

OCTOBER 24, 1966

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, October 24, 1966, at 7:30 p.m.

PRESENT: Acting Reeve Corsbie in the Chair;
Councillors Blair, Cafferky, Dailly,
Herd, Hicks (7:35 p.m.) and McLean

ADSENT: Reeve Emmott
Councillor Drummond

ACTING REEVE CORSDIE proclaimed the period between November 5th and 11, 1966, as 'Remembrance Week'.

ACTING REEVE CORSDIE drew attention to the presence of members from the 5th Burnaby West Haida Pack of the Boy Cubs and welcomed them to the Council meeting.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DAILLY:
"That His Worship, Reeve Emmott, be granted leave of absence from both this meeting and the one held on October 17, 1966, and Councillor Drummond be granted leave of absence from this meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the Minutes of the meetings held October 3rd and 11, 1966, be adopted as written and confirmed."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That all of the below listed correspondence be received."

CARRIED UNANIMOUSLY

Chairman, Armistice Day Ceremony, The Royal Canadian Legion, Branch No. 148,
wrote requesting permission to hold:

- (a) the Annual Remembrance Day Parade on November 11th commencing at 10:15 a.m. from the parking lot of the Canada Safeway Limited at Hastings Street and Rosser Avenue to the Cenotaph in Confederation Park;
- (b) a parade on November 6th commencing at 10:30 a.m. from Hastings Street and Sperling Avenue to the Westridge United Church.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:
"That permission be granted to Branch No. 148 of the Royal Canadian Legion to conduct the two parades mentioned above at the time and along the routes indicated, subject to the approval of the R.C.M.P."

CARRIED UNANIMOUSLY

COUNCILLOR HICKS ARRIVED AT THE MEETING.

Mrs. C. Harper submitted two letters in which she urged that Council reconsider a previous decision to not rezone land in the Moscrop-Smith-Inman-Gilpin area for apartment purposes.

She also mentioned, in one of the letters, that an earlier one from her dated July 15, 1966, had not been considered by Council.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR DAILLY:

"That Mrs. Harper be advised that she can make application for rezoning her property at 3874 Moscrop Street to multiple family use in the usual way."

CARRIED UNANIMOUSLY

ACTING REEVE CORSDIE stated that he had received a letter from the Burnaby Young Men's Christian Association requesting that the Corporation contribute \$75.00 toward the cost of the Association holding a Halloween Party at the Valleyview Community Hall.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:

"That the office of the Reeve be empowered to make appropriate grants similar to those given in past years for Halloween parties being held by various community organizations."

CARRIED UNANIMOUSLY

It was understood that the request from the Burnaby Young Men's Christian Association would be referred to the office of the Reeve for consideration.

ACTING REEVE CORSDIE mentioned that he had received a letter from Mr. A. Kamp on behalf of the North Burnaby Legion #148 Soccer Club in which a request was made that Council financially assist in sponsoring a dinner which the Club will be arranging to entertain a Soccer Team from Etobicoke, Ontario, plus members of the Club and a number of dignitaries.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That a contribution of \$100.00 be authorized for the North Burnaby Legion #148 Soccer Club toward the cost of the dinner mentioned in its letter."

CARRIED UNANIMOUSLY

While discussing the foregoing matter, a question arose as to the proper way requests of that sort could be treated.

Some mention was made that the Parks and Recreation Commission has a policy under which a criterion exists for financially recognizing athletic activities.

It was felt that a policy should be established for making grants to assist in the cost of holding athletic events, including recognition for trips and other activities associated with the events.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:

"That the Municipal Manager submit a report indicating the points that should be considered by Council in formulating a policy for making grants to assist in the cost of holding athletic events (including recognition for trips and other activities associated with the event), and that he also reflect his consideration of the situation mentioned this evening pertaining to the Parks and Recreation Commission."

CARRIED UNANIMOUSLY

Secretary, North Burnaby Commerce and Community Bureau, wrote requesting that the Municipality financially assist the Christmas Lighting Committee of the Bureau in its street lighting programme for the Christmas season.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the request of the North Burnaby Commerce and Community Bureau be referred to the Grants Committee and the Committee be given power to act in the matter."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:

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

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

(a) Complaint of Mrs. G. L. Mahhe concerning Local Improvement on Smith Avenue

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:

"That Mrs. Mahhe be heard."

CARRIED UNANIMOUSLY

Mrs. Mahhe appeared and stated that it had not been possible for her to retain Counsel to present her views in connection with the Local Improvement that is being constructed on Smith Avenue.

During the course of the discussions which took place on the complaint of Mrs. Mahhe, it was suggested that the construction of railings on both sides of the steps between her sidewalk and the one being built might satisfy the complaint.

The Municipal Engineer indicated that this practice is not followed unless four or more steps are necessary, but this principle is nevertheless an arbitrary one.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:

"That the complaint of Mrs. Mahhe be tabled for one week in order to allow the Municipal Engineer and her the opportunity to discuss the question of extraordinary work being performed in connection with the construction of the Local Improvement on Smith Avenue as it relates to her property and it be suggested that, although it is the prerogative of Mrs. Mahhe, if some arrangement can be made which is mutually satisfactory, there should be no need for her to engage Counsel."

CARRIED

COUNCILLOR McLEAN -- AGAINST

(b) 4100 and 4200 Blocks Rumblo Street
(Item 3 of Traffic Safety Committee report to Council on October 3rd)

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:

"That this matter be tabled until consideration of Item 5 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

(c) Proposed road North of Kingsway between Sussex and Nelson Avenues
(Item 11 of Manager's Report #57, 1966)

The Planning Director explained that his Department was not recommending any one of the five alternative schemes for the subject road proposal, although the five were in descending order of importance.

He pointed out that the creation of this road depends on how land within the area bounded by Kingsway, Sussex Avenue, Maitland Street and Nelson Avenue develops. He added that the first two alternatives represented a road pattern which would apply if a comprehensive development scheme was presented for the area, whereas the other three alternatives were for consideration in the event "lot-to-lot" development took place.

While deliberating the subject matter, a suggestion was made in Council that possibly the area outlined might qualify for redevelopment under the Urban Renewal provisions of the National Housing Act.

One point mentioned was that the provision of off-street parking facilities for commercial development on Kingsway, particularly the subject area, should be given attention.

The view was expressed that the implementation of an Urban Renewal Scheme for the area would achieve this end to the satisfaction of both the Municipality and the property owners.

It was indicated that Mr. Angus J. Macdonald, Executive Secretary of the Durnaby Chamber of Commerce, was present and could offer his opinion on the point mentioned above.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HICKS:
"That Mr. Macdonald be heard."

CARRIED UNANIMOUSLY

Mr. Macdonald spoke and drew attention to the fact that Council had established August 1967 as the time when the parking situation on Kingsway would be re-examined with a view to abolishing all parking on the Street. He added that the merchants are aware of this and that it was understood Council would assist in encouraging the development of off-street parking facilities for the commercial ventures on Kingsway.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the proposal recited above concerning the use of the Urban Renewal provisions of the National Housing Act be explored by the Municipal Manager and he submit a report indicating whether the area bounded by Kingsway, Sussex Avenue, Maitland Street and Nelson Avenue would qualify for such redevelopment."

CARRIED UNANIMOUSLY

(d) Proposed amendment to Zoning By-Law re sideyard requirement in RM2 and RM3 zones (Item 1 of Planning Director's report on Proposed Text Amendments to the Zoning By-Law)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HERD:
"That this item be tabled for a further week pending submission of a report on it by the Planning Director."

CARRIED UNANIMOUSLY

(e) Proposed change in floor area ratio in RM 4 zones

The Planning Director submitted a report dealing with the subject matter.

A copy of this report will be found attached to, and will form part of, these Minutes.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:

"That the subject of floor area ratio in RM4 zones be tabled until November 7th to permit the Planning Department an opportunity to obtain the opinions of other Departments of the Corporation on the subject."

CARRIED UNANIMOUSLY

(f) Rezoning Application No. 112/66 (LOGAN)

Lot 1 Explanatory Plan 10989 Except Plan 15900 and Reference Plan 11756, R.S.D. "A" and "D", S.D. 1, Blocks 1 and 2, D.L. 207, Plans 4141 and 5923 (Located within the triangular tract of land bounded by Barnet Road, Inlet Drive and the lane South of Pandora Street)

Municipal Clerk read a letter from the Planning Director dated August 26, 1966, in which the Planning Department reaffirmed its earlier recommendation in a report dated May 9, 1966; namely, that the rezoning of the property to Multiple Family Residential District Two (RM2) be approved for further consideration and that, as prerequisites to the rezoning, the following be undertaken:

- (i) A plan of development suitable to the Municipality be submitted;
- (ii) An undertaking be given that all existing buildings on the property will be removed within six months of the rezoning being effected.

The Planning Director stated that the reason of his Department for the foregoing view was the nature of the area and the density of development therein.

A question was raised as to whether Council could approve the application to rezone the property in question to RM3 and then, after the Public Hearing, possibly change it to RM2.

A remark was made that the views of the applicant should be solicited on the question of whether he desired RM2 rezoning.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:

"That the applicant, Mr. John R. Logan, be heard."

CARRIED UNANIMOUSLY

Mr. Logan spoke and stated that he had originally applied for RM5 rezoning but had revised this to RM3.

He pointed out that both of these apartment categories are the types that generally attract tenants who do not have small children and, because his property is virtually bounded by main highways, he felt RM3 or RM5 zoning was most appropriate.

He concluded by stating that he was opposed to the RM2 proposal.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:

"That the recommendation of the Planning Director in his August 26th letter be adopted and the rezoning of the subject property to RM2 be advanced to a Public Hearing."

IN FAVOUR -- COUNCILLORS HICKS AND DAILLY

AGAINST -- COUNCILLORS McLEAN, HERD, CAFFERKY AND BLAIR

MOTION LOST

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:
"That the rezoning of Lot 1 Explanatory Plan 10989 Except Plan 15900 and Reference Plan 11756, R.S.D. "A" and "D", S.D. 1, Blocks 1 and 2, D.L. 207, Plans 4141 and 5923 to Multiple Family Residential District Three (RM3) be approved for further consideration and advanced to a Public Hearing."

CARRIED UNANIMOUSLY

THE ACTING REEVE DECLARED A RECESS AT 9 P.M.

THE COMMITTEE RECONVENED AT 9:10 P.M.

COUNCILLOR CAFFERKY WAS ABSENT.

MUNICIPAL MANAGER -- REPORT NO. 59, 1966

Report No. 59, 1966, of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

- (1) Lot 20, Block 40, D.L. 123, Plan 1543
WILLINGDON AVENUE WIDENING

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR HICKS:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY RETURNED TO THE MEETING.

- (2) Rockgas Propane Limited

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:
"That Rockgas Propane Limited be granted permission to install a liquid petroleum main on Thunderbird Crescent from a storage yard area to a marketing site at the corner of Brighton Avenue and Lougheed Highway pursuant to Section 24 of "Durnaby Street and Traffic By-Law 1961", subject to:

- (a) the Corporation being saved harmless from any and all costs which might be associated with the installation, including both contingent or direct damages;
- (b) the installation being constructed to the satisfaction of the Municipal Engineer;
- (c) the approval of the installation by the Provincial Fire Marshal."

CARRIED UNANIMOUSLY

- (3) 2790 Noel Drive (ATKINSON)

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CAFFERKY:
"That a contribution of \$100.00 be made by the Corporation toward the cost of constructing a retaining wall at the rear of 2790 Noel Drive, with the amount to be paid after the wall is constructed to Municipal standards."

CARRIED

COUNCILLOR McLEAN AGAINST

(4) Proposed Amendment to the Water Boundary of the District of North Vancouver

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR McLEAN:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) 4100 and 4200 Blocks Rumble Street

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That the report of the Manager be received and the recommendation submitted by the Traffic Safety Committee to Council on October 3rd respecting the captioned matter, be adopted."

CARRIED UNANIMOUSLY

(6) Architect for Centennial Project

The following points arose during discussion of the subject matter:

- (a) The agreement provides that the Architect will be paid 10% on the cost of remodelling work and 6% on all new work related to the Project. It also provides that, for special engineering services, the Architect's fee is to be increased as follows:
- (i) 6% in the case of remodelling work;
 - (ii) 3% in the case of new work for Mechanical, Electrical, and Structural Consultants.

It was suggested that the total fee which could be commanded by the Architect as a result of the foregoing information could be rather exorbitant.

- (b) It was noted that the Corporation would be obliged to pay the Architect a 1% co-ordinating fee on the cost of the landscaping contract price, plus 9.2% on the cost of the landscaping for the landscaping architect.

A suggestion was made that the Parks and Recreation Commission could possibly undertake landscaping design work and thus save the Corporation the cost of the Architect's fee plus possibly other expenses.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:
"That the subject matter be tabled for one week to enable Councillor Herd to investigate the above two points and submit a report on them to Council."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That Councillor McLean contact the Parks and Recreation Commission to discuss the possibility of the landscaping work associated with the Centennial Project being designed by the Park Planner."

CARRIED UNANIMOUSLY

(7) Detector Check Valves

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR BLAIR:
"That the report of the Manager be received and a report from the Municipal Engineer on the subject matter be submitted to Council at its meeting on October 31, 1966."

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN stated that the Westridge Community Association had written two letters following the last action of Council in regard to the question of refrigerated tank construction of the Trans Mountain Oil Pipeline Company on a portion of Block 2, D.L. 216, Plan 3033.

The Municipal Clerk advised that the submissions from the Association had been referred to the office of the Municipal Manager for attention.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CAFFERKY:
"That the Municipal Manager submit a report to Council on October 31st in connection with the foregoing matter and further, that the tanks in question be painted green rather than the existing brown colour."

CARRIED UNANIMOUSLY

COUNCILLOR CAFFERKY stated that the South Durnaby Credit Union had recently been asked to comply with the conditions which were attached when permission for the use of Lots 12 and 13, S.D. 31 33, Blocks 1 and 3, D.L. 95N, Plan 1915 for parking purposes was granted. He pointed out that one of these conditions was that the house on one of the lots be demolished.

The Planning Director offered the opinion that perhaps the house should not be demolished at this time because this would give the property the appearance of being used for commercial purposes.

MOVED BY COUNCILLOR CAFFERKY, SECONDED BY COUNCILLOR HERD:
"That the Planning Department express its views in regard to the foregoing matter and indicate:

- (a) the legal position of Council if it wished to amend the original permission which was granted; (The Council wishes to know whether this earlier approval should be rescinded or, because it was granted under a now repealed Town Planning By-Law, whether this rescission is necessary).

- (b) the current condition of the home on the property;

and, in the meantime, the South Durnaby Credit Union be apprized of the action which was taken by Council this evening in regard to the subject matter."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:
"That "BURNADY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO.1, 1966" (D/L#4998), "BURNADY ROAD ACQUISITION AND DEDICATION BY-LAW NO.16, 1966" (D/L#5000) and "BURNADY TAX SALE MONEYS EXPENDITURE BY-LAW NO. 2, 1966" (D/L#4995), be now reconsidered."

CARRIED UNANIMOUSLY

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MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:

"That "DURNADY BUSINESS TAX BY-LAW 1965, AMENDMENT BY-LAW NO. 1, 1966",
"DURNABY ROAD ACQUISITION AND DEDICATION BY-LAW NO. 16, 1966" and
"DURNADY TAX SALE MONEYS EXPENDITURE BY-LAW NO. 2, 1966" be now
finally adopted, signed by the Reeve and Clerk and the Corporate Seal
affixed thereto."

CARRIED UNANIMOUSLY