### AUGUST 29, 1960

An Adjourned meeting of the Municipal Council was held in the Committee Room, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, August 29, 1960 at 7:30 p.m.

PRESENT:

Reeve Emmott in the Chair; Councillors Drummond, Hicks, Edwards, Prittie, Jamieson, Harper and Mather.

ABSENT - Councillor MacSorley

His Worship the Reeve presented Municipal Administration Diplomas to Mr. F. Wall (Senior Diploma Finance) and Mr. J. Simpson (Junior Diploma) upon their having completed their respective terms of the Municipal Administration Course at the University of British Columbia.

Mr. H. C. Huggins and others wrote suggesting that a large portion of private land north of their property was available for sale and suggesting that the Corporation purchase this property to provide a protective screen from the visibility of the Standard Oil Company plant and also to prevent slippage and loss of land due to the rather precipitous slope. It was suggested this land could be added to the existing park area in the vicinity.

MOVED BY COUNCILLOR PRITTIE, SECONDED BY COUNCILLOR JAMIESON:

"That the petition be received and referred to the Municipal Manager for report."

CARRIED UNANIMOUSLY

1

A joint letter was received from the respective Presidents of the B. C. School Trustees Association and The Union of B. C. Municipalities urging that Municipal Councils generally in the Province meet with their respective School Boards to discuss problems of mutual concern suggesting that through this medium, misunderstandings would be effectively reduced.

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR HICKS:

"That the letter be received."

CARRIED UNANIMOUSLY

<u>Public Utilities Commission</u> submitted a copy of an order dated 23rd August, 1960 fixing costs at \$250.00 plus the expense of reporting and transcribing proceedings and ordering that such costs be borne by the District of Burnaby, such order having been passed following the public hearings into the proposed re-routing of the Barnard -Hill Avenue transmission line.

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR PRITTIE:

"That the correspondence be received and the costs paid."

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR EDWARDS:

"That the Council resolve into a Committee of the Whole at 8:40 p.m."

CARRIED UNANIMOUSLY

"Burnaby Sign Regulation By-law 1960" brought forward as Item 8 of Manager's Report No. 37, 1960 was lifted from the table.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HARPER:

"That consideration of this By-law be laid over for a period of two weeks."

CARRIED UNANIMOUSLY

The Villa Motor Hotel application for rezoning and approval of Block 10 West Half, D. L. 70, Plan 3216 for motor hotel purposes was lifted from the table. A delegation appeared in connection with this application.

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

"That representatives of the Motor Hotel Company be heard."

#### CARRIED UNANIMOUSLY

Mr. Murray, Solicitor, spoke reviewing the status of the application and requesting an opportunity to present a Brief. Consideration was then given by the Council to the report of the Planning Director dated August 22nd. Observations of the Planning Director were that the subject site was in an area presently under study by the Planning Department involving the land adjacent to the Freeway generally and that such study would be completed in approximately three months time. It was submitted that the study would include the provision for hotels in the vicinity of Freeway interchanges but that there was need to scrutinise the proposals carefully in order that proper integration of development along this right-of-way was ensured. It was suggested that the development surrounding the particular site was already developed industrially and that there may be some incompatibility between such development and a hotel-motel operation. Furthermore, considerable land would be required for parking purposes which might be considered an inferior land use for the area and finally sewage disposal facilities were inadequate at the present time and Health Department officials submitted that a motel hotel development could not be successfully served with a septic tank disposal system. The Solicitor for the Company then presented his Brief comprising comments on the observations presented by the Planning Director through the medium of his report dated August 22nd. It was submitted that there had been considerable delay in the general land use study and that it was expected further delays might be occasioned due to pressure of work in the Department. It was submitted the applicants were owners of the land and wished to proceed with the project as soon as possible. The Solicitor noted that the Director acknowledged there was need for hotels and motels along the Freeway and that his contention that the location would be in the vicinity of an intercharge narrowed the sites down to three interchange locations in Burnaby. It was suggested

\$9,000.00 per year in taxes and licence fees to the Municipality. The Solicitor suggested that the development around the proposed site was Commercial rather than industrial and that his clients were prepared to accept any risk of obsolescences as suggested by the Planner.

Added information was then presented on the parking problem and it was submitted that two additional acres of land could be made available for parking purposes and that a standard of 3.05 to 1 ratio would be provided which was well above other standards established in the country. It was submitted that parking berths for 324 cars would be available and that assuming the hotel was filled to capacity, 319 berths would be needed. With regard to the drainage problem the applicants submitted that they were negotiating with Webb and Knapp of Canada Limited, owners of adjacent land, for an integrated sewer project to serve both parties. Finally, it was suggested that the Planning Director's survey of the problem had been too restricted and that the applicants private consultants had considered the matter on a broader scale and had submitted alternate locations for such development.

The Director of Planning submitted that while he could not promise the completion of his general report on land use in the vicinity of the Freeway his Department could single out the hotel development aspect and be prepared to present a partial report to the Council within one month's time.

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR HICKS:

"That this application be tabled for further consideration by the Council on Monday, September 26, 1960."

CARRIED UNANIMOUSLY

The application of Norm D'Arcy Limited on behalf of a client for rezoning Lots 1 to 3 inclusive, S.D. 1/18 and 21/23, Block 3, D. L. 28S, Plan 2105 tabled for reconsideration at this meeting was lifted from the table.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR MATHER:

"That the former decision taken by Council to deny the application for rezoning of this property to Gasoline Service Station zone be reaffirmed."

CARRIED UNANIMOUSLY

"Burnaby Kennel Regulation By-Law, 1960" tabled from the meeting of August 22nd was lifted from the table for consideration by the Council.
The Manager explained the reasons for presentation of the By-law were to update the existing regulations to conform with changing circumstances as a result of the development of the Municipality. It was submitted that the Solicitor had drawn the By-law in accordance with the powers of the Council in that regard. Arrangements had been made for the Chief Sanitary Inspector to attend this meeting to discuss details of the proposed legislation. Section 3 of the By-law was dealt with clause by clause as follows:

Subsection (a) - No change.

<u>Subsection (b)</u> - The term "impervious" was questioned and it was suggested the term should be defined in

the definitive clauses.

Subsections (c), (d) and (e) - No change.

Subsections (g) and (h) - No change.

Subsection (i) -The term "sufficient number" referring to the fixtures within the kennel building was questioned and it was suggested additional definition should be provided.

Subsections (j), (k), (1), (m) - No change.

Subsection (n) - Was added providing that dogs be disallowed in open runs between the hours of 9:00 p.m. and 7:00 a.m. each day.

Sections 4 to 15, both inclusive - No change.

Section 16 - Was referred back for additional definition relative to the erection of a fence equivalent to a solid board fence bearing in mind that it may be the desire of a kennel owner to erect an enclosure of material other than solid boards.

Sections 17 to 31 inclusive - No change.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That the By-law be tabled to September 6th, 1960 and that the Manager be requested to implement the changes required by Council as noted at this meeting."

CARRIED UNANIMOUSLY

His Worship, the Reeve recommended that Councillor D. H. Jamieson be appointed Acting Reeve for the months of September and October, 1960.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HARPER:

"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 38, 1960.

#### (1) Supply of Trucks.

The Manager reported tenders had been called and opened in public on August 24th for five I ton trucks for the Works Division, one 2-ton truck for the painter and one 3-ton truck for garbage truck. The tenders had been tabulated and it was recommended that the tender of McLennan Motors Limited be accepted for the supply of Mercury trucks in accordance with the tender call as follows:

Five - 1 - ton trucks - \$12,675.00 plus 5% S.S. Tax. One - 2 - ton truck - 3,000.00 plus 5% S.S. Tax. - 4,125.60 plus 5% S.S. Tax.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR DRUMMOND:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The Manager reported that a tender had been received beyond the deadline set for receipt of tenders and had remained unopened. Instructions on the disposition of this tender were requested.

> MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR JAMIESON:

"That the late tender be returned unopened."

CARRIED UNANIMOUSLY

### (2) Re: Caledonian Leaseholds.

The Manager reported that in negotiating the original agreement for sale for the purchaser of property at Salisbury Avenue and Kingsway by Kelly-Douglas Company that the development of Hall Avenue had been overlooked when consideration was given to servicing costs. Provision was made for the dedication of an additional 33 foot strip to complete this allowance to its proper 66 foot width and that it was unreasonable that it should not be constructed to a standard comparable to the remainder of the street. Estimated cost of the work was:

(1) (2)	Drainage Sidewalk <b>s –</b>	\$7,733.00
	both sides	4,050.00
(3)	Roads including paving	4,860.00
	Total -	\$16,643.00

The Manager reported Caledonian Leaseholds were willing to bear the cost of drainage and roads including paving up to, but not exceeding, \$12,593.00 and that the remaining cost for sidewalks on both sides of Hall Avenue would become a charge on the Municipality. The Municipal Manager recommended that the offer of Caledonian Leaseholds to bear \$12,593.00 of the estimated total cost of completing the construction of Hall Avenue be accepted and that the Municipality instal the necessary sidewalks at its expense.

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That the recommendation of the Manager be adopted."

# (3) Municipal Engineers¹ of B. C. Convention - Trail, B. C. September 22 to 24th inclusive, 1960.

The Municipal Manager recommended that Mr. G. Q. Lake, Municipal Engineer and Mr. A. Evans be authorized to attend the 1960 Convention for Municipal Engineers' of B. C. to be held in Trail, September 22nd, 23rd and 24th.

> MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR MATHER:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

### (4) Street Lights.

The Manager submitted a list of street lights covering requests up to 31st July, 1960 as follows:

- 2.
- Gilmore Avenue and 1st Avenue. East Property Line of 7540 Government Street. East end of Colleen at intersection with unnamed street. 3.
- North-East corner of Bryant Street and Randolph Avenue.
  North-West corner of Halifax Street and Moore Avenue.
  Stride Avenue and Bevan Street.

- Opposite 3174 Leibley Avenue. 8. 9. South-East corner Chutter Street and Chrisdale Avenue. 10. East Property Line of 7152 Barnet Road.
- 11. South-East corner Frances Street and Howard Avenue.
- 12. South-West corner Empress Avenue and Oakland Street.
  13. South-East corner Denbigh Avenue and Oakland Street.
  14. South-West corner Irmin Street and Frederick Avenue.
  15. South-West corner Irmin Street and Sussex Avenue.

- 16. South-West corner Colleen Street and Chrisdale Avenue.
- 17. East end of Chutter Street

The Manager recommended that this list be approved by the Council.

The Reeve suggested there was need for an additional light to serve the Normanna Rest Home on 12th Avenue at 4th Street and recommended the installation of a light at the driveway off 12th Avenue leading to the Rest Home.

> MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

"That a street light installation at the driveway entrance off 12th Avenue to the Normanna Rest Home be approved."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER SECONDED BY COUNCILLOR EDWARDS:

"That the list of street light installations as recommended by the Manager be approved."

# (5) Re: Coast Marksmen Inc. - portion of Blocks 10 and 11, 0. L. 213/214, Plan 3081.

The Manager reported that Coast Marksmen Inc. presently held a lease with the Corporation on a tract of land on Barnet Road comprising approximately 12 acres which lease expired on 31st December, 1965. The Club had requested an extension of the lease to 31st December, 1975 claiming that approximately \$7,000.00 exclusive of voluntary labour had been spent on improvements to the land and equipment and that it was proposed to undertake further improvements. The extended lease was requested in order to justify the cost of these improvements and the proposed additions. It was noted that immediately to It was noted that immediately to the east 14.63 acres of land was leased to the Vancouver Sporting and Bench Rifle Club for a twenty year period running to 31st March, 1975 and that similarly on the opposite side of the Coast Marksmen property, the Burnaby Revolver and Rifle Club had recently been granted a renewal of their lease from 31st May, 1960 for a five year term. The Manager suggested there appeared to be reason to entertain the application of Coast Marksmen to extend the present lease to 31st December, 1975 and so recommended. It was noted that there may be need for a portion of the property to provide a new road alignment to link the Barnet Highway and North Road and that this should be known by the applicants at this time. It was also noted that the Society should be required to adequately fence and post the boundaries of the property to warn hikers or other persons using Burnaby Mountain Park. The lessees would be required to pay taxes on the land i improvements pursuant to Section 334 of the Municipal Act plus the present ground rental of \$25.00 per year.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

## (6) Re: Lot "A", Block 4, D. L. 161, Plan 18068.

The Manager reported that this Corporation requires the south 66 feet of the above property owned by E. V. Prentice Co. Ltd. and that the said Company was prepared to convey in exchange for Lots 4 and 11, Block 4, D. L.161 together with that portion of a 20 foot lane situated between the said lots subject to this Corporation paying the costs of conveyancing and consolidation. The land was required for the eventual development of a major road south of Marine Drive. It was recommended the exchange be approved and that the Company be granted permission to proceed with their excavating and filling program on the remainder of the property they own and on Lots 4 and 11.

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That the Committee do now rise and report."  $\hfill \hfill$ 

The Council reconvened.

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

"That leave be given to introduce "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 5, 1960" and that it be read a First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That the By-law be read clause by clause."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That Clause 1 be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That Sub-Paragraph (o) of Section 4 under Clause 2 be deleted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That Clause 2 be adopted as amended."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That Clause 3 be deleted."

CARRIED COUNCILLOR HICKS AND REEVE EMMOT OPPOSED The following correspondence was read in connection with the proposed rezoning of lands contained in District Lot 206 as designated in Clause 4 of the By-law.

The Secretary-Treasurer, Burnaby School Board, wrote with reference to the Board's interest in the rezoning of properties opposite the Westridge School on Duncan Avenue from Light Industrial to Residential Two-Family pointing out that the School Board was vitally interested in protecting its investment in the Duncan Avenue School and that the development of the lands opposite for industrial purposes would detract substantially from the suitability of the school Background information on the choice of site in this location was given and it was submitted that the Board was fully aware of the industrial zoning at the time the school development transpired. The Secretary-Treasurer submitted that the Board's presentation was predicated on the assumption that no zoning regulation is necessarily inflexible and that from time to time changes in zoning take place in the interests of private Corporations, individuals and in the public interest.

The following property owners contained in the land enclave at Sperling Avenue north of Curtis Street wrote expressing favour to the proposed rezoning of these lands from Light Industrial to Residential:

- R. G. Morris and C. I. Morris, owners of Lot 2 of Lot 5, Block 1, D. L. 200, Plan 5832.
- (2)
- John E. and Ethel R. Nyberg, 074 Sperling Avenue. Mrs. Dorothy McGrath, owner, Lot 7, S.D. "A", Block 1, D. L. 206, Plan 10145. (3)
- Ron Youngberg, 6601 Dunedin Street.
- J. B. Cook, owner of Lot 2, S.D. "A", Block 1, D.L. 206, Plan 10145. (5)
- (6) Mr. F. DesLauriers, owner of Lot 4, S.D. 5, Block 1, D. L. 206, Plan 5032 wrote opposing the proposed rezoning of his property from Light Industrial to Residential Two-Family pointing out that he was the owner of property adjacent to a lumber yard and that this situation affected the value of his land and he considered the Light Industrial zoning was more advantagous to him in that it would permit a use similar to that on the adjoining property.
- The British American Oil Company wrote protesting the proposal to rezone Lot | South Half, Block 2, D. L. 206, Plan 1071 from Light Industrial to Residential Two-Family pointing out that the Company was planning the erection of a local services type of commercial development on the property consisting of a modern service station, coffee shop, variety store, drug store, etc., with off-street parking. The Company was requesting that the subject property be rezoned from Light Industrial to Commercial.

Mr. J. D. Baskerville, District Manager, B. A. Oil Company, appeared and requested an opportunity to be heard.

MOVED BY COUNCILLOR HARPER. SECONDED BY COUNCILLOR JAMIESON:

"That Mr. Baskerville be heard."

CARRIED UNANIMOUSLY

14r. Baskerville submitted that the Company had purchased the preparty some five years ago for future development purposes and that plans were current for the development of the proposed local services centre in addition to a Gasoline Service Station. Retention of the zoning for Light Industrial at this time was made and it was requested that consideration be given to the rezoning of this land from Light Industrial to Commercial.

His Worship the Reeve withdrew from the Chair and was replaced by Acting Reeve Harper.

> MOVED BY REEVE EMMOTT, SECONDED BY COUNCILLOR HICKS:

"That Clause 4 be amended by deleting therefrom the following described properties: Lots 4 to 11 both inclusive of Lot 10, Block 3 of Lot 206, Group 1, Plan 1323, New Westminster District.
Lots 4 to 11 both inclusive of Lot 6, Block 4 of Lot 206, Group 1, Plan 1323, save and except the East 5 feet of Lot 11, New Westminster District."

CARRIED UNANIMOUSLY

Reeve Emmott resumed the Chair.

MOVED BY COUNCILLOR HARPER, SECONDED BY COUNCILLOR EDWARDS:

"That the following described properties also be deleted from Clause 4:
Lot 5 of Lot 5, Block 1, of Lot 206, Group 1, Plan 5832, New Westminster District.
Lots 4 and 5 of Lot "A", Block 1 of Lot 206, Group 1, Plan 10145, New Westminster District. The South Half of Lot 1, Block 2 of Lot 206, Group 1, Plan 1071, New Westminster District."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR HICKS:

"That Clause 4, as amended, be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS: "That the Committee do now rise and report the By-law complete as amended."

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 COUNC!LLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

"That the By-law be given a Third Reading."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS, SECONDED BY COUNCILLOR JAMIESON:

"That the correspondence received in connection with the passage of "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 5, 1960" and dealt with at this meeting be received and acknowledged."

CARRIED UNANIMOUSI."

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY HIGHWAY RESERVATION BY-LAW, 1960"
"BURNABY ROAD ACQUISITION AND DEDICATION BY-LAW, 1960"
"BURNABY STREET AND TRAFFIC BY-LAW 1954, AMENDMENT BY-LAW, 1960"
be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JAMIESON, SECONDED BY COUNCILLOR EDWARDS:

"That "BURNABY HIGHWAY RESERVATION BY-LAW, 1960"
" URNABY ROAD ACQUISITION AND DEDICATION BY-LAW,1960"
"BURNABY STREET AND TRAFFIC BY-LAW 1954, AMENDMENT BY-LAW, 1960"
be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR EDWARDS:

"That leave be given to introduce "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 0, 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."

MOVED BY COUNCILLOR MATHER, SECONDED BY COUNCILLOR HARPER:

"That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 7, 1960"
"BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 8, 1960"
be now read a Third Time."

CARRIED UNANIMOUSLY

The meeting then adjourned at 11:50 p.m.

Confirmed:

REEVE

<del>CIERK</del>