

MAY 7, 1962

A Regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, May 7, 1962 at 7:30 p.m.

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

ABSENT: Councillor Harper

Reverend H. A. Lindberg led in Opening Prayer.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That Councillor Harper be granted leave  
of absence from this meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR EDWARDS:

"That the minutes of the meetings held  
April 9th, 16th, 24th and 30th, 1962,  
be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

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

CARRIED UNANIMOUSLY

Councillor Prittie introduced the matter of financial contributions by member municipalities to the Lower Mainland Regional Planning Board and, in particular, a situation which has arisen whereby the City of Vancouver has reduced its contribution from \$17,000.00 to \$14,000.00. Councillor Prittie explained that when the Board was established, the City of Vancouver was included as a member municipality but, in 1957, when the Municipal Act underwent a major revision, it resulted in the City not being specifically mentioned as a municipality to which the provisions of the Municipal Act respecting the Lower Mainland Regional Planning Board applied.

Councillor Prittie advised that despite this situation, the City has in the past contributed toward the cost of operating the Planning Board on the same basis as all other municipalities. Councillor Prittie stated that he felt steps should be taken to ensure that the City of Vancouver would be legally bound to pay its share of the cost of operating the Lower Mainland Regional Planning Board.

MOVED BY COUNCILLOR PRITTE,  
SECONDED BY COUNCILLOR EDWARDS:

"That the Minister of Municipal Affairs be requested to arrange for the passage of the necessary legislation to require the City of Vancouver to contribute to the cost of operating the Lower Mainland Regional Planning Board, on the same basis as applies to all other member municipalities."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 24, 1962.

(1) Burnaby Road Acquisition and Dedication By-Law No. 4, 1962.

The Manager reported that the above noted By-law provides for the acquisition and dedication of the north seven feet of Lot 4G, Blocks 2/4, D. L. 28N, Plan 2152 for the widening of Wedgewood Street.

He recommended that this By-law be passed by Council.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Burnaby Road Acquisition and Dedication By-Law No. 3, 1962.

The Manager reported that the above noted By-law provides for the acquisition and dedication of a triangular portion of land owned by Royal City Foods Ltd. on Government Street at Bainbridge Avenue for road purposes.

He recommended that Council pass this By-law.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Easement - Portion of Lot 4, Block 55, D. L. 129, Plan 17970 (Bonneau).

The Manager recommended that Council authorize the acquisition of an easement over the above described property, which is required for a drainage project authorized by by-law in 1959, 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 EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

- (4) Easement - West 10 feet of Lot "D", Block 4, D. L. 206, Plan 14187 (McLennan nee: Turner).

The Manager reported that some years ago the Corporation constructed a sanitary sewer over the above described property with the verbal consent of the then owner. He advised that since that time efforts to secure a formal easement have been unsuccessful.

He recommended that Council institute expropriation proceedings to acquire the easement in question.

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (5) Easement - West 15 feet of Lot 17, Block 48, D. L. 151, Plan 1437 (Gumbleton).

The Manager recommended that Council authorize the acquisition of the above described easement, which is required in connection with Phase 3 of the South Slope Sewer project, for a consideration of \$10.00 plus restoration of the easement territory.

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

MOVED BY COUNCILLOR HICKS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (6) Easement - Portion of Lot 12, Block 4, D. L.'s 6, 8, and 56, Plan 17066 (Adamson).

The Manager recommended that Council authorize the acquisition of the above described easement, which is required for sewer purposes, for a consideration of \$1.00, subject to the owner being permitted to encroach on the easement area not more than 2.5 feet with the construction of a carport; the floor of which is to be restricted to a blacktop finish.

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

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR KALYK:

"That the recommendations of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (7) Lane - Lot 22, Block 2, D. L. 28, Plan 274 (MacWilliam).

The Manager reported that in 1951 the Corporation filed a right-of-way plan in the Land Registry Office establishing a 20 foot lane at the rear of the above described property but a

conveyance of this property to the Corporation was not registered.

He advised that attempts have been made to negotiate the acquisition of the land for lane purposes but the owner has refused to settle for less than \$2,000.00. He added that the Land Agent for the Corporation values the 20 foot portion in question at \$500.00.

The Manager recommended that Council authorize the institution of expropriation proceedings to acquire the rear 20 feet of the Lot 22 in question for lane purposes.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(8) Debenture By-Law - Local Improvement Projects.

The Manager reported that construction of Local Improvements authorized under twenty-two separate by-laws, including the Cascades Ornamental Street Lighting project, is sufficiently complete to allow for the financing of the works by the issue and sale of debentures.

He presented a schedule listing the works in question totalling in cost \$781,225.43.

He added that it would be necessary to amend nine of the twenty-two by-laws in order that the cost sharing policy of the Council can be complied with.

He also reported that of the \$781,225.43, \$63,933.89 would be recovered from the Senior Governments under the Winter Works Incentive programme, leaving a balance of \$717,291.54. The Manager advised that to this amount would need to be added provision for a discount on the debentures and expenses of the sale - \$21,708.46, and that therefore the issue should be for \$739,000.00.

The Manager recommended that Council pass a Debenture by-law to authorize the issuance and sale of debentures totalling \$739,000.00 bearing a coupon of 5 $\frac{1}{4}$ % dated June 15, 1962 and maturing serially over the period of years 1963 to 1977 inclusive.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR BLAIR:

"That the recommendation of the Manager  
be adopted."

CARRIED  
COUNCILLORS KALYK AND  
CLARK - AGAINST.

(9) Parks Debenture By-Law.

The Manager reported that in conjunction with the previous Debenture By-law, it is deemed advisable to market the first series of debentures pursuant to the \$1,500,000.00 Parks Capital Programme.

The Manager recommended that Council pass a Debenture By-law to authorize the issuance and sale of debentures totalling \$300,000.00 (1-20 year serial) bearing a coupon of 5½% and dated February 15, 1962.

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(10) Debenture By-Law, No. 4301.

The Manager reported that the Schedules containing the information necessary for a Rates By-law for the Debenture By-law noted in caption has been prepared and will be submitted to Council.

He recommended that this By-law be passed by Council.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

- (11) The Manager submitted a report of the Chief Building Inspector covering the activities of his Department for the period between March 26th and April 20th, 1962.
- (12) The Manager submitted a report of the Fire Chief covering the operations of his Department for the month of April 1962.
- (13) The Manager submitted a report prepared by the Social Service Administrator covering disbursements and case-loads for select months in 1961 and the same months in 1962.
- (14) The Manager submitted a report of the Municipal Engineer covering construction progress during the month of April 1962.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HICKS:

"That the above four reports be received."

CARRIED UNANIMOUSLY

(15) Estimates.

The Manager submitted a report of the Municipal Engineer covering special estimates of work in the total amount of \$73,905.00 recommending that they be approved.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendation of the Manager  
be adopted."

CARRIED UNANIMOUSLY

(16) Expenditures.

The Manager submitted a report of the Municipal Treasurer covering expenditures for the period ended April 20, 1962 in the total amount of \$1,457,474.42 recommending that they be approved.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR EDWARDS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(17) Miscellaneous Rezoning Applications.

The Manager submitted reports of the Planning Director dealing with a number of rezoning applications.

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR PRITTIE:

"That these reports be received."

CARRIED UNANIMOUSLY

(18) Apartment Regulations - Commercial Areas.

The Manager reported that the Planning Department would have a report to Council this evening outlining the problems in connection with the above captioned matter.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR EDWARDS:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(19) Sperling Dump.

The Manager submitted a report indicating the estimated cost of providing a "receiving" service at the landfill operation on Sperling Avenue on week-ends, as follows:

2 men @ 8 hrs./day x \$2.075/hr.	\$33.20
Loader, 2 hrs./wk. on Monday mornings	14.00
Cover material	10.00
Overhead	<u>9.07</u>
	\$66.27 per wk.
52 weeks x \$66.27	\$3,446.04
10 statutory holidays @\$33.14	<u>331.40</u>
Estimated Total cost	\$3,777.44

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR BLAIR:

"That the report of the Manager be received."

CARRIED UNANIMOUSLY

(20) Lot 19, Block 7, D. L.'s 116/186, Plan 1236 (3815 Hastings Street).

The Manager submitted a further report in connection with an application by a Mr. Wong to either purchase or lease the above described property advising that Mr. Wong has indicated he would spend approximately \$5,000.00 for excavating the lot in question while Municipal Officials have estimated it would cost approximately \$3,000.00 to rehabilitate the existing dwelling and connect it to the sewer -- a total investment of some \$8,000.00 or, if the house was demolished, \$5,000.00.

He advised that on a ten year lease basis (as was suggested by Council earlier) it would amount to approximately \$800.00 per year, or \$500.00, depending on which proposition was implemented, whereas the lease proposal suggested by the Land Agent amounted to \$420.00 per annum plus taxes, or a total of some \$650.00 per year.

He pointed out that the figures indicate that the lease proposal suggested by Council would favour the lessee considerably. He set out the weaknesses which are felt exist in the suggestion mentioned.

The Manager concluded by advising that the main interest the Corporation has in the subject property is the protection of it for the future. He added that should this lot not be required in the future, the land should be offered for sale by tender rather than disposed of by means of a complicated lease arrangement.

MOVED BY COUNCILLOR CLARK,  
SECONDED BY COUNCILLOR PRITTIE:

"That the Land Agent be directed to reapproach Mr. Wong to obtain his reaction to a proposal whereby the Corporation will lease the subject lot on the condition that Mr. Wong demolish the building presently located thereon and further, on the understanding that he will not undertake any extensive ground improvements."

CARRIED UNANIMOUSLY

(21) Canadian Association of Social Workers.

The Manager recommended that the Social Service Administrator, Mr. E. L. Coughlin, be authorized to attend the Biennial Meeting of the above noted Association which is being held in Winnipeg, Manitoba, between June 3rd and June 8th, 1962.

He also recommended that Council authorize Mr. Coughlin to attend a meeting of the Canadian Welfare Council on June 2nd.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR MacSORLEY:

"That the recommendations of the Municipal Manager be adopt.d."

CARRIED UNANIMOUSLY

THE REEVE DECLARED A RECESS AT 9:10 P.M.

THE COUNCIL RECONVENED AT 9:20 P.M.

COUNCILLOR EDWARDS WITHDREW FROM THE MEETING.

(17) Miscellaneous Rezoning Applications

(6) Application to rezone Lots 2 and 3, Block 1, D. L. 05, Plan 2101 from Commercial to Residential Two-Family.

The Planning Director reported that the Commercial zone under consideration is located on the south side of Grandview-Douglas Highway and extends eastward from Sperling Avenue to Chiselhampton Avenue - a distance of approximately 650 feet. He added that the depth of the zone is 125 feet and it is comprised of nine properties.

The Planning Director further reported that the applicants, five owners of property immediately to the south of the Commercial zone, have requested that the easterly 200 feet of the subject zone be rezoned to Residential because the value of the properties which they own will be detrimentally affected by commercial development in the said zone. He pointed out that the applicants had contended that the use of the rear portion of the commercially zoned properties (which have frontage on Rugby Street) for secondary access, parking and other ancillary commercial uses would create traffic problems, create a nuisance due to the hours of operation and, in general, destroy the residential amenities which normally exist in an area of this quality.

The Planning Director advised that the block bounded by Sperling Avenue, Grandview-Douglas Highway, Chiselhampton Avenue, and Rugby Street is composed of nine properties, two of which lie entirely within the Commercial zone while the remaining seven possess both commercial and residential single family zoning. He added that six of these seven properties have double frontage on Grandview-Douglas Highway and Rugby Street and that of the nine lots in question, only two are occupied with commercial buildings.

The Planning Director advised that the subject Commercial zone has existed for many years but has experienced only very limited development. He reported that it is the opinion of the Planning Department that this zoned land should not be used for "Highway Commercial" purposes, such as a drive-in restaurant but rather, it is the feeling of the Department that due to the location of this zone with respect to the residential area and also to the volumes of traffic which exist on this section of the Highway, the zone should be reduced in size and used only for Local Commercial purposes. The Planning Director added that from a review of land use in this area, it would seem that a zone to accommodate the type of "Highway Commercial" use would be better located ultimately on the north side of Grandview-Douglas Highway.

The Planning Director advised that his Department concurred with the concern of the residents over the conflict between unhampered commercial development and the "filling in" of the neighbourhood, and that it also agreed that the use of the rear portions of the properties for secondary access would bring abnormal volumes of traffic into the residential area; furthermore, developments along the lines of the current drive-in proposal would create traffic problems on a portion of the Highway which is quite critical in the overall pattern with the opening of the Throughway.

As regards the request of the petitioners that the easterly 200 feet of the present commercial zone be rezoned to



Residential Single Family and that a lane be established parallel to Grandview-Douglas Highway to serve as secondary access to the Commercial premises and to provide a firm demarcation between the two land uses, the Planning Director advised that though this would tend to stabilize conditions and make for an improved traffic situation, the acquisition of the land for lane purposes would be quite costly. He added that, in addition, the establishment of the proposed drive-in would tend to devalue the property to the east as residential property and the most easterly property would be adversely affected by commercial lane traffic.

The Planning Director advised that his Department felt a better general alternative would be to rezone all of the commercial strip except the westerly 235.5 feet thereof to Residential Single Family, which would result in the established commercial premises being contained in a proper zone but, at the same time, providing them with an opportunity for moderate expansion. He pointed out that with this arrangement, it should not seem necessary to establish a lane allowance.

The Planning Director recommended that further consideration be given the rezoning of all properties in the subject block from Commercial to Residential Single Family, except the following properties:

- (1) Block 1 W. Pt., Sketch 5676, Plan 2101, D. L. 85
- (2) Block 7 Pt. Reference Plan 7720, Plan 2101, D.L. 85
- (3) South 125 feet of Block 1 Pt. Sketch 121 Except Sketch 7720, Plan 2101, D. L. 85
- (4) South 125 feet of Block 1 Pt., Lot "E", Sketch 3234, Plan 2101, D. L. 85.

Mr. Robert Edwards, Barrister and Solicitor, was permitted to address Council on the subject rezoning application. He stated that the recommendation advanced by the Planning Director was, in his opinion, a proper and valid one.

Mr. Edwards also reiterated the views expressed when he last appeared before Council on the rezoning application.

With respect to the proposal to develop the "Lockerby" property as a drive-in hamburger stand, Mr. Edwards pointed out that permits for this development have expired over the past, which would appear to indicate that the development was perhaps not a concrete one.

Mr. Edwards concluded by urging that Council adopt the recommendation of the Planning Director even though in so doing it might to a very slight degree adversely affect the development proposed for the "Lockerby" property.

MOVED BY COUNCILLOR HICKS,  
SECONDED BY COUNCILLOR KALYK:

"That Mr. Lockerby be invited to discuss his development proposal with officials of this Corporation to determine whether it can be arranged in such a fashion that it would be mutually acceptable to both himself and the residential property owners to the south and further, that in the event no work is commenced pursuant to a permit which has been issued to Mr. Lockerby for

his Commercial enterprize, a renewal of this permit or a new one be withheld pending the discussions mentioned."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR,  
SECONDED BY COUNCILLOR HICKS:

"That the report of the Planning Director on the subject rezoning be tabled until such time as the results of the discussions with Mr. Lockerby are made known to Council."

CARRIED UNANIMOUSLY

- (7) Application to rezone 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.

The Planning Director reported that these lots are located on the south-west corner of Sunset Street and Ingleton Avenue and they have an area of approximately 11,100 square feet.

He advised that this application is identical to two earlier applications which were reported on to Council in June 1959 and in September 1961.

The Planning Director pointed out that in those two earlier reports it had been mentioned that most of the existing apartments in the subject area were constructed prior to the introduction in 1955 of the current Residential Multiple Family regulations and densities. He stressed that the principle underlying the differentiation between Type I and Type II was that on undeveloped sites a density of 1,100 square feet per unit was the maximum desirable whereas if redevelopment of "housed in" land was involved, the higher density prescribed by the Type I regulations would be allowed to assist in overcoming the presumed higher cost of the site acquisition.

The Planning Director reported that the statement of the applicant that surrounding properties are zoned Multiple Family Type I is incorrect and, with regard to the situation in connection with the size of suites (as related by the applicant), the Planning Director pointed out that the By-law makes no reference to the size and nature of the suites but rather to the density of suites on a given site.

As regards the contention of the applicant relative to the economics of apartment block development, the Planning Director advised that though this may be a very real problem, it does not form a valid reason for amending the Zoning By-law. He added that land is zoned for apartment use at a density which is in keeping with the area and all other similar areas in the Municipality.

The Planning Director recommended that no change be made in the Zoning of the subject properties since the concept outlined above and in reports submitted in June of 1959 and again in September 1961 was, and still is, sound.

He added that the situation of having developments - even side by side - complying with somewhat different standards is not unusual whenever standards are modified and this is not justification for rescinding the new standard.

Mr. Robert Edwards was again granted permission to address Council on this application.

Mr. Edwards produced certain statistics in connection with existing apartment buildings in the subject area which indicated that the densities of these buildings were in a range which would place them in a Type I classification.

Mr. Edwards also reviewed the reasons for the application, as expressed to Council at an earlier meeting this year.

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR BLAIR:

"That the application to rezone the subject lots 8 and 9 from Residential Multiple Family Type II to Residential Multiple Family Type I be approved for further consideration."

CARRIED  
COUNCILLORS PRITTIE  
AND HICKS - AGAINST

- (9) Application to rezone Lot 17 Except Reference Plan 17221 and Lot 18 Except Sketch 9635, Blocks 174 and 6, D. L. 125, Plan 3520 from Auto Court to Commercial.

The Planning Director reported that these properties are located on the north side of Loughheed Highway immediately west of Holdom Avenue and that they have a combined area of 2.26 acres.

He advised that the applicant desires to have the property temporarily zoned to Commercial in order that he may sell trailers on the property until sewers are available, or for three years.

The Planning Director reported that the whole block in which this property is located (Loughheed Highway, Holdom Avenue, Broadway, and Springer Avenue) is zoned for Auto Court use which is considered quite logical inasmuch as it is suitably located from a trade viewpoint, having secondary access from Broadway, nearby Commercial facilities and, when developed, it will provide a good "transition" use between Loughheed Highway and the residential area to the north.

The Planning Director advised that it is still the view of his Department that the entire block outlined above should be retained for Auto Court use as enquiries indicate that there is a need for this type of accommodation and further, commercial development within this block could prejudice existing and anticipated residential development to the north.

With respect to the request for a temporary zoning, the Planning Director advised that this could not be considered since legislation does not permit any form of undertaking or agreement that zoning changes will be effected at some future date.

The Planning Director recommended that the application for "temporary" zoning not be entertained.

Mr. Robert Edwards was again allowed to address Council on this application.

Mr. Edwards first stated that the owner of the property in question had amended his application so that he was now seeking permanent rezoning to Commercial and not a temporary rezoning.

Mr. Edwards pointed out that all land surrounding the subject site, except that to the north, is used either commercially or industrially. He added that the rear portion of the property under application contains dense bush and trees which serve as an effective screen between the residential area and any commercial development on the property in question. He also pointed out that the owner wishes to use the property for trailer sales and that therefore in effect this would be not much different than the current possible situation since an auto court, including trailers, could be established on the property.

Mr. Edwards concluded by stating that the owner is prepared to dedicate a sufficient area on the north side of his site for a buffer strip.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR CLARK:

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

CARRIED  
COUNCILLOR KALYK -  
AGAINST.

COUNCILLOR EDWARDS RETURNED TO THE MEETING.

- (10) Application to rezone Lot 1, S.D. 4 and 5, Block 2, D. L. 206, Plan 19158 from Local Commercial to Residential Two-Family.

The Planning Director reported that this property is located at the north-east corner of Curtis Street and Kensington Avenue and that it has an area of approximately 1.2 acres.

He advised that adjacent properties to the north, east, and south are residentially developed - the homes being of recent construction while land on the north-west corner of the intersection is occupied by the Kensington Junior High School and the North Burnaby High School, with property on the south-west corner being occupied by a Church.

The Planning Director reported that until 1956, the Corporation owned the subject property and considerably more land to the north and east; which lands were sold to the applicant with a condition of the sale being that the property under application be zoned as Local Commercial. The Planning Director advised that the concept underlying this rezoning from Light Industrial to Residential and Local Commercial was that a small neighbourhood shopping district would combine with the adjacent Church, schools and adjoining park - playfield facilities, to form a neighbourhood focal point; its location at the intersection of two principal streets placing it in a

strategic position to serve the needs of the surrounding area.

The Planning Director further advised that his Department was very much aware when recommending rezoning of the site to Local Commercial that such development was premature until "infilling" took place and the two adjacent streets (Curtis and Kensington) were functioning as principal streets.

He added that in acquiring this property in 1956, the present applicant indicated that he appreciated the limitations on the development of the site and that its development for this use was some time away. The Planning Director opinionated that presumably the selling price placed on the property was low enough to compensate for the fact that use could not be made of the property immediately.

The Planning Director also reported that the present applicant made two applications for rezoning to Residential - one in January 1958 and the other in November 1958 and the other in November 1958.

The Planning Director reported that it is felt the objective of the Corporation in developing a neighbourhood focal point is highly desirable and should therefore be retained. He pointed out that it was recognized when the land was zoned Local Commercial that it could not be used immediately but that the demand would ultimately exist. He advised that the current Local Improvement Paving programme provides for the opening up and extension of both Curtis Street and Kensington Avenue and that it would be extremely regrettable to relinquish the earlier objective of a neighbourhood centre now that infilling has finally taken place and completion of the principal streets is imminent.

The Planning Director recommended that the application be not entertained.

He suggested that the Corporation consider acquisition of the property and retain it until its optimum use can be achieved.

MOVED BY COUNCILLOR HICKS,  
SECONDED BY COUNCILLOR PRITTIE:

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

IN FAVOUR - COUNCILLORS PRITTIE,  
HICKS AND BLAIR

AGAINST - COUNCILLORS EDWARDS,  
CLARK, KALYK AND  
MacSORLEY

MOTION LOST

MOVED BY COUNC'LLOR CLARK,  
SECONDED BY COUNCILLOR EDWARDS:

"That the application be approved for further consideration."

CARRIED UNANIMOUSLY

- (1) Application to rezone Lot 6 Except West 88 feet and Parcel "A" Explanatory Plan T4896, S.D. 7, Block 12, D. L. 173, Plan 1034 from Heavy Industrial to Agricultural.

The Planning Director reported that these properties are located on the south-west corner of Trapp Road and Fenwick Avenue and that they have a combined area of approximately 1.72 acres.

He advised that the applicant has submitted that due to severe topography and land assembly to the south, the subject lots are unsuitable for industrial development.

The Planning Director reported that the two properties under application and one other to the west on Trapp Road are the only privately owned lands between Willard Avenue on the west, Fenwick Avenue on the east, Trapp Road on the north, and Spur Road on the south; all other parcels in this area (composing approximately 16 acres) having been assembled by the Railway Division of the former B. C. Electric Company which, in conjunction with some 15 acres in D. L. 172, is proposed as a future site for a rail marshalling yard.

The Planning Director advised that the three remaining privately owned parcels on the Burnaby side are hardly suitable for industrial use since they are topographically unsuitable for this type of development; in fact, the topography is so severe that only an extremely limited number of industrial land users would consider these properties as suitable sites. He added that by reason of this topographic condition, the land is more logically associated with that on the north side of Trapp Road which is zoned Agricultural and developed residentially, and also with that land on the east side of Fenwick Avenue in D. L. 172 which is both zoned and developed residentially.

The Planning Director recommended that the rezoning of the subject properties from Heavy Industrial to Agricultural be advanced for further consideration.

MOVED BY COUNCILLOR KALYK,  
SECONDED BY COUNCILLOR CLARK:

"That this report be tabled for a period of one week."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR HICKS:

"That report numbers 2, 3, 4, 5, and 8 of the Planning Director on various rezoning applications be tabled for a period of one week."

CARRIED UNANIMOUSLY

Municipal Manager's Report No. 24, 1962.

- (18) Apartment Accommodation - Commercial Zones.

The Planning Director reported that his Department is seriously concerned with the inadequacy of controls regulating the construction of apartment accommodation in districts other than residential multiple family areas. He pointed out that though his Department is in the process of drafting an overall revision to the current Town Planning By-law, it is felt the present situation respecting ancillary apartment accommodation

in Commercial zones is crucial and requires rectification immediately.

The Planning Director outlined the situation which existed prior to 1955 when special permission of Council was given for apartment developments and when regulations under the Commercial district permitted the construction of suites above the ground floor of Commercial premises.

He pointed out that when new regulations were introduced for Multiple Family districts, the regulations in connection with apartments over Commercial premises remained unchanged and, though these regulations were not adequate, they did not have serious ramifications since seldom was use made of these regulations.

The Planning Director advised that there has been a heightened interest recently in building apartments over stores and it has been found that the number of suites proposed exceeds that allowed under a Residential Multiple Family Type I zone.

He added that, in some cases, it seems that the present regulations, which were intended to allow ancillary use of a building for apartment accommodation, are being used to erect high density apartment buildings with Commercial premises assuming the ancillary role; furthermore, a detailed review of the present by-law indicates the prospect that it could be interpreted that apartment accommodation could be allowed in Local Commercial, Light and Heavy Industrial zones as well as Commercial zones.

He emphasized that if such abuse takes place, the prime objectives of zoning control would be threatened and the security of many apartment investments - existing and future - would be hazarded.

The Planning Director outlined the following disadvantages and weaknesses which are felt stem from the continuance of the present lack of effective control:

- (1) Generally, industrial areas and busy commercial districts are simply not appropriate places to live and certainly the mixing of industry and living units is detrimental to both type of uses.
- (2) Occupants of suites built taking advantage of the present open situation will live on overcrowded sites with no outdoor amenity areas. Both of these factors are provided for, though perhaps not altogether adequately, in the present Residential Multiple Family regulations but the present interpretation of the existing By-law is that a developer need make no concessions in this direction save those brought about by building height restrictions and rentability of the accommodation.
- (3) If the building of apartment units in "non-living" areas develops as present indications suggest, a substantial change in population distribution can be expected from that now anticipated and this could pose serious problems in the servicing required by these non-residential areas and in the provision of public facilities.
- (4) With one of the main objectives being the protection of the "non-living" districts from encroachment by residential development, single and two-family housing has been prohibited from these "non-living" areas. The admission of the type of accommodation under consideration into industrial areas would negate this objective and

would infer a questionable distinction between the person who wished to build a single family house and one who wished and could afford a larger investment in housing.

- (5) The present By-law requirement is that one parking space be provided for each two housing units erected over commercial premises. Usually, the location of such space restricts rear servicing of the commercial floor; furthermore, the cars of visitors to apartments and those cars for which no provision has been made on site for parking, park on the street thus pre-empting curb parking space which could otherwise be used by customer parking.
- (6) In most of the commercial districts lying outside of the Kingsway, Hastings, and Edmonds commercial zones, the existence of a two or three storey building of the type under consideration is not in harmony with the character and amenity of the adjacent neighbourhood.
- (7) It seems apparent, although detailed data has not been obtained, that a substantially cheaper building is possible using the subject opportunity than is possible in a residential multiple family district. This seems certainly likely where the density of the latter area is substantially exceeded but, in addition, cheaper land cost will often be possible, cheaper construction is common, and reduced maintenance costs are certain. As a consequence, the ability of the conventional apartment house operator to compete with "suites over stores" operations is of serious concern.
- (8) Should a strong tendency develop toward "suites over stores" development, the development of zoned multiple family tracts will be adversely affected with not only reduced opportunities for owners of land now zoned to sell but also with serious ramifications insofar as the investment climate pertaining to larger scale garden apartment projects is concerned.

The Planning Director concluded by advising that it is the view of his Department that the type of accommodation in question should be permitted under the following conditions and that appropriate amendments to the Town Planning By-law should be initiated to effect these changes:

- (a) Apartment units should be prohibited from all industrial and Local Commercial districts and the smaller scattered Commercial zones. This would confine such uses to Hastings Street between Boundary Road and Delta Avenue, the commercially zoned portions of Kingsway between Boundary Road and Edmonds Street, and Edmonds Street between Kingsway and Sixth Street.
- (b) The maximum density of units should be not greater than one suite for each 1100 square feet of site area.
- (c) The minimum site width should be 50 feet.
- (d) No more than one bedroom should be provided.
- (e) For each suite, an open balcony of not less than 50 square feet should be provided off the living room and the said balcony should be at least five feet wide and suitably screened for privacy.



- (f) For each suite, one on site car parking space should be provided and these should be located in such a way that utilization of secondary access to the commercial premises will not be impaired.

MOVED BY COUNCILLOR PRITTIE,  
SECONDED BY COUNCILLOR HICKS:

"That the report of the Planning  
Director be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HICKS:

"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR EDWARDS,  
SECONDED BY COUNCILLOR HICKS:

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

CARRIED UNANIMOUSLY


MOVED BY COUNCILLOR MacSORLEY,  
SECONDED BY COUNCILLOR EDWARDS:

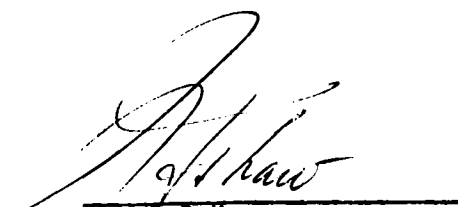
"That the meeting adjourn until 4:00 p.m.,  
Tuesday, May 8, 1962."

CARRIED UNANIMOUSLY

Confirmed:

Certified Correct:

  
REEVE

  
CLERK