

FEBRUARY 1, 1960

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

PRESENT: Reeve Alan H. Emmott; Councillors Brown, Drummond, Edwards, Harper, Jamieson, MacSorley, Mather and Prittie

Reeve Emmott advised that Mr. W. Scratchley of the Burnaby Southview Ratepayers and Citizens Association was present and desired an audience with Council on the matter of the noise problem at the Sunnyslope Kennels on Marine Drive.

Moved by Councillor Brown, Seconded by Councillor Mather: "That Mr. Scratchley be heard."

CARRIED UNANIMOUSLY

Mr. Scratchley advised that it was the concern of the residents in the area adjacent the subject kennels that the noise from the barking dogs be eliminated as well as the flies which are attracted to the kennels. Mr. Scratchley contended that this kennel has never been operated properly and suggested that as a means of controlling the nuisance, the kennels be soundproofed and maintained in a clean condition. He claimed that the proprietor of this business has not met the requirements under the Municipal Sanitary Regulations and that the noise from barking dogs is becoming progressively worse.

The Reeve advised that the Municipal Manager had prepared a report on this matter and suggested that it be read at this time.

#### MUNICIPAL MANAGER - REPORT NO. 4, 1960

##### (2) Sunnyslope Kennels.

The Manager reported that the above kennels are located on a site 2.92 acres in size at 4686 Marine Drive and that the kennels are located in a Heavy Industrial Zone while the dwelling is situated in a Residential Single Family Zone. He advised that approval to operate this kennel was given on May 16, 1956 and that this kennel has been operated continuously since then. He further advised that as a result of a complaint from the Burnaby Southview Ratepayers Association regarding barking dogs, an inspection was conducted by the Chief Licence Inspector and Chief Sanitary Inspector on October 22, 1959 at which time the premises were found to be in a condition well below a satisfactory health standard and also, thirty-five animals were harboured rather than the twenty permitted by the current licence. He added that a 40-hour notice to rectify these conditions was issued on October 26, 1959 and that, since then, the owners of the kennels have done a considerable amount of cleaning and renovating to the extent that the kennel is now approaching a satisfactory standard of sanitation. He advised that the number of dogs has been reduced to thirty and that the licensee has been notified to reduce this number to that permitted by the licence (20) and that a further violation of public health standards would result in court action. He mentioned that the licensee, Mrs. Appell, applied on November 4th for permission to increase the number of dogs to twenty-five and that on November 9th the application was rejected by the Chief Licence Inspector. The Manager reported that on November 12th the licensee was informed in writing of the six conditions which must be met in order to bring the premises up to a satisfactory standard and that a suggestion was made that a screening fence between the house and kennel would assist in reducing the noise from the dogs when they sight visitors and strangers. The Manager pointed out that it is the opinion of the two Chief Inspectors that the licensee will endeavour to maintain a satisfactory standard of sanitation in the future. The Manager stressed that the complaint from the Ratepayers Association concerns noise and that though Mr. Scratchley claims he has lost business due to this factor, counter-claims have been registered by several people of reputable character who are known to have stayed at the Motel that they were not unduly bothered by this noise. The Manager advised that in an endeavour to bring about a solution to the problem, a meeting was arranged between Mr. Scratchley, the kennel licensee, and the Chief Licence and Sanitary Inspectors, but that the desired result was not achieved. The Manager reported that Mr. Scratchley has been informed it is his right under the Anti-Noise By-law to institute a court action in connection with the noise complaint.

A discussion by Council then followed and it was suggested that possibly the matter of incorporating in the dog kennel regulations a soundproofing requirement should be investigated. It was also suggested that it be required as a condition of the licence that soundproofing be installed and/or fencing constructed.

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That the delegation be thanked for its presentation."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That the above matter be referred to the Reeve to explore the possibilities above suggested and for report."

CARRIED UNANIMOUSLY

Art Knapp Nurseries Ltd. submitted a letter outlining a plan for the control of Christmas tree cutting and sales. He pointed out that the present system results in indiscriminate cutting and waste of Christmas trees.

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

CARRIED UNANIMOUSLY

P. Mauriaucourt submitted a letter expressing his gratification to the Planning Department for its resolution of a subdivision problem involving property at 3118 Douglas Road. He enclosed a copy of a letter addressed to the Planning Director thanking him and Mr. Lee of his Department for the co-operative and understanding manner displayed by them in dealing with this application.

Moved by Councillor MacSorley, Seconded by Councillor Edwards: "That the letter be received."

CARRIED UNANIMOUSLY

D.H. Doherty, Lighting Sales Engineer, B.C. Electric Company Limited wrote advising that the total cost of street lighting materials broken during 1959 amounted to \$2,053.94 and that a conservative estimate of the labour cost involved in repairing these lights would at least equal that of the materials.

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

CARRIED UNANIMOUSLY

R. & G.K. Haddon submitted a letter protesting against a petition submitted to Council by the Lozells Civic Betterment Association requesting that property on the south side of Lougheed Highway between Bainbridge Avenue and Lozells Avenue be not rezoned to Light Industrial.

Moved by Councillor Brown, Seconded by Councillor Edwards: "That the letter be received and brought forward at such time as Council gives further consideration to the question of implementing a community plan for the Government Road - South Burquitlam area of the Municipality."

CARRIED UNANIMOUSLY

T. Bleakley, Vice-President, Semiahmoo Beach Improvement Association submitted a letter extending an invitation to the Council to attend a meeting of his Association being held in the Panda Supper Club in White Rock on February 8th at 2:00 p.m.

Moved by Councillor Brown, Seconded by Councillor Edwards: "That the letter be received and the date noted."

CARRIED UNANIMOUSLY

J. W. Wilson, Executive Director, Lower Mainland Regional Planning Board of B. C. wrote advising that Burnaby's share of the 1960 levy of the Board would be \$3,886.00 and requesting that the Municipality remit this sum as soon as possible. He enclosed a copy of the proposed budget of the Board for the year 1960.

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the letter and report be received and the request tabled for one week in order to allow Council the opportunity of examining the budget of the Board."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Drummond: "That the Council now resolve itself into a Committee of the Whole to deal with  
(a) Report of Traffic Safety Committee  
(b) Report No. 4, 1960 of the Municipal Manager  
(c) Sale of Municipal property on Napier and Curtis Streets."

CARRIED UNANIMOUSLY

Item (a) -REPORT OF TRAFFIC SAFETY COMMITTEE

(1) Request for pedestrian crosswalk on Douglas Road at Norfolk Street.

The Committee reported it had received a request for the installation of a pedestrian crosswalk at the above location. They advised that the applicant felt the establishment of this crosswalk would serve as a deterrent to motorists travelling at excessive rates of speed on Douglas Road and that this was an ideal location for the crosswalk since a bus stop is situated at this corner. The Committee reported that an inspection of this location was made which revealed there was no feature that would distinguish this intersection from others on Douglas Road or would suggest a departure from the established crosswalk policy. The Committee recommended that since the subject location does not "qualify" under this policy that the request be denied.

Moved by Councillor Prittie, Seconded by Councillor Jamieson: "That the request be denied."

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

CARRIED UNANIMOUSLY

(2) Request for Caution Signs on Fell Avenue at Curtis Street.

The Committee reported that a request was received for the installation of Caution signs in the area adjacent to Aubrey Street School and, more specifically, on Fell Avenue north of Curtis Street and south of Aubrey Street. The Committee advised that it was of the opinion that since Fell Avenue is a gravel road not heavily travelled, and as Curtis Street is open to the west only as far as the school, it was not necessary to instal the type of signs requested. They pointed out that they did observe a partial view obstruction on the west side of Fell Avenue at Curtis Street caused by brush growing close to the road which, in the interests of safety, they felt should be trimmed. The Committee recommended that the request for Caution signs be not entertained and that the Engineering Department be directed totrim the brush on the west side of Fell Avenue for a distance of 100 feet north and 100 feet south of Curtis Street.

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

CARRIED UNANIMOUSLY

(3) Sidewalk proposal for Delta Avenue adjacent Brentwood Park School.

The Committee reported it had re-inspected the above area to determine the length of sidewalk required and that its initial reaction was that a sidewalk between Brentlawn Drive and Union Street would best serve the Brentwood Park School and the Holy Cross Catholic School but that, for the present, they felt a sidewalk between Highlawn and Northlawn Drives would be the most practicable since it would serve the majority of children using Delta Avenue. The Committee recommended that a sidewalk be constructed on the west side of Delta Avenue between Highlawn Drive and Northlawn Drive under the Initiative method.

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

CARRIED UNANIMOUSLY

(4) Sign location on Delta Avenue at Brentwood Park School.

The Committee reported it had received a request from the Principal of the above school to relocate the school sign for northbound traffic and that inspection had disclosed the sign in question was mounted on the west side of Delta Avenue at the south-east corner of the school site. The Committee advised that, in this position, it was quite possible northbound motorists would not see the sign until they were into the restricted speed zone. The Committee recommended that the existing school sign on the west side of Delta Avenue at the lane north of Southlawn Drive be relocated to the east side of Delta Avenue 150 feet in advance of the lane north of Southlawn Drive.

Moved by Councillor Mather, Seconded by Councillor Harper: "That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

(5) Angle Parking on Merritt Avenue adjacent Valley Lumber Yard premises.

The Committee reported it had been approached by the Manager of the Burnaby Branch of Valley Lumber Yards Limited with a request that angle parking be allowed on both

sides of Merritt Avenue adjacent these premises. The Committee advised that this matter arose when the R.C.M.P. observed motorists patronizing the Valley Lumber Yard parking in angle fashion on both sides of Merritt Avenue. The Committee added that the police informed the Company that such use was unauthorized and directed them to desist from "enticing" their customers to utilize the road allowance for angle parking purposes. The Committee advised that the Manager of the Company appeared before them and stated that before angle parking was instituted, vehicles parked indiscriminately on both sides of Imperial Street and Merritt Avenue and thereby caused considerable congestion. The Manager had also mentioned that the former office building was located in such a position that it created a serious view obstruction and that the Company, recognizing this problem, located its new building further back from the corner of Merritt Avenue and Imperial Street in order to achieve adequate sight distances. The Manager had also stated that as a part of this renovation programme, the Company had paved 180 feet of Merritt Avenue and installed the same length of storm drain and, following this work, they had painted a number of angle parking bays on both sides of Merritt Avenue. The Committee advised that the Manager had informed them that the purpose in providing angle parking on the public right-of-way was to permit of an orderly parking arrangement and to furnish the maximum parking facilities possible for his customers. The Manager had also advised that there was a distance of approximately 35 feet between the rear bumpers of the "angle-parked" vehicles on each side of the road and that he felt this provided ample room for the movement of traffic and that he had also contended that if parallel parking were to be reinstituted, motorists would in all likelihood again park indiscriminately. The Committee reported that it has observed a number of locations in the Municipality where unauthorized use of a public right-of-way is being carried on. They advised that apart from the efforts of the police, no other means are employed in an attempt to discourage or prohibit this practice, although lately some measure of control has been exercised during the processing of building plans at the time of application for permit. The Committee advised that it was of the opinion that eventually more positive steps would be required to discourage this unauthorized use of public streets through By-law legislation and that they hoped attention would be focused on this problem in the near future and regulations introduced designed to provide a full measure of control by the Municipality. The Committee advised that it felt it was in the position at the present time of being unable to condone this practice and that in the particular case in point, they turned their attention to the possibility of the Company being able to provide off-street parking facilities. They mentioned in this connection that the Company owns a parcel measuring 125 feet by 198 feet on the west side of Merritt Avenue at Imperial Street which it presently uses as a storage yard and that they felt the possibility of providing off-street parking facilities in conjunction with the storage of lumber should be explored. The Committee recommended that the request of Valley Lumber Yards Limited to allow angle parking on both sides of Merritt Avenue adjacent their premises be denied and further; that "parallel parking only" signs be installed on both sides of Merritt Avenue at this location together with timber curbs and that this work be undertaken by the Engineering Department.

Moved by Councillor Edwards, Seconded by Councillor Harper: "That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

(6) Grandview-Douglas Highway at Sperling Avenue

The Committee reported it had observed a maple tree overhanging the property line at the south-west corner of the above intersection which, though of no particular hazard at the present time, would definitely create an obstruction when leaves are on the tree. The Committee recommended that the Engineering Department be requested to trim this tree.

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

CARRIED UNANIMOUSLY

(7) Request for School Crossing on Sussex Avenue at Watling Street.

The Committee reported it had received a request from the Parks Department for the establishment of a school crossing on Sussex Avenue at the north street line of Watling Street. They advised that it had been explained to them that the Commission had been requested by the owners of the United Church Home for Girls property to fence the eastern side of the combined school - park site which abuts the "Home for Girls" property so as to prevent indiscriminate crossing by school children. The Committee reported it had been informed that the Commission was considering an approach to the owner of the United Church property to obtain an easement over the northerly part of their land for the purpose of utilizing it as a pedestrian access. The Committee added that the Parks Department had suggested that if this easement was secured and the fence erected, it seemed desirable to instal a crosswalk directly

opposite the eastern end of the easement territory; which location is approximately 100 feet north of Watling Street. The Committee reported that this area was investigated and a morning crossing count conducted to determine the number of children crossing from the wooded area on the west side of Sussex Avenue to the school east of Sussex Avenue on Irmin Street and that this count revealed that between 8:00 and 9:00 a.m. 31 children made the crossing of Sussex Avenue at Watling Street. The Committee mentioned that the path used by the children originates somewhere in the vicinity of the southern end of Charlford Avenue and meanders in a south-easterly direction through the park property and the United Church property and then emerges onto Sussex Avenue approximately at Watling Street. The Committee advised that it is apparent that if the fence was erected, the children would no longer be able to use this path and, if the easement was acquired, they would be required to use it instead. They pointed out that the present use of this path constitutes a trespass. The Committee advised that it did not consider it desirable to establish mid-block crossings and that they felt one could not be justified at Watling Street unless some means were provided by which the school children could remain on the west side of Sussex Avenue and travel south from the easement to Watling Street. They added that they also felt a crossing at this mid-block location is not necessary since school children may walk up to Victory Street and cross to the sidewalk on the east side of Sussex Avenue. The Committee emphasized that if an easement is obtained, it will be necessary to provide crossing protection and that they felt this might best be done at Watling Street - preferably at the southern side of it. The Committee recommended that the request for a school crossing at Sussex Avenue and Watling Street be not entertained at this time but that should the easement above mentioned be acquired, a crosswalk be installed at Watling Street together with a footpath on the west side of Sussex Avenue between the easement and Watling Street.

Moved by Councillor Prittie, Seconded by Councillor Edwards: "That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

(8) School signs on Sussex Avenue at Watling Street.

The Committee reported that during its investigation of the previous matter, they had observed the signing in this area was such that it confused the motorist, with the result that he is apt to ignore the directions on the signs. The Committee advised that for southbound traffic the signing consists of a "Caution - School Children" sign several hundred feet in advance of Watling Street and "15 m.p.h." sign at the north-west corner of the school ground at Watling Street and, for northbound traffic, there is a "Caution - School Children" sign immediately north of Rumble Street and a "30 m.p.h." sign a few feet in advance of Irmin Street. They pointed out that the effect of this signing is the creation of a 15 m.p.h. zone for southbound traffic and a 30 m.p.h. zone for northbound traffic on the same section of the street. The Committee advised that it felt since there is a sidewalk on the east side of Sussex Avenue, it is no longer necessary for children to walk on the road and therefore the "Caution - School Children" signs should be removed. They further advised that the 30 m.p.h. sign mentioned above is obviously out of place and should be replaced by a 15 m.p.h. sign 150 feet in advance of Irmin Street and also, the 15 m.p.h. sign for southbound traffic is not required to be on the east side of the street since there is a T-intersection at Watling Street. They reported that this sign should be relocated to the west side of Sussex Avenue approximately 150 feet in advance of Watling Street. The Committee recommended that the foregoing proposals be implemented.

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

CARRIED UNANIMOUSLY

(9) Street and Traffic By-Law Revision.

The Committee reported that the above By-law has been undergoing revision for a considerable length of time and that initially, it was expected it would take approximately one year to complete. They advised that several meetings have been held between officials concerned with the By-law and, as a result, a definite plan of action has been formulated. They reported that unfortunately, due to pressure of other work, the member of the Engineering Department assigned the task of reviewing the current By-law and the Motor Vehicle Act has, until lately, been unable to devote much time to this project. The Committee advised that it was of the opinion this By-law should be brought down as quickly as possible since, for one reason, it sometimes hampers them in attempting to solve a particular problem on the basis of existing legislation and, for another reason, the police are rather anxious that a new By-law be introduced which will facilitate the enforcing of certain traffic regulations. The Committee recommended that this

By-law be considered as being of prime importance and that it be accorded top priority by the Municipal Officials concerned and responsible for its preparation.

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

CARRIED UNANIMOUSLY

Item (b) - REPORT NO. 4, 1960 -MUNICIPAL MANAGER

(1) Drainage complaint at 7607 McGregor Avenue.

The Manager submitted a report in connection with a complaint lodged by a Mr. S. Bashuk, 7607 McGregor Avenue, regarding the flooding of his property during periods of heavy run-offs advising that the Engineering Department reports there is a major watercourse over this property and that the Municipality has a 30 inch culvert under Rumble Street which is discharging water into this major watercourse. The Manager advised that the ravine through Mr. Bashuk's property is well-defined as a natural watercourse and that the Corporation is legally discharging water into this course as provided under Section 527 of the Municipal Act. He further advised that provision was made in the recently passed Drainage By-law to replace the existing culvert with a 42 inch diameter pipe. He added that Mr. Bashuk has already been advised verbally of this proposed increase in the size of pipe.

Moved by Councillor Mather, Seconded by Councillor Prittie: "That the matter of drainage and its relationship to watercourses be referred to the Policy Committee for further consideration."

CARRIED UNANIMOUSLY

(2) Sunnyslope Kennels.

(The report on this matter is covered in the Minutes at the beginning of this meeting)

(3) Claim of Dietrich-Collins Limited.

The Manager reported that between June 5, 1955 and July 29, 1959, the Municipality had rented an American 25 P. Single Drum Winch from the above Company and that during the week-end of June 20/21 (when the machine was situated in an easement between Kitchener and Winch Streets) it had been damaged by a person or persons unknown. The Manager advised that the above firm has now filed a claim for damages in the amount of \$387.13 and that the Municipal Solicitor has given the opinion that the Municipality is responsible for this damage despite the fact that it was caused by persons unknown and not by the negligence of the Municipality. The Manager recommended that the claim of Dietrich-Collins Equipment Limited in the amount of \$387.13 for damage to an American 25 P. Single Drum Winch be approved for payment.

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

CARRIED UNANIMOUSLY

(4) Subdivision of portions of Blocks 13/15, D.L. 15.

The Manager reported that a Mr. M. G. Allan of Allan Gillis & Company Limited and Regan Holdings Limited has made application to subdivide the above described property and that the plan requires the applicant to dedicate an 86 foot road allowance which will be needed to conform to the subdivision pattern in that area (west of North Road and south of Broadway). The Manager advised that the subdivision plan has been approved and that the applicant is agreeable to dedicating the 86 foot road provided the Corporation pays him a consideration of \$3,000.00. The Manager recommended that Council agree to compensate the applicant in an amount of \$3,000.00 for this 86 foot road allowance in view of the fact that the proposed allowance is considerably wider than roads required in other subdivisions and because the allowance is not essential to the subdivision itself.

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

CARRIED UNANIMOUSLY

(5) 3800 - 4000 Blocks Hastings Street.

The Manager reported that in 1959 Council had directed that a report be prepared as to the possible effect the widening programme on Hastings Street between Gilmore

Avenue and Willingdon Avenue has had on assessments and, consequently tax revenues. The Manager advised that the Assessor has prepared a table of all the parcels between these two intersections showing the assessed values of land and improvements for 1958 related to the new 1960 assessed values as well as sales information and type of occupancy since 1951. The Manager advised that the total increase in land values from 1958 (prior to the widening) to 1960 (after the widening) amounts to \$174,680.00 while the increase in improvements during that period was \$70,325.00. He added that the Assessor points out that a fair study was made but that he found it difficult to arrive at a conclusive answer to the suggestion that values will further increase should the 3800 to 4000 Blocks be widened since the existing widening has been in effect for too short a period to form the basis of any real evidence of increase in value of land and improvements. The Manager further advised that it could be assumed that there would be a great deal of remodelling to the existing buildings should Hastings Street be widened in the 3800 to 4000 Blocks which, in effect, would raise the assessed values on the improvements and thereby result in higher taxes to the Municipality. He pointed out that at the present time these blocks constitute a traffic bottle-neck at certain periods of the day and, in addition, they have poor parking facilities and that therefore any alleviation of these two problems could possibly restore a greater flow of shopping traffic which, in itself, might reflect in higher land values. The Manager summed up the situation by advising that it must be assumed that some of the new building in the widened portion is attributable to the widening and that some of the increased assessed values is also attributable although it is not possible to determine how much.

Moved by Councillor Edwards, Seconded by Councillor Jamieson: "That the report be received and the information contained therein supplied to the spokesman for the delegation which appeared before Council last fall."

CARRIED UNANIMOUSLY

(6) Marketing Terminal of B.A. Oil Company on North Road at Burrard Inlet.

The Manager reported that the above Company is proposing to establish a marketing terminal on its property at the above location. He pointed out that part of this development would be in Burnaby and part in the City of Port Moody and that this has created several administrative problems between these two municipalities. He submitted a number of suggestions that would permit this development to proceed in an orderly manner, as follows:

- (a) Assessment - It has been agreed that the Burnaby Assessment Department will be responsible for establishing the assessment of all improvements of the Company's development and that we would also be responsible for establishing the assessed values through the various Courts of Revision and apportioning these values between Burnaby and Port Moody; with the costs of establishing the assessment to be apportioned between the two municipalities.
- (b) Building - It has been agreed that the Burnaby Building Department will be responsible for issuing all permits in connection with construction and that we will collect all fees and be responsible for the following inspections, namely, Building, Electrical, Gas, Plumbing, Fire, Health, and, in addition, that the National Building Code will apply to all construction.
- (c) Sewage Disposal - It has been agreed that the Company will construct a Cavitatte septic tank disposal unit in Burnaby and a disposal outlet in Port Moody.
- (d) Fire Protection - Due to the fact that the access road to the development is in Port Moody, it has been agreed that they will be responsible for fire protection although it may be necessary for them to require the assistance of the Burnaby Fire Department; therefore, for this reason, Burnaby will reserve the right for its Fire Department to conduct inspections of the premises as deemed necessary.
- (e) Access Road - Port Moody is not prepared to accept the access road serving the development as a public road inasmuch as it will not serve a public purpose.
- (f) Water Service - Port Moody has already installed a 4 inch main to service this development at the request of the Company.
- (g) Storm Drainage - There appears to be no problem in connection with storm drainage.

- (h) Zoning - There is no conflict in the zoning between the two municipalities.
- (i) Policing - Port Moody will accept the responsibility for policing.
- (j) Health Inspections - It has been agreed that the Health Departments for both Municipalities will co-ordinate their periodic inspections.

The Manager recommended that the Council approve the administrative procedures above outlined and that these procedures be submitted to the City of Port Moody for their approval.

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

CARRIED UNANIMOUSLY

(7) Sale of a portion of D.L. 53 to the B. C. Telephone Company.

The Manager reported that Dominion Construction Company has now paid the Corporation the full amount of the purchase price of the above land amounting to \$148,470.00 plus \$58,000.00 for services and, as well, they have complied with the other conditions of sale. He advised that this Company has requested the Corporation to convey the property directly to the B. C. Telephone Company and, in this regard, the Corporation has received a letter from the Telephone Company in which they agree to accept the conditions of sale as originally agreed to by the Dominion Construction Company. The Manager recommended that authority be granted to execute the Deed conveying Lot 1, Blocks "G" and "H", D.L. 53, Plan 21282 to the British Columbia Telephone Company.

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

CARRIED UNANIMOUSLY

(8) Development of B. C. Telephone Company on 10th Avenue between 18th & 20th Streets.

The Manager reported that a problem has arisen in connection with drainage of the above site in that the natural point of discharge in this area is into D.L. 172; which area is administered by the Provincial Government. He advised that representatives of the Provincial Department of Public Works have verbally agreed to permit the B. C. Telephone Company to connect their storm sewer system within their property to the Provincial storm drain on 20th Street in D.L. 172. The Manager pointed out that it now becomes evident that we should take advantage of the present situation to improve the drainage in this area and, in this connection, advised that a suggestion has now been made by the Municipal Engineer that a storm sewer be installed within the 10th Avenue right-of-way rather than within the B.C. Telephone site. The Manager advised that the total cost of installing a storm sewer along 10th Avenue between 20th and 18th Streets is estimated at \$16,300.00; which amount includes the cost of installing connections to the B. C. Telephone Company development at various locations which will provide identical drainage to their own proposed system within the property. The Manager reported that considering the extra depth and increased sizes which would be necessary when a storm sewer on 10th Avenue is installed to serve the upstream areas, it is estimated that the Corporation's share of the cost of the overall project would be \$4,300.00 and the balance of \$12,000.00 would be the share of the Company. In this latter respect, he advised that the Company has agreed to this proportionment and to having the storm sewer installed on 10th Avenue. The Manager recommended that a storm sewer be constructed on 10th Avenue between 20th and 18th Streets at an estimated cost of \$16,300.00; with \$4,300.00 of this amount to be assumed by the Corporation and the balance of \$12,000.00 to be borne by the B. C. Telephone Company.

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

CARRIED UNANIMOUSLY

(9) Miscellaneous Rezoning Applications.

(At the behest of the Reeve, the Council tabled these applications until after disposition of the Manager's Report and the matter of selling Municipal lots on Napier and Curtis streets)

(10) Pipe Material for 1959 Drainage By-Law.

The Manager reported that tenders were invited by the Purchasing Agent for the supply and delivery of specified amounts of sewer pipe which are required in connection with construction work under the above By-law. He advised that the



tenders have been reviewed and tabulated by the Municipal Engineer and the Purchasing Agent and, as a result, he was prepared to recommend that the low bid be accepted in each case, as follows:

Type A - 15" - B. C. Concrete	-	\$2.54	per ft. & S.S. Tax
16" - "	-	2.76	" "
22" - "	-	3.75	" "
24" - "	-	4.56	" "
27" - "	-	5.72	" "
30" - "	-	6.35	" "
36" - "	-	9.63	" "
Type B - 15" - B.C. Concrete	-	2.29	" "
16" - B.C. Concrete	-	2.48	" "
22" - "	-	3.35	" "
24" - "	-	4.11	" "
30" - "	-	5.75	" "
Type C - 10" - B.C. Concrete	-	1.09	" "
12" - "	-	1.28	" "
Type D - 15" - Deeks-McBride	-	1.74	" "
16" - "	-	2.24	" "
24" - B.C. Concrete	-	3.37	" "
30" - "	-	4.63	" "
Type E - 6" - B. C. Concrete	-	.44	" "
10" - "	-	.60	" "
12" - Deeks-McBride	-	.80	" "

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

CARRIED UNANIMOUSLY

(11) Estimates.

The Manager submitted the Municipal Engineer's report covering Special Estimates of Work in the amount of \$66,290.48 recommending that they be approved.

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

CARRIED UNANIMOUSLY

Item (c) - SALE OF MUNICIPAL PROPERTY ON MAPIER AND CURTIS STREETS.

The Municipal Clerk advised that Council had tabled the above matter from its last meeting pointing out that the Manager had recommended at that time that:

- (a) Council, by resolution, authorize the listing for sale of Lots 48 and 51 to 59 inclusive, Subdivision 13/1d, Blocks 1/36, D.L. 129, Plan 21281, at a minimum price of \$3,600.00 per lot.
- (b) The sum of \$2,860.00 be authorized from the Municipal Property Development Revolving Fund for the construction of the lane required to serve this development.

Moved by Councillor Jamieson, Seconded by Councillor Mather: "That the above described lots be sold on a tender basis and a minimum price of \$3600.00 per lot be set."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor Jamieson: "That the recommendation of the Municipal Manager outlined under (b) above be adopted."

CARRIED UNANIMOUSLY

Municipal Manager reported verbally on the matter of the Corporation's attempt to acquire Parcel "B" of Lot 1 of Block 17 of D.L. 131 and of Block 2, D.L. 130 advising that the Property Manager had attended the Sheriff's sale of this property on behalf of the Corporation and had submitted the top bid of \$7,000.00 for it. The Manager added that the Sheriff was unable to accept any bids less than the upset price against this property - which is approximately \$17,000.00. He added that the Corporation is now informed by the Crown's solicitor that they are now authorized to receive firm offers for the purchase of the Federal Crown's interest in this property and that it is their intention, in view of the low bids at the sales, to apply to the Court for approval of any private sale that can be arranged. The Manager advised that Council had authorized a maximum bid of \$10,000.00 for this property (formerly owned by one Samuel Custovich) and that he felt discussions held on this matter justified Council in offering a firm bid of \$10,000.00 for the Federal Crown's interest in this property.

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That the opinion of the Municipal Manager be concurred in and authority be granted to enter a firm bid of \$10,000.00 for the Federal Crown's interest in the property above described."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER'S REPORT NO. 4, 1960

(9) Miscellaneous Rezoning Applications.

The Municipal Manager submitted reports of the Planning Director on the following rezoning applications:

- (1) North 126 feet of Lot "A" E $\frac{1}{2}$ , Explanatory Plan 12434, Block 3, S.D. 3, D.L. 6, Plan 7952 -From Residential Single Family to Residential Two Family.
- (2) Lot 4, Block 3, D.L.'s 6/8/56, Plan 17763 -From Residential Single Family to Residential Two Family.
- (3) Lot 2, S.D. 2, Block 1, D.L. 59/136/137, Plan 10302 -From Small Holdings to Commercial.
- (4) Lot 4, Block 85, D.L. 127 -From Residential Two Family to Commercial.
- (5) Lot 9, Block 12, D.L. 122 - From Residential Two Family to Commercial.
- (6) Lot 33, Block 9, D.L. 121, Plan 1054 -From Residential Two Family to Commercial
- (7) E $\frac{1}{2}$  except W75 feet of Lot 1, Block 14, D.L. 70W $\frac{1}{2}$ , Plan 3824 Save and Except the South 20 feet - From Residential Two Family to Light Industrial.
- (8) Lots 2, 3, 4, 5, S.D. 6, Block 5, D.L. 74S $\frac{1}{2}$ , Plan 2730 -From Residential Single Family to Commercial.
- (9) Block "B" except Sketch 10145, D.L. 80N, Pl. 5296 -From Residential Two Family to Commercial.
- (10) Lot 1, S.D. "D", Blocks 35 and 36, D.L. 83 -From Small Holdings to Commercial.
- (11) Lot 6, Block 68, D.L. 33, Plan 8118 -From Residential Two Family to Gasoline Service Station.
- (12) Lot 1 except sketch 10240, Block 70, D.L. 33, Plan 4055 -From Residential Two Family to Residential Multiple Family.
- (13) Lot 5, Block 10, D.L. 151/153, Plan 1214 -From Residential Multiple Family Type II to Residential Multiple Family Type I
- (14) Lots "L" & "M" of D.L. 150 N $\frac{1}{2}$  of S $\frac{1}{2}$  of NW $\frac{1}{4}$ , Blocks 1 and 2, Plan 16045 -From Residential Single Family to Gasoline Service Station.
- (15) Lot 9, Block 15, D.L. 150 SE $\frac{1}{2}$ , Plan 2042-From Residential Single Family to Commercial
- (16) Block 38 except Sketch 6927, except plan 9355 and except reference Plan 15504, D.L. 159, Plan 930 -From Residential Single Family and Heavy Industry to Commercial.
- (17) Lot 12, Block 14, D.L. 171 -From Residential Two Family to Commercial.
- (18) Lot 19, Block 5, D.L. 29, Plan 3035 -From Residential Two Family to Commercial or Industrial.
- (19) Lots "J" and "H", Blocks 36, 39 and 40, D.L. 28N, Plan 17985 -From Residential Two Family to Residential Multiple Family Type I.
- (20) Lot "B" on sketch 12375 and portion of 3F, Blocks 2 and 4, D.L. 28N, Plan 2162 -From Residential Two Family to Commercial.
- (21) Lot "B", S.D. 26, Blocks 1 and 3, D.L. 95N, Plan 9592 -From Residential Two Family to Light Industrial.
- (22) Portion of Block 4 except part shown on By-law 30070, D.L. 97, Plan 824 -From Residential Two Family to Commercial.
- (23) Lots 1 and 2, Blocks 135/136, D.L. 92, Plan 2447 -From Commercial to Residential.

Moved by Councillor Edwards, Seconded by Councillor Jamieson: "That all of the above applications be tabled for a period of one week in order to allow Council the opportunity of digesting them."

IN FAVOUR - COUNCILLORS  
EDWARDS & JAMIESON  
AGAINST - COUNCILLORS  
HARPER, BROWN, MacSORLEY  
DRUMMOND, MATHER & PRITTE

MOTION LOST

The Reeve announced that a number of the applicants were present this evening and that they desired the opportunity of elaborating on their respective applications.

Moved by Councillor Jamieson, Seconded by Councillor Drummond: "That these applicants be heard."

CARRIED UNANIMOUSLY

23. The applicant, Mr. I. Parry, appeared and read the brief which he had submitted with his application setting out the reasons why the applicant petitioners felt this property ought to be rezoned. He added that he would submit copies of this brief together with photographs to Council at the proper time.

Mr. Fraser of Standard Oil Company spoke and advised that since the property covered by this application is owned by his Company, they would appreciate the opportunity of speaking against the application.

Moved by Councillor Edwards, Seconded by Councillor Drummond: "That the report of the Planning Director on this application be tabled for one week."

CARRIED UNANIMOUSLY

6. The applicant for this rezoning spoke and advised that he merely wished assurance that he would be informed of Council's decision on this application.

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That the report of the Planning Director on this application be tabled for one week."

CARRIED UNANIMOUSLY

22. The applicant, Mr. Alexander, appeared and advised that the Southerly 125 feet of the block covered by the application is presently zoned for Commercial use and that his Company is desirous of developing the whole of it commercially. He pointed out that the parcel in question abuts three streets and that because of this feature, his Company intended to display its merchandise on as much of the total frontage as possible. Mr. Alexander advised that he had noted a requirement in the report of the Planning Director regarding screening of the property. He requested that this requirement be waived since it would hinder the development plans of the Company.

Moved by Councillor Edwards, Seconded by Councillor Mather: "That the report of the Planning Director be tabled for one week."

CARRIED UNANIMOUSLY

14. The agent for the owner, Mr. McKelvey, appeared and advised that he had submitted an adequate number of copies of his application for Council and asked that these copies be distributed at the proper time.

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the report of the Planning Director on this application be tabled for one week."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Mather: "That all of the remaining applications be tabled for one week."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Brown: "That leave be given to introduce "BURNABY HIGHWAY EXCHANGE BY-LAW NO. 1, 1960" and that it be read a First Time."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Prittie: "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 Mather, Seconded by Councillor Brown: "That the Committee rise and report progress."

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Jamieson: "That  
"BURNABY DRAINAGE WORKS CONSTRUCTION BY-LAW 1958, AMENDMENT BY-LAW 1960"  
"BURNABY HOSPITAL GRANT BY-LAW 1952, SURPLUS FUNDS EXPENDITURE BY-LAW 1960"  
"BURNABY ROAD CLOSING BY-LAW NO. 1, 1960"  
"BURNABY TENTH AVENUE WIDENING EXPROPRIATION BY-LAW 1960"

be now reconsidered."

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Jamieson: "That  
"BURNABY DRAINAGE WORKS CONSTRUCTION BY-LAW 1958, AMENDMENT BY-LAW 1960"  
"BURNABY HOSPITAL GRANT BY-LAW 1952, SURPLUS FUNDS EXPENDITURE BY-LAW 1960"  
"BURNABY ROAD CLOSING BY-LAW NO. 1, 1960"  
"BURNABY TENTH AVENUE WIDENING EXPROPRIATION BY-LAW 1960"

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

CARRIED UNANIMOUSLY

Councillor Mather reported verbally that she had attended the last meeting of the Mosquito Control Board at which the opinion was expressed that the Federal Government was not assuming its proportionate share of this programme but that the Provincial Government was prepared to increase its grant by \$1,000.00. She added that it was the feeling of the Board that the programme undertaken last year was quite successful.

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That the report be received."

CARRIED UNANIMOUSLY

The meeting then adjourned.

Confirmed:

  
REEVE

  
CLERK