

MARCH 5, 1962

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, March 5, 1962 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Clark,
Edwards, Harper, Hicks, Kalyk,
MacSorley, and Prittie.

The following wrote requesting an audience with Council:

- (a) Mr. R. Edwards, Barrister and Solicitor, re an application for rezoning of Lots 8 and 9, R.S.D. 1, S.D. 23, Block "A", D. L. 68, Plan 11702 from Residential Multiple Family Type II to Residential Multiple Family Type I.
- (b) Mr. J. Dailly of the Capitol Hill Ratepayers Association re miscellaneous matters.
- (c) Vancouver Festival Society re use of Centennial Pavilion.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HARPER:

"That all of the delegations be heard."

CARRIED UNANIMOUSLY

Mr. Peters of the Vancouver International Festival Society first appeared and explained that the Society desires to use the Centennial Pavilion between July 29th and August 10th, 1962 for the purpose of exhibiting certain Art Works. He advised that it is planned to mention quite extensively Burnaby Art exhibits during this programme and that it is also expected that considerable press, radio, and television coverage will be provided.

Mrs. Sutherland of the Society also spoke and elaborated on the works proposed to be exhibited at the Pavilion.

Mr. Peters added that the Society would appreciate it if Council would, besides granting permission to use the Pavilion, agree to waive the usual \$50.00 per day rental fee.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That the request of the Vancouver International Festival Society be referred to the Grants Committee for consideration and report."

CARRIED UNANIMOUSLY

COUNCILLOR EDWARDS WITHDREW FROM THE MEETING.

Mr. R. Edwards, Barrister and Solicitor, appeared on behalf of the owner of the aforementioned Lots 8 and 9 asking that the matter of rezoning this property from Residential Multiple Family Type II to Residential Multiple Family Type I be reconsidered by Council.

Mr. Edwards stated that he felt the Planning Department did not have the full facts when it last reported on this application. He added that circumstances have altered since that time as well which, in his opinion, warranted a review of the application.

Mr. Edwards mentioned that surrounding development consists of apartments and commercial premises to the west and south of the subject property, residences to the north, and the Burnaby General Hospital to the east.

He suggested that the owner should have the opportunity to construct 12 suites on the property (rather than the 10 permitted by the present zoning) so that he could compete with other apartment developments in this area which are zoned Multiple Family Type I. He also stated that the apartments in this area cater mostly to hospital personnel who, in the majority of cases, would require "bachelor" suites only. He added that the subject property slopes to the south which would thus enable the owner to provide parking at the rear in the basement of the building.

Mr. Edwards also made reference to a statement in the last report of the Planning Director on this rezoning application concerning the question of why a differentiation was made between Multiple Family Type I and Multiple Family Type II zones; the gist of which was that, in the main, vacant properties were rezoned to Type II whereas properties with buildings were rezoned to Type I; this being done in recognition of the fact that vacant property was, on the average, less expensive to purchase and develop than land on which buildings were erected.

Mr. Edwards suggested that the Planning Department be given another opportunity to reconsider this rezoning application.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR CLARK:

"That it be suggested to the applicant that he reapply for rezoning in the usual fashion and further, he be advised that if such a reapplication is made, the matter of rezoning will be dealt with by Council the next time it is considering rezoning applications."

CARRIED UNANIMOUSLY

COUNCILLOR EDWARDS RETURNED TO THE MEETING.

Mr. J. Dailly, President, Capitol Hill Ratepayers Association, appeared and presented a Brief urging that the recommendations on the various matters mentioned in the Brief be given serious and careful consideration by Council. The recommendations in question were:

(a) Taxes

(1) That Section 427 of the Municipal Act (Business Tax) be implemented.

(2) That a Fifteen Hundred Dollar tax exemption be given on improvements to all home-owners.

(3) That an increase in revenue be sought from Provincial and Federal grants.

(4) That all properties, including Provincial and Federal lands, be taxed.

(b) Resident Doctor - Burnaby General Hospital.

That a Resident Doctor be placed in the Burnaby General Hospital immediately.

(c) Access to Burrard Inlet.

That either an overhead crossing with facilities to launch small craft be constructed or, alternatively, an underground crossing with facilities to launch small craft be built.

(d) Parks.

That a start be made this year on developing Harbourview Park in the Capitol Hill area of the Municipality.

(e) Unemployment.

That Council take the lead in petitioning the Provincial and Federal Governments to alleviate the unemployment situation.

(f) Transit Service.

(1) That the 10¢ fare imposed when entering and leaving the Municipality be eliminated since it is discriminatory and is an added expense to the residents of Burnaby.

(2) That an express bus service between Westridge and Downtown Vancouver be instituted at the earliest possible date, and that the local bus service be extended immediately.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That the Brief be received and the matters contained therein be referred to the Policy Committee for further consideration."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That the suggestion of the Capitol Hill Ratepayers Association concerning the placement of a Resident Doctor in the Burnaby General Hospital be referred to the Burnaby Hospital Board for comment and reply direct to the Association."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

Chairman, Industrial Development Commission of Greater Vancouver, submitted a letter expressing the gratitude of the Commission for the financial support given by this Corporation in the way of a grant.

Chairman, Carnation Day Committee, North Burnaby Lions, wrote requesting permission to hold their Annual Carnation Tag Day on the afternoons of May 11th and May 12th, 1962.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR MacSORLEY:

"That permission be granted to the North Burnaby Lions Club to conduct this Campaign on the dates mentioned."

CARRIED UNANIMOUSLY

Chief Instructor, North Burnaby Legion Cadet Corps, submitted a request for permission to hold a Tag Day on March 24th as a means of raising funds to provide for transportation costs in conveying cadets to and from the Armouries in New Westminster.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR CLARK:

"That permission be granted to the Cadet Corps to conduct this Campaign on the date mentioned."

CARRIED UNANIMOUSLY

President, B. C. Telephone Company, submitted a letter apologizing for omitting the name "Burnaby" from the Second Fringe Plan of his Company. The President also mentioned that "Burnaby" appears in the American Telephone and Telegraph Company's Rate and Route Guide for Canada and United States.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR KALYK:

"That a copy of this letter be forwarded to the Burnaby Chamber of Commerce for its information."

CARRIED UNANIMOUSLY

Curator and Archivist, Burnaby Historical Museum, Burnaby Historical Society, submitted a letter requesting permission to use the Seal of the Corporation on letterhead of the Society Museum.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That the request of the Burnaby Historical Museum be referred to the Reeve to contact the Officers of the Society for the purpose of seeking amplification of the request."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 11, 1962.

- (1) Easements: (a) Southerly 15 feet of Lot 6, Blocks 13/14,
D. L. 156, Plan 1387 (Cravetto).
(b) Southerly 15 feet of Lot 4, Blocks 13/14,
D. L. 156, Plan 1387 (Patterson).

The Manager submitted a report recommending that the above described easements, which are required for sewer purposes, be acquired for a consideration of \$1.00 each plus restoration of the easement territories.

He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR CLARK:

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

CARRIED UNANIMOUSLY

- (2) Easement - Westerly 10 feet of Lot 16, S.D. 16, Block 2,
D. L. 25, Plan 1339 (Imperial Oil Limited).

The Manager recommended that Council authorize the acquisition of the above described easement, which is required for storm drainage purposes, for a consideration of \$1.00 plus restoration of the easement area.

He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

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

CARRIED UNANIMOUSLY

(3) Auto Body Repairs - Commercial Areas.

The Manager submitted a report on a question raised in Council last week as to whether auto body repairs would be permitted in a Commercial zone if conducted in conjunction with the operation of a garage advising that the repair of automobile bodies is a conforming use under Commercial zoning because such use falls under the category of Workshop.

He added that only when the operation extends to machine tooling does it require Light Industrial zoning. He further advised that the Trades Licence issued for the operation on property at Hastings Street and Grove Avenue would not be affected if the property were rezoned to Commercial.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(4) Sewage Pumping Station - Sperling Avenue and Fulwell Street.

The Manager reported that the Greater Vancouver Sewerage and Drainage District has applied for a parcel at the south-east corner of Sperling Avenue and Fulwell Street and also for a 20 foot wide easement commencing at this site and proceeding north-easterly to the Burnaby Lake North Interceptor.

He added that it is understood the Board will also request approval of a 10 foot wide easement along the east side of Sperling Avenue from the site of the Pump Station south to the vicinity of Deer Creek, although this has not yet been applied for.

The Manager further advised that the purpose of the parcel at Sperling Avenue and Fulwell Street (which is 60 feet by 90 feet in size) is to accommodate the Sperling Avenue Sewage Pumping Station and the 20 foot wide easement is for the purpose of accommodating the 21 inch force main from the Pumping Station to the Interceptor.

The Manager reported that it is felt the pump house site will not interfere with optimum development of the nearby recreational centre and also that the easement should not interfere with optimum development of the land to be traversed.

The Manager recommended that the parcel in question be deeded to the Greater Vancouver Sewerage and Drainage District and that the easement mentioned be also granted, each for a consideration of \$1.00, and both in accordance with the details shown on Drawing No. SA 383 dated December 18, 1961.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KALYK,
SECONDED BY COUNCILLOR CLARK:

"That the Greater Vancouver Sewerage and Drainage District be requested to design the subject Sewage Pumping Station so that it will be compatible with the ultimate development of the surrounding area and further, that the District give consideration to planting shrubs on the subject site as a means of making it amenable with neighbouring development."

CARRIED UNANIMOUSLY

COUNCILLOR EDWARDS WITHDREW FROM THE MEETING.

(5) Ambulance Attendants.

The Manager reported that there are two ambulance companies operating in Burnaby, both of whom operate in the City of Vancouver and must therefore conform to regulations in effect in that City governing the operation of ambulances. In this regard, the Manager pointed out that the "Vancouver" Cab and Commercial Vehicles By-law requires:

"65C - No person shall be employed as an ambulance attendant unless:

- (a) he holds at least a current Class "C" Certificate of Competency in Industrial First Aid issued or approved by the Workmen's Compensation Board of the Province of British Columbia;
- (b) he has been examined and approved by the Medical Health Officer or by someone designated by him as to his qualifications, such approval to be for a period of one year and to be endorsed on his Certificate of Competency;
- (c) he has been approved by the Chief Constable as a fit and proper person for such work;
- (d) (a) No person shall operate an ambulance for the conveyance of a sick or injured person unless it is staffed with a driver and an ambulance attendant;
- (b) Every ambulance attendant shall keep a record in duplicate on a form approved by the Medical Health Officer of all first aid emergency or other treatment administered to a patient transported to a hospital in his ambulance and shall deliver one copy thereof to the admitting hospital and retain the other copy at the premises referred to in Section 63 (i.e. established premises) herein for a period of one year to be available for inspection by the Medical Health Officer at all reasonable times."

The Manager reported that we gain the advantage accruing under Sections 65(a) (b) and (c) by virtue of the two Ambulance Companies operating in Vancouver. He added that a check with the Burnaby General Hospital shows that these Companies do not apply Section 65(d) (a) (b) at that Hospital and, it is the opinion of the Hospital that it would be a valuable document for inclusion with the patient's records.

The Manager also pointed out that if another ambulance company began operating in this Municipality, it would not be required to conform to any of the provisions of "Vancouver" By-law unless it operated in that City.

The Manager suggested that a good case could be made for the regulation of ambulances being done by some public body such as the Public Utilities Commission since this would obviate the possibility of different sets of regulations for ambulances operating in a metropolitan area.

The Manager recommended that, in the absence of such control by the Public Utilities Commission, a By-law be enacted similar to that in force in the City of Vancouver with the possible additional provision that Burnaby will accept a current endorsement of the Certificate of Competency issued by Vancouver authorities as satisfaction of compliance with Section 65(a) (b) and (c) of their regulations.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR CLARK:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

COUNCILLOR EDWARDS RETURNED TO THE MEETING.

(6) 60 K.V. Transmission Line - Hastings Street between
Esmond Avenue and Gilmore Avenue.

The Manager reported that the above noted transmission line seriously affects the road design in this section of Hastings Street and it would seriously mar the ultimate of the widening in this area. He advised that negotiations have been conducted with the B. C. Electric Company Limited to have this line relocated to the lane immediately north of Hastings Street between the subject two Avenues.

The Manager reported that the Company has agreed to relocating its poles to this lane on the following conditions:

- (a) That the Corporation will assume the cost of relocating this line which, it is understood, amounts to \$1,980.00.
- (b) That this re-installation will not be considered as establishing a precedent.
- (c) That Council go on record as establishing that a minimum building set-back of 10 feet will be observed in future for all properties on the south side of the subject lane.
- (d) That a procedure be established whereby the Company will be notified of any application which may be made for a relaxation of the 10 foot rear yard requirement in Commercial areas.
- (e) That the approval of the Chief Inspector of Electrical Energy is obtained.

The Manager recommended that Council accept the conditions outlined.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(7) Application for rezoning of Parcel 1, Reference Plan
16447, S.D. "D", Blocks 35/36, D. L. 83, Plan 14476
(Guenther).

The Manager submitted a report reviewing the situation respecting applications by the above noted for rezoning of his property to either Residential or Commercial use.

The Manager pointed out that the lot in question was created by subdivision in 1958 and, even though the zoning is Small Holdings, the subdivision was allowed on the condition that the lot be used for Single Family purposes.

The Manager advised that applications for rezoning were received on January 22nd, 1959 and September 30th, 1959, both of which were rejected. He added that on March 22, 1960, the owner of the subject property obtained a building permit for a

24'x 24' garage which was to be followed by the construction of a home; this permit was rescinded since construction was not started within 90 days.

The Manager also reported that on November 27, 1961, a Surveyor for the owner applied to subdivide the property into two 40 foot lots, which application was refused on the grounds that the lots to be created would not meet the minimum frontage and area requirements of the Subdivision Control By-law.

The Manager concluded by advising that there has been no change in the situation other than that a dwelling is being erected at the corner of Royal Oak Avenue and Gilpin Street. He advised that the Planning Department is unable to recommend any change in its previous reports to Council.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR HARPER:

"That Council reaffirm its previous decision to not entertain the rezoning of the subject property because of the drainage situation but that it be pointed out to the owner that he may apply for a permit to construct a Single Family residence."

CARRIED UNANIMOUSLY

(8) Easement - Easterly 10 feet of Lots 37 and 38, S.D. 2, Block 6A, D. L. 155A, Plan 1425 (Binns and Aaron).

The Manager recommended that Council authorize the acquisition of the above described easements, which are required for drainage purposes, for no consideration.

He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

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

CARRIED UNANIMOUSLY

(9) Easement - Northerly 16 feet of Lot 7, R.S.D. "A", S.D. 8, Block 1, D. L. 58 (Jacobson).

The Manager recommended that Council authorize the acquisition of the above described easement, which is required for drainage purposes, for no consideration.

He also recommended that Council authorize the execution of the necessary documents.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HICKS:

"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(10) Estimates.

The Manager submitted a report of the Municipal Engineer covering Waterworks Estimates for the period to June 30, 1962 in the total amount of \$69,850.00 recommending that they be approved.

MOVED BY COUNCILLOR HARPER,
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

(11) Private Appraisal Consultant

The Manager reported that the Municipal Assessor has requested authority to engage an Appraisal Consultant to render an opinion on the land assessments in the Lake City Industrial complex. He stressed that in view of the magnitude of the appeal taken by the owners of the land involved and the possible far reaching consequences of the appeal, it is considered extremely desirable to prepare a rebuttal by an independent source on behalf of the Municipality.

He added that the sum of \$1,200.00 was included in the Provisional Budget in anticipation of this need to engage a private Appraisal Consultant.

The Manager recommended that Council authorize the retention of a private Appraisal Consultant in connection with assessment appeals to the Appeal Board.

MOVED BY COUNCILLOR HICKS,
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager
be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CLARK,
SECONDED BY COUNCILLOR BLAIR:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY

THE REEVE DECLARED A RECESS AT 8:55 P.M.

THE COUNCIL RECONVENED AT 9:10 P.M.

COUNCILLOR EDWARDS WITHDREW FROM THE MEETING.

MOVED BY COUNCILLOR BLAIR,
SECONDED BY COUNCILLOR CLARK:

"That the Council resolve into Committee of the Whole to consider "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 2, 1962!"

CARRIED UNANIMOUSLY

This By-Law provides for the following rezoning:

FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE III.

Lot "B", Blocks 43/44, D. L. 35, Plan 4526

Secretary-Treasurer, Burnaby School Board, submitted a letter advising that this rezoning proposal has been considered by the Board who feels that the remarks contained in a report filed December 8, 1960 relating to a similar type of development in the subject area still apply as far as this area is concerned and, accordingly, the Board would not be disposed to oppose this particular application.

The applicant, Jack Gillmore Limited, submitted a letter dealing with the matters of the adequacy of the sewage system, school facilities, parking facilities, and the extension of Burke Street.

Mr. Albert E. Jones also wrote opposing the rezoning proposal.

Planning Director submitted a further report on the proposal at hand commenting on the matters of sewer facilities, school facilities, and the extension of Burke Street.

Municipal Engineer also wrote advising that if this development could collect its internal drainage and sanitary sewage so that each could be handled by a single connection at the property line, there would be no charge for sanitary sewers and the cost of bringing storm sewer service to the property at the southwest corner would be \$5,225.00.

The applicant and the architect on the subject project were present and it was stated by the architect that on site drainage would be taken care of by the developer.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

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

CARRIED
COUNCILLOR CLARK-AGAINST

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

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

CARRIED
COUNCILLOR CLARK-AGAINST

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HARPER:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 2, 1962" be now
read a Third Time."

CARRIED
COUNCILLOR CLARK-AGAINST

COUNCILLOR EDWARDS RETURNED TO THE MEETING.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 6, 1962" be now
reconsidered."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

FROM LIGHT INDUSTRIAL TO COMMERCIAL.

Lots 9 E $\frac{1}{2}$ and 9 W $\frac{1}{2}$, Block 3, D. L. 206,
Plan 1071.

MOVED BY COUNCILLOR PRITTIE,
SECONDED BY COUNCILLOR HICKS:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 6, 1962" be now
finally adopted, signed by the Reeve and
Clerk and the Corporate Seal be affixed
thereto."

IN FAVOUR -COUNCILLORS
BLAIR, HARPER, HICKS &
PRITTIE

AGAINST - COUNCILLORS
MacSORLEY, KALYK,
EDWARDS & CLARK.

MOTION LOST

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR KALYK:

"That " BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 9, 1962" be now
reconsidered."

CARRIED UNANIMOUSLY

This By-law provides for the following rezoning:

FROM LIGHT INDUSTRIAL TO RESIDENTIAL MULTIPLE FAMILY TYPE I.

Lot "B", Block 44, D. L. 151/3,
Plan 14243.

The applicant, Messrs. O. Wieser and E. Unger, submitted a further letter bringing forth points in support of their application.

MOVED BY COUNCILLOR EDWARDS,
SECONDED BY COUNCILLOR HARPER:

"That "BURNABY TOWN PLANNING BY-LAW 1948,
AMENDMENT BY-LAW NO. 9, 1962" be now finally
adopted, signed by the Reeve and Clerk and
the Corporate Seal be affixed thereto."

CARRIED
COUNCILLORS MacSORLEY,
KALYK, CLARK -AGAINST.

The Meeting then adjourned.

Confirmed:

Certified Correct:


REEVE


CLERK