

DECEMBER 11, 1967

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B. C., on Monday, December 11, 1967 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;  
Councillors Blair, Corstie,  
Dailly, Drummond, Herd, Hicks,  
and McLean

ABSENT: Councillor Lorimer

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR BLAIR:  
"That Councillor Lorimer be granted leave of absence from  
this meeting."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:  
"That the Minutes of the meeting held November 13, 1967  
be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mr. Alfred LeFevre and a number of others submitted a petition requesting an opportunity to address Council for the purpose of obtaining a clear indication as to the intention of Council respecting the proposed development of land in the Stride Avenue area for industrial purposes.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:  
"That a spokesman for the petitioners be granted permission  
to speak."

CARRIED UNANIMOUSLY

Mr. LeFevre appeared and explained that the property owners embraced by the area mentioned in the report of the Planning Department on the Stride Avenue Area were concerned about their lot as a result of an announcement that Council plans to develop this area industrially.

Mr. LeFevre asked that these people be provided with an explanation of the situation outlined.

His Worship, Reeve Emmott addressed the delegation and offered the following in explanation of the matter concerning the petitioners:

"The Council has approved in principle the development plan for the Stride Avenue Area, as outlined in a report of the Planning Department dated September, 1967, with it being tacitly recognized that:

- (a) there are certain aspects of the plan which will require explorative treatment;
- (b) details of the plan will be made available to all persons owning property, or having an interest, in the area;

- (c) the plan may not be rigidly followed because it might be necessary to reflect or embrace any valid viewpoint that may be presented to Council for consideration.

Because Council is naturally aware of the existence of some homes in the area, it realizes that any progressive industrial development for the area will need to take into account:

- (1) the possibility of disturbance to the residents;
- (2) the implementation of a scheme of development which will make the two types of uses as compatible as possible without creating non-conforming situations.

As regards the possibility of the municipality acquiring land in the area for industrial development, the Corporation does have the power to acquire property for specific purposes but it does not have the authority to establish the price to be paid for such land. When the municipality obtains land, the price paid for it is, in most cases, an amount that has been mutually accepted by both the Corporation and the property owner. If, however, agreement cannot be reached, then the municipality can expropriate property. If it does, a Board of Arbitration is established to determine the value of the property expropriated.

Since most land in the area is not zoned for industrial use, it will naturally be necessary to rezone the property if it is to be used for that purpose. The Council must, by statute, hold a Public Hearing on rezoning proposals. In addition to the required insertion of a Notice in the newspaper, all property owners abutting land that is proposed to be rezoned receive a Notice of the Hearing plus a copy of any report that Council may have received on the proposal. Anyone who deems himself affected by a proposed rezoning may appear at a Public Hearing and express his opinion. Explanations are, of course, provided at the Hearing regarding the development proposal that has precipitated the rezoning that is the subject of the Hearing. A full opportunity is afforded those who consider themselves affected to make their views known on a rezoning proposal."

A discussion ensued following this oral presentation by His Worship and the view was expressed that, because of the magnitude of the plan for the Stride Avenue Area, it would be desirable to arrange a meeting early next year to acquaint those in the area with the overall development plans for property there. It was added that this meeting would in no way replace any Public Hearing that may be held in connection with a rezoning proposal.

The matter was concluded by Council understanding that those affected by the Stride Avenue Area plan would indicate a suitable time when they would like to meet with Council to receive a detailed explanation of the proposals for the area in question. A remark was made that Council would arrange for an appropriate meeting place after the people in the Stride Avenue Area indicated the time they wished to meet with Council.

Mr. C. W. MacDonald submitted a letter expressing concern regarding the proposal to develop land in the Stride Avenue Area for industrial purposes.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That Mr. MacDonald be advised of that recited above by His Worship, Reeve Emmott plus the points made during discussion regarding the Council holding a meeting to acquaint people in the Stride Avenue Area with development plans for property there."

CARRIED UNANIMOUSLY

As a result of the representations which were made regarding the foregoing matter, a question arose as to whether both the municipality and the B. C. Hydro and Power Authority had the right to expropriate land so as to amass such property for industrial development.

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HICKS:  
"That the Municipal Solicitor be requested to furnish Council with an answer to this question."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Manager, Vancouver Symphony Society, presented a submission requesting a grant.

He also indicated that the Society would appreciate an audience with Council on the matter.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:  
"That the application from the Vancouver Symphony Society be referred to the Grants and Publicity Committee for consideration and recommendation."

CARRIED UNANIMOUSLY

President, Burnaby Association for Retarded Children, wrote:

- (a) advising that the Association has invited the Association for Retarded Children of B. C. to hold its 1970 Annual General Meeting in Burnaby;
- (b) requesting that Council endorse this invitation by expressing formal support of it;

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HICKS:  
"That Council agree to support the proposal of the Burnaby Association for Retarded Children regarding the 1970 Annual General Meeting of the Association for Retarded Children of B. C."

CARRIED UNANIMOUSLY

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Mrs. Elsie G. Williams wrote conveying her sincere appreciation for having been invited to attend the Annual Long Service Awards presentation at the Lamplighter on October 20, 1967.

Mrs. Williams also expressed a number of remarks concerning her employment with the Corporation over the past eighteen and one-half years.

Mrs. Rosalie Greenwood and others submitted a petition requesting that steps be taken to prevent truck traffic from using Grandview-Douglas Highway between Kensington Avenue and 10th Avenue in order that the residential amenities on that portion of the Highway can be restored.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DAILLY:  
"That the petition be referred to the Traffic Safety Committee for consideration of the points coming within the purview of the Committee and it be indicated to the petitioners that Council will take no action on any other facet of the matter concerning the petitioners until the report of the Committee has been received."

CARRIED UNANIMOUSLY

President, Burnaby Chamber of Commerce, submitted a letter urging Council to seriously consider curtailing capital expenditures when considering the 1968 Budget so that only those projects which are absolutely essential are undertaken.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:  
"That the Burnaby Chamber of Commerce be advised that Council will take into account the sentiments expressed in the letter from the Chamber when dealing with the 1968 Budget and further, that the Chamber be advised that Council shares the attitude of the Chamber that all levels of government should exercise restraint in the expending of monies."

CARRIED UNANIMOUSLY

Mr. Wallace P. Beck, Barrister and Solicitor, submitted a letter in which he described a practice which has allegedly been followed by Mr. J. Eggerton of Albin's Motel and Trailer Park in his treatment of some tenants at that Trailer Park.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILLY:  
"That Mr. Beck be advised that, on the basis of the information contained in his letter, there is nothing Council can do to prevent Mr. Eggerton from continuing to operate the Trailer Park operation in question but it be suggested that, if evidence can be adduced regarding this matter, then the Legal Department of the Corporation will be instructed to examine such information to ascertain whether the municipality can take steps to effect a remedy for the problem which Mr. Beck claims exists at Albin's Motel and Trailer Park."

CARRIED UNANIMOUSLY

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Minister of Lands, Forests, and Water Resources submitted a letter outlining the position of the Provincial Government respecting the proposed development of a Youth Treatment Centre by the Central City Mission in Burnaby.

When considering this letter from the Minister, the view was expressed that he did not seem to comprehend the concern of the municipality regarding the planned development of the Youth Treatment Centre by the Central City Mission.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSBIE:  
"That the subject matter be referred to His Worship, Reeve Emmott and the Municipal Manager for direct handling with the representatives of the Provincial Government involved in the proposal."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:  
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

The following matters were then lifted from the table:

(A) Request of Mr. Miller of 6060 Clinton Street to acquire a portion of the lanc allowance abutting the Westerly side of his property so as to enable him to satisfy by-law requirements in the construction of a duplex on the site.

His Worship, Reeve Emmott mentioned that the owner of the property to the East of Mr. Miller had indicated he would like an opportunity to express his view point on the subject of replacing the North-South lanc adjacent to the West side of Mr. Miller's property with an East-West one along the South side of that property and the one to the East.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DAILY:  
"That, since the report which Council requested on November 27th regarding the subject matter is not available, the item be tabled until the December 18th meeting and further, that the Land Agent contact the owner of the property to the East of Mr. Miller's to ascertain his views on the general questions associated with the subject in addition to determining the amount the owner of this property wishes for the South 10 feet of it."

CARRIED UNANIMOUSLY

(B) (a) Lot "B", D.L. 83 (5988 Gilpin Street - Bisailon)  
(b) Lot 20, D.L. 83 (5926 Gilpin Street - Innes)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:  
"That consideration of this matter be deferred until receipt of Item 24 of the Municipal Manager's Report later this evening."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 79, 1967

Report No. 79, 1967 of the Municipal Manager, attached to and forming a part of these Minutes, was dealt with as follows:

- (1) Easement - Portion of Lot 220, S.D. "A" and 1, Block 1, D.L.'s 44/78/131/136, Plan 6338
- (2) Easement - Portion of Lot 209, Block 63 1/2, D.L. 132, Plan 1493
- (5) Portion of Lot 4, Block "H", D.L. 127 W3/4, Plan 1254 (De Fazio)
- (19) Easement - Portion of Lot 10, Block 9, D.L. 83, Plan 1267
- (22) Easements- Portions of Lots 39 & 52, D.L. 53
- (23) Miscellaneous Easements- Stanley Street Sewer Project
- (25) Easement - D.L. 126 (Coppendale Agencies)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:  
"That the recommendations of the Manager covering the above seven items be adopted."

CARRIED UNANIMOUSLY

- (3) Portion of Lot 61, D.L.'s 10, 56 and 57 Plan 31569 SUBDIVISION REFERENCE NO. 269/67

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:  
"That the owner of portion of Lot 61, Plan 31569, D.L.'s 10, 56 and 57 be exempted from the provisions of Section 712 of the Municipal Act, R.S.B.C. 1960, Chapter 255 in respect of a subdivision of the property described as shown on a survey plan prepared by Donald S. Black and sworn the 27th day of November, 1967."

CARRIED UNANIMOUSLY

- (4) Subdivision Reference No. 231/67 (Greenwood Street and Loughheed Highway)

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

CARRIED UNANIMOUSLY

- (6) Lot Sizes in Two-Family Zones

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:  
"That consideration of this matter be deferred until after dealing with Item #25 of the Manager's Report."

CARRIED UNANIMOUSLY

(7) 60 and Up Health Centre

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HICKS:  
"That the report be received, with it being understood that a decision regarding the proposal concerning the 60 and Up Health Centre will be made during deliberations on the 1968 Budget."

CARRIED UNANIMOUSLY

(8) Medical Services Association

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

CARRIED UNANIMOUSLY

(9) Imperial Street from Royal Oak Avenue to Kingsway

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DAILLY:  
"That authority be granted to proceed with negotiations for the acquisition of land for the widening of the Imperial Street allowance between Royal Oak Avenue and Kingsway to 66 feet."

CARRIED UNANIMOUSLY

(10) Sperling Avenue between Broadway and the Municipal Ice Rink

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR McLEAN:  
"That the work described in the report of the Manager be authorized."

CARRIED UNANIMOUSLY

COUNCILLOR HICKS LEFT THE MEETING.

(11) Goodwin Johnson (1960) Ltd. - Rezoning Reference No. 29/67

It was pointed out that log ends which are produced as a result of the operation of Goodwin Johnson (1960) Ltd. are causing an undesirable condition.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR DRUMMOND:  
"That His Worship, Reeve Emmott contact Goodwin Johnson (1960) Ltd. to ascertain whether:

- (1) the Company will satisfy the conditions imposed by Council as prerequisites to amending the Zoning By-law, as alluded to in the report of the Manager;
- (2) there is anything that can be done by the Company to prevent the undesirable practice of leaving log ends in the water adjacent to its site."

CARRIED UNANIMOUSLY

(12) Edmonds and Stride Area

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:  
"That the report of the Manager be received and its contents  
be conveyed to those who petitioned for the removal of  
bush between the Edmonds Area and the Stride Avenue School."

CARRIED UNANIMOUSLY

(13) Estimates

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(14) Expenditures

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(15) Allowances

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(16) Street Lights

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR CORSBIE:  
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(17) Monthly Report of Chief Building Inspector

(18) Monthly Report of Social Service Administrator

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR DRUMMOND:  
"That the above two reports be received."

CARRIED UNANIMOUSLY

COUNCILLOR HICKS RETURNED TO THE MEETING.

(20) Marlborough Junior Secondary School Site

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

CARRIED UNANIMOUSLY



(21) Agreement - R.C.M.P.

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

CARRIED UNANIMOUSLY

(24) (a) Lot "B", D.L. 83, (5988 Gilpin Street - Bisailon)  
(b) Lot 20, D.L. 83, (5926 Gilpin Street - Innes)

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR DAILLY:  
"That negotiations for the acquisition of the Lot "B" described  
for road purposes be authorized."

CARRIED

AGAINST -- COUNCILLOR McLEAN

COUNCILLOR DAILLY LEFT THE MEETING.

Councillor Corsbie submitted a report dealing with the  
important items of business which were considered at a  
recent meeting of the Mosquito Control Board.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:  
"That this report be tabled for one week."

CARRIED UNANIMOUSLY

COUNCILLOR DAILLY RETURNED TO THE MEETING.

(6) Lot Sizes in Two-Family Zones

During discussion, a suggestion was made that perhaps a  
special zone could be created to cover situations where  
a lot that is zoned for two-family purposes lacks, to a  
very minor extent, some of the prerequisites that regulations  
for two-family development of property demand be satisfied.

MOVED BY COUNCILLOR DAILLY, SECONDED BY COUNCILLOR McLEAN:  
"That the report of the Planning Department dealing with  
lot sizes in two-family zones be tabled for one week, with  
it being understood that that Department will consider the  
suggestion outlined above and indicate its opinion on the  
matter when the subject is returned to Council for further  
consideration on December 18, 1967."

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That:  
"BURNABY LOCAL IMPROVEMENT FRONTAGE TAX BY-LAW 1963,  
AMENDMENT BY-LAW 1967" (#5247) and  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26,  
1967" (#5120 - RZ #35/67)

be now reconsidered."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:  
"That:  
"BURNABY LOCAL IMPROVEMENT FRONTAGE TAX BY-LAW 1963,  
AMENDMENT BY-LAW 1967" and  
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26,  
1967"

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That leave be given to introduce "BURNABY STREET NAMING  
BY-LAW NO. 2, 1967" (#5248) and that it now be read a  
First Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That the By-law be now read a Second Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That the Council do now resolve into Committee of the  
Whole to consider and report on the By-law."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That the Committee do now rise and report the By-law  
complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED

Dec/11/1967

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR BLAIR:  
"That "BURNABY STREET NAMING BY-LAW NO. 2, 1967" be now  
read a Third Time."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:  
"That the Council now resolve itself into a Committee of  
the Whole "In Camera"."

CARRIED UNANIMOUSLY

COUNCILLORS DAILLY AND HERD LEFT THE MEETING.