immediately to the north) is owned by the B. C. Electric Railway Company and the Montreal Trust Company. The Manager further reported that at the time of the construction of the Spur Line to serve the Safeway property lying to the East of 18th Street, arrangements were made to consolidate the holdings of the B. C. Electric Company and the Corporation into two separate parcels. He added that certain road dedications were required in order to re-align 18th Street between 14th and 10th Avenues and also, during that time, the question of realigning 19th Street was considered and that it was finally arranged that the B. C. Electric Company would join with the Corporation in making an application to effect the cancellation of the whole area to create the two parcels; the B. C. Electric Company to receive that parcel lying between 13th Avenue and the lane north of 13th Avenue, including the said Avenue and a portion of 19th Street, and the Corporation obtaining that portion of 13th Avenue from 19th Street to the new alignment of 18th Avenue and also, that portion of 19th Street lying between 13th and 12th Avenues. The Manager added that the Company has also given their assurance that in the event of the Corporation desiring to extend 19th Street in a south-westerly direction, they will dedicate the necessary road allowance. The Manager recommended that the Corporation join with both of the above mentioned companies in applying under the Plans Cancellation Act in order that the above described proposition may be achieved. He added that all expenses in connection therewith are being borne by the B. C. Electric Company.

Moved by Councillor MacSorley, Seconded by Councillor Mather: "That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(12) Re: Drainage Agreement - Paulus Subdivision.

The Manager reported that in an earlier report he had recommended the construction of 1100 feet of 30 inch diameter pipe from Broadway to Paulus Crescent and also north and westerly along this Crescent to the lane north of Gibson Street; the purpose of which was to correct the immediate drainage problems in both the Paulus subdivisions and to provide the first section with a storm sewer of an adequate size so that it can eventually be extended to serve the entire drainage area tributary to this location. The Manager mentioned that the estimated cost of this work was \$16,800.00, of which \$2,000.00 is to be paid by Mr. Paulus (which sum has now been paid). The Manager reported that a release agreement has been prepared and checked by the Solicitor against the original servicing agreement and recommended that Council authorize the execution of this release.

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

CARRIED UNANIMOUSLY

(11) Miscellaneous Rezoning Applications.

The Manager submitted reports of the Planning Department covering the following applications for rezoning:

- (1) Lots 8 and 9, Block 2, D.L. 119E $\frac{1}{2}$, Plan 2855 - From Residential Two Family to Commercial.
- (2) Lots 12,13 and 14, Block 4, D.L. 119, Plan 2855 from Gasoline Service Station to Commercial.
- (3) Lot 14 (Part of Sketch 11061) Block 15, D.L. 116S $\frac{1}{2}$, from Residential Two Family Type I to Residential Multiple Family.
- (4) Lot "K" SD "A" Block 3, DL 122/188/189 from Residential Two Family to Residential Multiple Family.
- (5) Lot 20, S.D. 6, Blocks 1 and 2, D.L. 207 - from Residential Two Family to Gasoline Service Station.
- (6) Lot 5, Block 14, D.L. 79, Plan 536 - from Residential Two Family to Heavy Industrial.
- (7) Lot "B" Sk. 10145, D.L. 80N, Plan 5296 - from Residential Two Family Type II to Commercial.
- (8) (i) Lot 2W $\frac{1}{2}$ exc. "A" ex. pl. 13502 and except W.75' Block 14, D.L. 70 East 50 acres of W $\frac{1}{2}$, Plan 3824, S&E the south 20 feet, and West 75' of Lot 2, Pcl. "A" ex. Plan 13502, Block 14, D.L. 70, East 50 acres of W $\frac{1}{2}$, Plan 3824.
(ii) Remainder of Lot 2, Pcl. "A" ex. plan 13502, Block 14, D.L. 70, East 50 acres of W $\frac{1}{2}$, Plan 3824, S&E the south 20 feet.
- (9) Lots 8 and 9, Block 14, D.L. 68, Plan 11702, from Multiple Family Type II to Multiple Family Type I.
- (10) Lot 17, Block 27 and 28, D.L. 34 W.80 acres, Plan 1355, from Residential Two Family to Multiple Family.
- (11) The northerly portion of Lots 1 and 2, SD "C" Blocks 2 and 3, D.L. 96N, Plan 1349 from Residential Two Family Type I to Commercial.
- (12) Lots 3,4,5,6,8 and 9, S.D. "C" Blocks 2 and 3, D.L. 96N, Sk. 9949, Plan 1349 rear portion of the above site from Residential Two Family to Commercial.
- (13) East 22 feet Lot 5 and Lot 6, Block 13, D.L. 29, Map 3035, from Residential Two Family Type I to Residential Multiple Family.
- (14) Lot 5, S.D. 8, Block 4, D.L. 173, Plan 9015 from Agricultural to Residential Two Family Type II.

In his report, the Planning Director also made mention of other rezoning applications which were in the hands of his Department and which were in either the Government Road - South Burquitlam area or the Kingsway - Central Park line area. They were (Government Road - South Burquitlam):

- (a) Lot 3, Block 4, D.L. 2, Plan 4286 - From Small Holdings to Commercial.
- (b) Lot 2, Block 4, D.L. 2, Plan 4286 - From Small Holdings to Commercial.
- (c) N $\frac{1}{2}$ of pt. South of Highway and Block 4 W $\frac{1}{2}$ of S $\frac{1}{2}$ of Block 4, D.L. 4 - From Small Holdings to Commercial.
- (d) Block 5 exc. exp. pl. 13681, D.L. 4 - From Residential to Commercial.
- (e) Pt. of "A", Block 6 and 7, D.L. 4 - From Residential to Commercial.

and (Kingsway - Central Park Line):

- (1) Application to extend the Commercial district on the North side of Kingsway on the West side of Nelson Avenue to permit the redevelopment of the existing Auto Court premises as a combined hotel and shopping centre.
- (2) Application for rezoning to Light Industrial use certain land involved in the proposed freeway. The Planning Director advised that a study on land use and local road planning in the area contiguous to the Freeway is now underway and that they expect to complete this study shortly, and, in the meantime, they feel the applicant should be advised and his application tabled until completion of this said study.

Moved by Councillor Edwards, Seconded by Councillor Jamieson: "That those properties listed as Items (a) to (e) above be tabled until the meeting to be held next week on the Government Road matter."

CARRIED UNANIMOUSLY

- (1) Application for the rezoning of Lots 8 and 9, Block 2, D.L. 119E $\frac{1}{2}$, Plan 2855 from Residential Two Family to Commercial.

The Planning Department reported that this property is located at the North-west corner of Willingdon Avenue and Buchanan Street and has a frontage on Buchanan of 132 feet and a flankage on Willingdon of approximately 150 feet. The Planning Department advised that it was the intention of the applicant to develop the property as a site for stores and offices with the rear of the parcel to be used for parking and loading. He added that there soon will be a heavy concentration of commercial property in this immediate area and that during consideration of one of these projects (Brentwood Centre), they had recommended that Halifax Street be widened in order to serve as a feeder street to this development. The Planning Department further reported that the property presently under application has been considered in the past for rezoning to either Commercial or Light Industrial use but that thus far no action seems to have resulted with respect to the suggestions that an attempt be made to consolidate existing properties into larger parcels. The Planning Department recommended that the application be not approved as the present application is basically the same as the previous ones which have been refused and because events since then have reinforced the past apprehensions and further, in view of the need for the widening of Halifax Street.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That this application be tabled pending receipt of a report from the Municipal Manager as to the cost and merits of the ultimate development of Halifax Street."

CARRIED UNANIMOUSLY

- (2) Application for the rezoning of Lots 12, 13 and 14, Block 4, D.L. 119E $\frac{1}{2}$, Plan 2855 From Gasoline Service Station to Commercial.

The Planning Department reported that this site is located on the westerly portion of the triangle formed by the intersection of Douglas Road, Lougheed Highway and Madison Avenue and that its total area is approximately 20,000 square feet. The Planner advised that it was the applicant's intention to construct a Drive-In Restaurant on the subject property. The Planning Department advised that there is a heavy concentration of Commercial development in the immediate area with the result there is a Multiplicity of vehicular entrances to these premises and that therefore any Drive-In establishment should be closely regulated to avoid further complications in the traffic pattern. In this connection, he suggested this could be achieved by constructing and utilizing Madison Avenue as the principle entry point but that apart from this aspect, his Department had no objection insofar as the possibility of having a detrimental affect on adjoining properties is concerned. The Planning Department recommended that the application be approved for further consideration, provided the site is consolidated into one parcel and further, that some arrangement is made for the construction of Madison Avenue.

Moved by Councillor Prittie, Seconded by Councillor Jamieson: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (3) Application for the rezoning of Lot 14, Sketch 11061, Block 15, D.L. 116S $\frac{1}{2}$ From Residential Two Family to Residential Multiple Family.

The Planning Department reported that this property is located on the North side of Parker Street 35 feet east of Esmond Avenue and that it has a frontage of 66 feet on Parker and a depth of 122 feet. The Planner advised that he felt this would be a case of "spot zoning" and that if this trend toward indiscriminate Multiple Family zoning was encouraged in this particular type of area where homes are of varying age and value, the owners of such properties would likely not improve their premises on the belief that they would be better off financially to sell it for apartment use. The Planning Department recommended that the application be not approved due to the unsuitability of the site for apartment purposes.

Moved by Councillor Seifner, Seconded by Councillor Jamieson: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (4) Application for the rezoning of Lot "K", S.D. "A", Block 3, D.L. 122 from Residential Two Family to Residential Multiple Family.

The Planning Department reported that this property is located at the Northern end of the Beta Avenue road allowance opposite the South-east corner of Confederation Park and that it has a frontage of 72.7 feet on Beta Avenue and a depth of approximately 130 feet. The Planning Department further reported that to the west of the subject site is an elongated parcel which is presently zoned for Multiple Family use and that in recommending this zone some two years ago, his Department felt it would provide a most suitable bounding development for Confederation Park and further, that the site possessed all of the amenities which pointed to its suitability for apartment development. The Planner added that Beta Avenue and Pandora Street are not connected and that such a connection across the extreme South-east corner of Confederation Park would eliminate a traffic impediment. The Planner recommended that the subject lot be rezoned for Residential Multiple Family Type II use provided satisfactory arrangements can be made for constructing a connecting road link between Beta Avenue and Pandora Street. The Planner further urged that all possible control be exercised over the siting and design of the building in order to protect the amenity of the Park.

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

CARRIED UNANIMOUSLY

- (5) Application for the rezoning of Lot 20, S.D. 6, Blocks 1 and 2, D.L. 207 from Residential Two Family to Gasoline Service Station.

The Planning Department reported that this property is located at the North-west corner of Curtis Street and Duthie Avenue and has a frontage of 100 feet on Curtis and a flankage of 428 feet. The Planner further reported that adjacent development is residential and that to date there has not been a trend toward developing the interior backlands contained within the large "super blocks" characteristic of this district although there is a large potential for such infilling which will undoubtedly develop in the near future. The Planning Department pointed out that although both Curtis and Duthie are paved through streets, neither one is considered as being suitable for major street development in the system tentatively proposed by the Planning Department and added that there are a fair number of Service Station sites to the north on Hastings Street which seem to adequately serve the motoring public at the present time. The Planning Department recommended that the application be not approved because of the detrimental affect "spot" development of this type would have on the continuing development of the area and because the site is not related to existing or probable future Commercial facilities.

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (6) Application for the rezoning of Lot 5, Block 14, D.L. 79, Plan 536 from Residential Two Family to Heavy Industrial.

The Planning Department reported that this property is located on the West side of Sperling Avenue between Sprott and Thomas Streets and that it has a flankage on Sperling of 660 feet and a depth of 330 feet. The Planner further reported that it is the intention of the applicant to utilize the property as a site from which to sell machinery, cars and trucks. The Planning Department also reported that the subject site is very poorly drained but that from this viewpoint, the Health Department has no objection to the use desired by the applicant provided he abides by his stated intention of land use. The Planner added that the land use pattern in this general area is presently receiving study with a view to reconciling its future use with the topography and location of the area and its relationship to the Freeway. The Planning Department recommended that the application be not approved in view of the current land use study and because of the lack of adequate

services.

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

CARRIED UNANIMOUSLY

- (7) Application for the rezoning of Lot "B", Sketch 10145, D.L. 80N, Plan 5296 from Residential Two Family to Commercial.

The Planning Department reported that this property is the site of the Rio Vista Inn and is located on the North side of Grandview-Douglas Highway some 476 feet South-east of Kincaid Street and that it has a frontage of 386 feet on the Highway and an area of 1.52 acres. The Planner also reported that it was the intention of the applicant to lease the existing building as a catering hall for receptions, etc. and that because modifications to this building may be necessary, the owner desires commercial zoning. The Planner further reported that the subject parcel is part of a larger tract which was the subject of a previous rezoning application and that during consideration of this application, it was pointed out by his Department that in view of the inappropriateness of the site for most commercial activities, the relationship of the site to adjacent residential property, the unsuitability of the site for certain traffic generating uses and the absence of sewers, rezoning could not be entertained. The Planning Department reported that though it has no objection from a land use point of view as to the utilization of the existing structure toward the intended use, the views of the Traffic Safety Committee might be obtained but that irrespective of this question, his Department could not concur with the rezoning in question as a means of overcoming the technicality that may be involved in authorizing alterations and instead would recommend that the applicant be directed to the Town Planning Board of Appeal for relief in this regard.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (8) Applications for the rezoning of:

- (1) Lot 2 $2\frac{1}{2}$ except explanatory plan 13502 and except west 75 feet, Block 14, D.L. 70, Plan 3824, save and except the south 20 feet thereof and also the west 75 feet of Lot 2, explanatory plan 13502, Block 14, D.L. 70, Plan 3824
- (2) Remainder of Lot 2, Explanatory Plan 13502, Block 14, D.L. 70, Plan 3824 save and except the south 20 feet thereof from Residential Two Family to Light Industrial.

The Planning Department reported that these properties are located on the north side of Grandview-Douglas Highway commencing at a point approximately 149 feet west of Willingdon Avenue and that they have a combined frontage of 224.6 feet on the Highway and an average depth of 210 feet. The Planner further reported that the intention of the first application is to create a site by subdivision of a frontage of 150 feet on which Bedford Fine Leathers wish to erect wholesale premises including warehouse and office accommodation, and on the second application, no specific proposal has been presented. The Planning Department also reported that it felt ultimately the area on the north side of the Highway from Ardingly to Willingdon Avenues should be utilized for a high standard Light Industrial occupation but that the presence of residences in the westerly part of this strip and also the absence of sewers in the area points to the need for careful selection and reconciliation of industrial development to the circumstances of the area. The Planning Department pointed out that as a result of an error a few years ago, the easterly 75 feet of the first site is presently zoned for Light Industrial use whereas the site of the existing "Oppenheimer's premises" is zoned for Residential Two Family; which error occurred when this Company applied for rezoning of their present site. The Planning Department recommended that:

- (1) the west 75 feet of Lot 2 $2\frac{1}{2}$, Block 14, D.L. 70, Plan 3824 be rezoned for Light Industrial use in order to correct this error.
- (2) Lot 2 $2\frac{1}{2}$ except explanatory plan 13502 and except west 75 feet, Block 14, D.L. 70, Plan 3824 be rezoned for Light Industrial use, conditional upon consolidation of this and the property described in No. (1) above into one site and further, upon satisfactory arrangements being made for the construction of a lane facility on Norfolk Street.
- (3) The remainder of Lot 2, explanatory plan 13502, Block 14, D.L. 70, Plan 3824 be not rezoned for Light Industrial use until such time as a specific acceptable proposal is advanced for immediate development.

Moved by Councillor MacSorley, Seconded by Councillor Brown: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (9) Application for the rezoning of Lots 8 and 9, Block 14, D.L. 68, Plan 11702 from Residential Multiple Family Type II to Residential Multiple Family Type I

The Planning Department reported that this property is located on the South-west corner of Sunset Street and Ingleton Avenue with a frontage on Sunset of approximately 102 feet and a flankage of 109 feet. The Planning Director further reported that most of the

existing apartments in the subject Block were constructed prior to the introduction of the present Multiple Family regulations and densities and mentioned that the principle underlying the differentiation between the Type I and Type II classifications was that the Type II would be applied for undeveloped sites but the Type I classification would be applicable where redevelopment was involved in order to help overcome the presumed higher cost of the site development. The Planner added that the applicant contends the existing apartments are built to a Type I standard and that therefore apartment development in this area should be uniform. The Planning Department recommended that the application be not entertained since it is felt the concept outlined above is still valid.

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

CARRIED UNANIMOUSLY

10) Application for the rezoning of Lot 17, Blocks 27 and 28, D.L. 34, Plan 1355 from Residential Two Family to Residential Multiple Family.

The Planning Department reported that this property is located on the East side of Inman Avenue approximately 76 feet north of Burke Street and has a frontage of 72 feet and a depth of 141.4 feet. The Planner reported that according to a report from the Engineering Department the sewer system in this area is overloaded and any rezoning which would increase the amount of sewage will only serve to aggravate the problem of surcharging. He added that adjacent development consists of Single Family Dwellings and that to allow the infiltration of a Multiple Family development would not be in the best interests of this area. The Planner recommended that the application be not approved in view of the above factors and also the lack of secondary access.

Moved by Councillor Prittie, Seconded by Councillor Brown: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

11) Application for the rezoning of the Northerly parts of Lots 1 and 2, S.D. "C" Blocks 2 and 3, D.L. 96N, Plan 1349 from Residential Two Family to Commercial.

The Planning Department reported that this property is located on the North-east corner of Kingsway and Colborne Avenue and the two Lots have a combined frontage of 196.38 feet on Kingsway, flankage on Colborne Avenue of 141.86 feet, frontage on Balmoral Street of 187.2 feet and a flankage on the eastern boundary of approximately 205 feet. The Planner reported further that the Sanitation Department consider this land suitable for a "dry type" Commercial development where the only waste would be of a sanitary nature. The Planning Department also advised that no specific development proposal has been advanced although commercial development to the full depth of the subject site would detrimentally affect the residential properties on the north side of Balmoral Street but that the present line of demarcation between Commercial and residential portions of the site is not logical. In this latter regard, the Planner pointed out that judicious siting and design of any commercial development together with the use of screen planting could achieve an acceptable relationship with adjacent residential property. The Planner added that in view of the decision by Council to not designate Balmoral Street as a continuous through connection to Edmonds, it was not felt necessary to realign Balmoral Street at Colborne Avenue. The Planning Department recommended that further consideration be given the extension of the Commercial district to within 20 feet of Balmoral Street and the feasibility of the Corporation using its authority under Section 18A of the "Burnaby Building By-Law" to ensure a proper design and development of the subject site which will be compatible.

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

CARRIED UNANIMOUSLY

12) Application for the rezoning of Lots 3, 4, 5, 6, 8 and 9, S.D. "C", Blocks 2 and 3, D.L. 96N, Plan 1349 from Residential Two Family to Commercial.

The Planning Department reported that these Lots are located on the north side of Kingsway 196.38 feet east of its intersection with Colborne Avenue and are immediately east of the previous application. He added that this site has a frontage of 294.87 feet on Kingsway, a frontage of 378 feet on Balmoral Street and an average depth of 250 feet. The Planning Department mentioned that the Health Department has no objection to this particular application provided the land is consolidated and used solely for the purposes of trailer sales. The Planner further reported that Commercial development of the whole site would seriously affect the amenities of adjacent residential development but that, as in the previous case, the present pattern of zoning is not logical in relation to the existing subdivision. He added that it was quite probable that by the use of setback and landscaping requirements,

the use of the site as a trailer sales lot could be made compatible with existing development. The Planning Department also advised that at the present time a lane allowance parallel to Kingsway extends from the east to the east side of the site and that provision should be made for its diversion northward onto Balmoral Street. The Planning Department recommended that:

- (1) Further consideration be given to extending the commercial district on Lots 3, 4 and 5 to within 20 feet of Balmoral Street and the feasibility of the Corporation using its authority under Section 18A of the Burnaby Building By-law to obtain a proper design and development of the subject site to achieve a compatible development and further, that the site be consolidated and arrangements made for the dedication and completion of a lane link along the north side of Lot 7 and along the west side of Lot 6.
- (2) That the remainder of Lot 6 be not rezoned for Commercial.

Moved by Councillor Brown, Seconded by Councillor Jamieson: "That the recommendations of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- 13) Application for the rezoning of Lot 5 East 22 feet and Lot 6, Block 19, D.L. 29, Plan 3035 from Residential Two Family to Residential Multiple Family Type II.

The Planning Department reported that this property is located on the east side of 14th Avenue approximately 317 feet north of Kingsway and has a frontage on 14th Avenue of 88 feet and a depth of 213 feet. The Planning Department advised that the general area in which the subject property is located is predominantly Residential with the exception that its border on the south comprises the Commercial zone on Kingsway although there is some Multiple Family development activity and potential in the immediate area of the property under application. The Director of Planning pointed out that to accede to the request would mean that the existing adjoining dwelling would be severely depreciated by virtue of it being "sandwiched" between a parking lot and an apartment, especially since this lot is only 44 feet wide and is therefore not capable of being developed as an apartment site. The Planning Department recommended that the application be not approved even though development of an apartment site adjoining the hotel parking lot would seem logical under the circumstances because the present application would not incorporate the adjoining 44 foot lot noted above.

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That this application be tabled pending receipt of further information from the applicant as to his intentions."

CARRIED UNANIMOUSLY

- 14) Application for the rezoning of Lot 5, S.D. 8, Block 4, D.L. 173, Plan 9015 from Agricultural to Residential Two Family

The Planning Department reported that this property is located on the west side of Marine Drive approximately 250 feet south of 12th Avenue and that it has a frontage on Marine Drive of 62 feet and an average depth of approximately 180 feet. The Planner reported that the bulk of the development along this section of Marine Drive is single family while on the north side it is zoned for Two Family dwellings. He further noted that his Department has expressed the desirability of using property flanking Marine Drive for Two Family purposes where Highway access is satisfactory and the absence of sewers is not a critical factor. The Planner also pointed out that prior to 1955 the area to the south was zoned for Heavy Industrial use with a 200 foot setback and that in 1956 an amendment to the Town Planning By-law was passed which rezoned some of the Heavy Industrial land and all of the "200 foot area" to Agricultural; which amendment was not in accordance with a recommendation of his Department since it was felt this 200 foot area should be retained for Two Family purposes. The Planning Department recommended that in view of this situation, not only the subject lot but all those parcels on the south side of Marine Drive between 10th and 12th Avenues be rezoned for Residential Two Family.

Moved by Councillor Brown, Seconded by Councillor MacSorley: "That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That a Public Hearing be held on Monday, July 6, 1959 at 7:00 p.m. on all of those rezoning applications which have just been approved for further consideration by Council."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the Committee now rise and report."

The Council reconvened.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor Jamieson: "That
 "BURNABY HASTINGS STREET WIDENING EXPROPRIATION BY-LAW, 1959"
 "BURNABY SHOPS CLOSING BY-LAW, 1958, AMENDMENT BY-LAW, 1959"
 be now reconsidered."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor Mather: "That
 "BURNABY HASTINGS STREET WIDENING EXPROPRIATION BY-LAW, 1959"
 "BURNABY SHOPS CLOSING BY-LAW, 1958, AMENDMENT BY-LAW, 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 Jamieson, Seconded by Councillor Brown: "That leave be given
 to introduce "BURNABY STREET AND TRAFFIC BY-LAW, 1954, AMENDMENT BY-LAW 1959"
 and that it be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

The Council reconvened.

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

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That "BURNABY
 STREET AND TRAFFIC BY-LAW, 1954, AMENDMENT BY-LAW 1959" be now read a Third Time."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That Councillor
 Mather be appointed Acting Reeve for the month of July and August, 1959."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor MacSorley: "That a meeting be
 held with the Parks and Recreation Commission on July 8th at 8:00 p.m."

CARRIED UNANIMOUSLY

It was also resolved that a meeting of the Policy Committee be held on Friday,
 June 26th at 2:00 p.m.
 It was further resolved that a meeting to further discuss the Kingsway - Central
 Park Line report be held on Friday, July 3rd at 2:00 p.m.


The Municipal Manager reported verbally that it was considered desirable to effect
 a Plans Cancellation of Blocks 1, 2, 9 and 10, D.L. 53 as a prelude to the
 ultimate development of those Blocks and also Blocks 11 and 12, D.L. 53 for Light
 Industrial use.

Moved by Councillor Jamieson, Seconded by Councillor MacSorley: "That authority be
 granted to commence Plans Cancellation proceedings to effect the cancellation
 described by the Municipal Manager."

CARRIED UNANIMOUSLY

The meeting then adjourned.
 Confirmed:


 REEVE


 CLERK