

AUGUST 1, 1960

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, August 1, 1960 at 7:30 p.m.

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

Also present - Councillor-elect,
Russell E. Hicks

ABSENT - Councillor Jamieson and
Harper.

The Returning Officer submitted a report in accordance with Section 104 of the Municipal Act setting forth the results of the votes taken and the number of votes cast for each candidate for the office of Councillor at the Municipal By-Election held on July 30, 1960. He reported that the person having the highest number of votes for this office was:

HICKS, Russell E.

with a majority of 294.

The Returning Officer also reported that the term of office for this Councillor-elect expires on December 31, 1960.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MATHER:

"That the report of the Returning Officer
be received."

CARRIED UNANIMOUSLY

Reeve A. H. Emmott, as a Justice of the Peace for the Municipality of Burnaby, officiated at the Swearing-in ceremony. Councillor-elect Hicks also took the Oath of Allegiance. Councillor-elect Hicks then took his seat.

The Reeve advised that the team from East Burnaby had won the Babe Ruth Championship for the Province of B. C. and had thereby qualified for the Continental finals to be held in Glendive, Montana. He added that this team was formed only three years ago and had progressively improved over that period. He then introduced Mr. K. Levang, President of the Babe Ruth League, and members and officials of the East Burnaby team. The Reeve recommended that a grant of \$100.00 be made to the East Burnaby team to help defray some of the costs which would be incurred by them in participating in the finals.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Reeve
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE;

"That the Council now resolve itself into
Committee of the whole."

CARRIED UNANIMOUSLY

ITEM NO. 22 OF MUNICIPAL MANAGER'S REPORT NO. 33, 1960 WAS
THEN LIFTED FROM THE TABLE FOR FURTHER CONSIDERATION.

- (1) Application for the rezoning of Lots 19 and 20, Block
10, D.L. 100 from RESIDENTIAL TWO-FAMILY TO RESIDENTIAL
MULTIPLE FAMILY.

The Planning Department reported that the above lots are
located on the north-east corner of Boundary Road and Dundas
Street and that they have an area of approximately 12,200
square feet. The Department added that though sewer service is
available to this property it is not connected to the system
and that the Engineering Department has indicated the sewer
system in this area is presently overloaded but will be re-
constructed in the future. The Planning Department further
advised that surrounding development is predominately
residential in character although the area may have some of
the amenities and facilities normally considered essential for
higher density residential use. The Department recommended
that the application be not entertained and that no larger
scale rezoning take place at the present time.

MOVED BY COUNCILLOR DRUMMOND,
SECONDED BY COUNCILLOR MACSORLEY:

"That this application be tabled for a
period of one week and, in the meantime,
further data be obtained regarding the
sewer situation as it affects the site
under application."

CARRIED
COUNCILLOR PRITTIE -
AGAINST

- (2) Application for the rezoning of Lot "B", S.D. 1 and 2,
Block 23, D.L. 100, Plan 19733 from RESIDENTIAL TWO-FAMILY
TO RESIDENTIAL MULTIPLE FAMILY TYPE 1.

The Planning Department reported that this property is located
on the south-east corner of Carleton Avenue and Eton Street
and that it has an area of approximately 6,000 square feet.
The Planning Department recommended that the application be
rejected since development of a Multiple Family nature would be
incompatible with surrounding development which is predominately
Single Family.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

- (3) Application for the rezoning of Lot "A", S.D. 10, Block
40, D.L. 100, Plan 11305 from RESIDENTIAL SINGLE FAMILY TO
RESIDENTIAL TWO-FAMILY.

The Planning Department reported that this property was

situated on the west side of Springer Avenue approximately 600 feet north of Cambridge Street and that it has an area of approximately 12,600 square feet. The Planning Department recommended that the application be not entertained as development in the surrounding area is Single Family in nature and because the establishment of a Two-Family dwelling on the subject property would likely give rise to sanitation problems due to the lack of sewer service.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (4) Application for the rezoning of Lots 7 and 8, Block 2, D.L. 205, Plan 3328 from RESIDENTIAL TWO-FAMILY TO COMMERCIAL.

The Planning Department reported that the above described properties are located on the south-west corner of Hastings Street and Fell Avenue and that they have a combined area of approximately 2.36 acres. The Department reported that there is a considerable amount of unused commercially zoned land in the vicinity of the property under application and that it would therefore be undesirable to create additional commercial property, especially in view of the absence of a formal plan of development. The Department pointed out that development of the Municipal property to the east and south of the site in question is presently taking place, or is anticipated, and that intrusion of commercial facilities into this neighbourhood would have an adverse effect on the development of public lands for school and park purposes. The Planning Department recommended that the application be rejected for the above reasons.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTE:

"That the recommendation of the Planning Department be adopted."

CARRIED UNANIMOUSLY

- (5) Application for the rezoning of Lots 3, 6 and 7, S.D. 7, Block 4, D.L. 200, Plan 2575 from LIGHT INDUSTRIAL TO RESIDENTIAL TWO-FAMILY.

The Planning Department reported that these lots are located on the west side of Duncan Avenue approximately 118.7 feet south of Hastings Street and that they have a combined area of some 27,000 square feet. The Department advised that this application stemmed from an expression of concern by the Burnaby School Board as to the possibility of industrial development on property opposite the Westridge Elementary School on the east side of Duncan Avenue. The Planning Department further reported that the property under application lies within what remains of the "north Light Industrial area", the majority of which was recommended for rezoning to Residential use by the Department in 1956. They added that since that time public investment in this area has increased appreciably and, consequently, the need for protecting this investment from industrial influences has become of paramount importance. The Planning Department recommended that those areas outlined in black on plan No. B-1112 be rezoned from Light Industrial to Residential Two-Family.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

- (6) Application for the rezoning of Lot "A" except east 80 feet, Block 6, D.L. 68, Plan 10962 from RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE II.

The Planning Department reported that this property is located on the south-east corner of Smith Avenue and Linwood Street and that it has an area of approximately .7 acres. The Department advised that the enclave of land bounded by Laurel Street, the Cascades Drive-In Theatre, Avondale Park, and Smith Avenue appears to have several locational features which point to its eventual development for higher density residential use, that is, it is adjacent to shopping, local parks, bus service, possibility of some surplus capacity in elementary school accommodation, and the establishment of other apartment development. The Planning Department recommended that consideration be given the future higher density residential use of the entire enclave mentioned above but that immediate further consideration be given to the rezoning to Residential Multiple Family Type II use of not only the property under application but Lot "C", Block 6, D.L. 68, as well, but that this rezoning be proceeded with only if arrangements are made for the construction of Linwood Street and the installation of a water main.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

- (7) Application for the rezoning of Lot 17, S.D. 10, Block "K", D.L. 30, Plan 14245 from RESIDENTIAL SINGLE FAMILY TO LOCAL COMMERCIAL.

The Planning Department reported that this property is located on the north-west corner of Willingdon Avenue and Briarwood Crescent and that it has an area of approximately 6,700 square feet. The Planning Department recommended that the application be rejected for the following reasons:

- (a) The absence of sewers.
- (b) The high quality residential development in the area.
- (c) The unused Local Commercial zone in the immediate area.
- (d) The adverse grade on Willingdon Avenue.
- (e) The proximity of commercial facilities on Kingsway.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

- (8) Application for the rezoning of Lots 1 to 4 inclusive, Block 24, D.L. 99 from LOCAL COMMERCIAL TO RESIDENTIAL.

The Planning Department reported that the above lots are

located on the east side of Sussex Avenue between Rumble Street and Irmin Street and that they have a combined area of approximately 33,400 square feet. The Department advised that the four lots under application are presently occupied by residential units and that development on the south side of Rumble Street is residential in character and of a rather good quality while development to the east is also residential in character. They added that property on the west side of Sussex Avenue is presently occupied by the United Church Senior Citizens Home and related facilities while land to the north of Irmin Street is occupied by the elementary school. The Department added that at the present time commercial facilities exist at Sussex Avenue and Imperial Street and that it would appear extremely unlikely that a local commercial district would develop at the location under application since the two interior lots are improved to such a degree that they would likely preclude the develop of all four lots. The Planning Department recommended that the application be approved for further consideration in view of the foregoing reasons.

Mr. W. R. Beamish of the Legal Firm of Hean, Wylie, Hyde, Marshall and Dixon submitted a letter requesting the opportunity of addressing Council on this application.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR DRUMMOND:

"That Mr. Beamish be heard."

CARRIED UNANIMOUSLY

Mr. Beamish appeared and advised that he was representing both the present owner and the purchaser of Lot 4, Block 24, D. L. 99. He advised that the owner had (rightfully) advertised his property for sale for commercial purposes and that the purchaser had bought the lot on that basis. He pointed out that an interim receipt was accordingly completed on July 2nd and the transaction finalized on July 15th. Mr. Beamish stressed the serious consequences which could befall Council if the lot in question was rezoned. In view of this situation he requested that the application before Council be not entertained. He also presented a further petition signed by residents of the Fairhaven Home on the west side of Sussex Avenue and others opposing the proposed rezoning.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the application be tabled for a period of one week."

CARRIED
COUNCILLORS PRITTIE AND
HICKS AGAINST

- (9) Application for the rezoning of Lots 1 to 3 inclusive, S.D. 1718 and 21723, Block 3, D. L. 28 South, Plan 2105 from RESIDENTIAL TWO-FAMILY TO GASOLINE SERVICE STATION.

The Planning Department reported that these lots are located on the north-east corner of 10th Avenue and Douglas Road and that they have a combined area of approximately 19,600 square feet. The Department pointed out that surrounding development consists of the Vincent Massey and Lester Pearson Schools to the south-east, residential single family to the south-west, a church to the north-west, and vacant land westerly along 10th Avenue which is soon to be residentially developed. They further pointed out that commercial zoning in the general area

at the present time is confined to both sides of Kingsway and both sides of 6th Street and that this is felt to be sufficient to serve the needs of the area. The Planning Department recommended that the application be not entertained for the reasons set out above.

Councillor Edwards advised that he had been informed by the applicant that they had a further submission to make on this application; which submission could be made available to the Planning Department within two or three days.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the application be tabled for a period of one week."

CARRIED UNANIMOUSLY

- (10) Application for the rezoning of Lots 27 and 28, Block 6, D. L. 28 South, Plan 274 from RESIDENTIAL TWO FAMILY TO RESIDENTIAL MULTIPLE FAMILY.

The Planning Department reported that these lots are located on the north side of 12th Avenue approximately 280 feet east of 6th Street and that they have a combined area of approximately 15,000 square feet. They advised that properties immediately adjacent the one under application are presently occupied by homes in good condition, with the Normanna Rest Home occupying a two acre site at the east end of the block. They added that Brooks Millwork Limited occupies property at the west end of the block and properties on 6th Street are zoned commercial to a depth of 125 feet. The Department further advised that though some thought has been given to the possible rezoning of a larger area than covered by this application since the area has some of the amenities normally associated with higher density use, they have concluded that such a rezoning would be undesirable at this time because the remainder of the residential lots in the area are relatively well improved and frontages are far below the acceptable minimum for multiple family development. The Planning Department recommended that the application be rejected for the foregoing reasons.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR MATHER:

"That the application be approved for further consideration."

CARRIED UNANIMOUSLY

- (11) Application for the rezoning of Lot 1, S.D. "E", Block 1, D.L. 25E, Plan 1341 from RESIDENTIAL TWO-FAMILY TO COMMERCIAL.

The Planning Department reported that this lot is located on the south-west corner of Cumberland Street and 16th Avenue and that it has an area of approximately 8,900 square feet. They pointed out that sufficient commercial facilities exist within a reasonable distance of the property under application and that surrounding development is predominately residential in character. The Department added that it would be difficult to allow a more intense use of the subject property due to the lack of sewer service. The Planning Department recommended that the application be denied for the reasons mentioned.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

- (12) Application for the rezoning of Block 8, Sketch 1506A
Except part on Sketch 6960, D. L. 4 from LOCAL COMMERCIAL
AND SMALL HOLDINGS TO COMMERCIAL.

The Planning Department reported that this property is located on the west side of North Road between Government and Cameron Streets and that it has an area of some 6.5 acres. They pointed out that the subject parcel lies within an area where the existing subdivision pattern is haphazard and that as it is felt the logical use for this land is residential, any change of zoning could frustrate the orderly development of the entire area. The Planning Department recommended that the application be not entertained for the reasons set out above.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Planning
Department be adopted."

CARRIED UNANIMOUSLY

The Reeve declared a recess at 9:25 p.m.

The Council reconvened at 9:35 p.m.

MUNICIPAL MANAGER -- REPORT NO. 35, 1960.

(1) Metropolitan Joint Committee.

The Manager recommended that the account of the above Committee in the amount of \$1,046.81 representing the third instalment of the levy applicable to this Municipality in connection with the operation of the Committee for the year 1960 be approved for payment.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Municipal
Manager be adopted."

CARRIED UNANIMOUSLY

(2) Investments.

The Manager recommended that the action of the Municipal Treasurer in making the following investments be ratified by Council:

TAX SINK MONIES TRUST

<u>Date</u>	<u>Security</u>	<u>Amount</u>	<u>Price</u>	<u>Yield</u>	<u>Earnings to Maturity</u>
20/7/60	Treasury Notes 2/6/61 to be redeemed by seller on 1/12/60 at a price of \$98,372.	\$467,000.	\$97.231	3.30%	\$5,328.47

LOCAL IMPROVEMENT REVOLVING FUND

26/7/60	Montreal Laurentian Auto Route 3% 15/10/60	350,000.	99.90	3.45%	3,445.69
26/7/60	Treasury Notes 21/10/60	19,000.	99.262	3.11%	140.22

U. S. EXCHANGE ACCOUNT

15/8/60	B. C. Power Commission 5% 15/8/63	25,000.	Par	5%	3,750.00
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HOSPITAL BY-LAW ACCOUNT \$14,000.

WATERWORKS BY-LAW #3659 ACCOUNT \$46,000.

29/7/60	Province of Ontario 4% 1/12/61	60,000.	\$99.50	4.39%	\$3,521.91
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MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Municipal
Manager be adopted."

CARRIED UNANIMOUSLY

(3) Investments

The Manager recommended that the action of the Municipal
Treasurer in making the following investment be ratified by
Council:

<u>Date</u>	<u>Security</u>	<u>Amount</u>	<u>Price</u>	<u>Yield</u>	<u>Earnings to Maturity</u>
21.7/60	Treasury Notes 21/10/60	\$200,000.	99.216	3.17%	\$1,568.00

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Municipal
Manager be adopted."

CARRIED UNANIMOUSLY

(4) Drainage and Parallel Sanitary Sewer Projects.

The Manager reported that the institution of a planned sewer
programme makes possible the implementing of:

- (a) Paralleling storm sewer and sanitary sewer construction,
with a resultant saving in overall cost.
- (b) Removing the annoyance of progressive disturbances to
streets by virtue of this single operation.

The Manager pointed out that there are three projects in the
1959 Drainage By-law which involve streets where sanitary
sewers are planned for either this year or 1961 and that the
installation of twin sewers will effect a saving of some
\$15,100.00. The Manager recommended that Council authorize
the twin sewer installation, as proposed by the Municipal

Engineer, for:

- (1) Russell Avenue and the lane south of Kingsway between Beresford Street and Imperial Street.
- (2) Royal Oak Avenue from Rumble Street to Imperial Street.
- (3) McGregor Avenue from Patrick Street to Rumble Street

and that the sum of \$50,000.00 be appropriated from the Sewer Utility Fund to defray the estimated increased cost of these installations.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTIE:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(5) Sewer Tenders.

The Manager submitted a tabulation of tenders received for the installation of sewers in South Slope Phase No. 1 Area recommending that the tender of G. C. McLeod and Company for Alternative Bid No. 3 (Vitrified Clay and Spun Concrete Pipe) in the amount of \$509,009.32 be accepted, subject to the production by the Company of the necessary performance and labour and materials bond.

A question arose as to whether this Company proposed to hire union labour and it was pointed out that Mr. McLeod was in the audience to answer any questions which Council may wish to direct.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR MATHER:

"That Mr. McLeod be heard."

CARRIED UNANIMOUSLY

In response to the above noted question, Mr. McLeod advised that his firm had just completed a project for the Greater Vancouver Sewerage and Drainage District and, while so engaged, had dealt with the operating engineers' union and the labour union and paid prevailing union rates. He indicated that the Company could make the same arrangements for the South Slope Project, if desired by Council.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Municipal
Manager be adopted."

CARRIED
COUNCILLOR HICKS AGAINST

Municipal Manager reported verbally on the matter of acquiring portions of Blocks 17 and 16, S.L. 135 for highway purposes advising that negotiations have been carried on for a considerable period of time but have failed. He pointed out that the primary object of acquiring the total right-of-way through D.L.'s 207 and 135 at the present time is to instal a large water main. He advised that the owner of the property not yet acquired is Mrs. Margaret Gray and that she is asking the sum of \$20,000.00 whereas the value obtained by the Corporation from an independent appraisal firm is \$10,915.00. The Manager

recommended that Council authorize the expropriation of the property in question.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR PRITTE:

"That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR MacSORLEY:

"That the Committee now rise and report."

The Council reconvened.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That leave be given to introduce
"BURNABY TAX-SALE MONEYS EXPENDITURE BY-LAW 1960"
"BURNABY ROAD CLOSING BY-LAW NO. 5, 1960,
AMENDMENT BY-LAW, 1960"
"BURNABY HIGHWAY EXPROPRIATION BY-LAW, 1960"
and that they be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the By-laws be read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the Council resolve into Committee of the Whole to consider the By-laws."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the Committee rise and report the By-laws complete."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER,
SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY TAX-SALE MONEYS EXPENDITURE
BY-LAW 1960"

"BURNABY ROAD CLOSING BY-LAW NO. 5, 1960,
AMENDMENT BY-LAW 1960"


"BURNABY HIGHWAY EXPROPRIATION BY-LAW 1960"

be now read a Third Time."

CARRIED UNANIMOUSLY

The meeting then adjourned.

Confirmed:


REEVE


CLERK