

JANUARY 30, 1967

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, January 30, 1967, at 7:30 p.m.

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

ABSENT: Councillor Dailly

Mr. James H. Edwards, Barrister and Solicitor, wrote requesting an opportunity to address Council in connection with an application to rezone Lot "F", except West 100 feet and except Explanatory Plan 14812, S.D. "A", Block 4, D.L. 42, Plan 3055 to Institutional District (P1) - Reference RZ 125/66.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR McLEAN:
"That Mr. Edwards be heard."

CARRIED UNANIMOUSLY

Mr. Edwards appeared on behalf of the owner of the property described, Mr. and Mrs. Edward F. Frank, and stated that he had contacted the Planning Department in regard to the prerequisites which Council established in connection with the rezoning proposal at hand.

Mr. Edwards advised that his client was prepared to satisfy these four prerequisites but, before doing so, would appreciate receiving an indication as to whether Council will give the rezoning application favourable consideration.

He drew attention to the petitions which had been submitted to Council in connection with the rezoning proposal, pointing out that one of them was in support of it and the other was ostensibly opposed. He suggested that this latter one was not truly against the rezoning proposal, only the zoning category "Institutional District (P1)" because of the wide range of uses permitted in such a zone. He suggested that, if this point of concern was resolved by Council, there would likely be no opposition of any kind to the rezoning application.

Mr. Edwards stated that his clients had been at the present location for almost two years and no evidence of opposition has ever manifested itself during that time.

He also mentioned that his client is prepared to invest \$15,000.00 in the development proposal and that this would provide accommodation for approximately 40 more children in the kindergarten.

In response to a question as to the possibility of public kindergartens being established in Burnaby and the possible adverse effect which might be felt by private ones as a result, Mr. Edwards advised that his client was prepared to conduct day nursery activities in the facilities in that event. He added that the structure planned to be built by his client will be such that it will be open to the public for use as a day nursery. He will be extremely happy if it can be used for anything other than a kindergarten or a purpose other than a day nursery.

Mr. Edwards reiterated that his client, upon having received an indication that Council would proceed with the rezoning proposal, would satisfy all of the prerequisites established in connection with the rezoning.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSDIE:
"That the Council now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1966" (By-Law No. 5019)."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1966" (O/L #5019)
provides for the following rezoning:

Reference RZ #125/66

FROM RESIDENTIAL DISTRICT ONE (R1) TO INSTITUTIONAL DISTRICT (P1)

Lot "F" except North 98 feet and West 100 feet, and except Explanatory Plan 14812, S.D. "A", Block 4, D.L. 42, Plan 3055

(Located on the West side of Piper Avenue between Government Street and Winston Street)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSDIE:
"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSDIE:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 61, 1966" be now read a Third Time."

CARRIED

COUNCILLORS CORSDIE & LORIMER AGAINST

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

CARRIED UNANIMOUSLY

Attention was drawn to the fact that, late last year, the Council expressed a desire to consider a proposal that churches and similar uses be deleted from Institutional Districts and either a special zone created for these uses or they should be permitted in another existing zone.

It was suggested that kindergartens and similar uses should be grouped with churches in the proposal which was considered late last year.

The Administrative Planner was present and stated that this was being done.

He added that a report on the entire matter should be submitted to Council within a short time.

The following item was then lifted from the table:

Closing of McKay Avenue at Imperial Street
(Tabled from January 23rd Council meeting)

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR LORIMER:
"That McKay Avenue be opened at Imperial Street because it is felt the action taken last year to close McKay Avenue at Imperial Street is premature inasmuch as the Willingdon-Patterson diversion is not yet constructed nor is it likely to occur in the near future."

CARRIED

COUNCILLOR BLAIR AGAINST

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEA'

"That the Municipal Engineer consider the possibility of truncating the North-East corner of McKay Avenue and Imperial Street for the purpose of improving the manoeuvrability for traffic crossing Imperial Street at McKay Avenue."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 6, 1967

Report No. 6, 1967 of the Municipal Manager, attached to and forming part of these Minutes, was dealt with as follows:

(1) 512 Springer Avenue (RABINOVITCH)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:

"That Mr. Rabinovitch be advised that Council has no power to grant his request because of the regulations outlined in the report of the Manager."

CARRIED UNANIMOUSLY

(2) 7826 Nursery Street (LUKE)

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR BLAIR:

"That action on the matter contained in the report of the Manager be deferred until receipt of a report from the Municipal Solicitor on the question of the legal possibilities available to Council in regard to the matter."

CARRIED UNANIMOUSLY

(3) Burning of growth on peat lands

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

The question of the Corporation allowing the harvesting of peat from municipal land was given cursory consideration.

It was felt that, before acting on such a proposal, the Council should have a report indicating the feasibility of such harvesting plus the question of royalties from the sale of the peat.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That a report be submitted within four weeks' time answering the questions concerning the feasibility and royalties related to the harvesting of peat from municipal land, plus any other information deemed pertinent."

CARRIED UNANIMOUSLY

(4) Contract - Asphaltic paving (Jack Cewe Ltd.)

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HICKS:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(5) Water Line to serve Timber Preservers Ltd. and Sidney Roofing Company

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSBIE:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(6) Miscellaneous Easements for Sewer Purposes

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

CARRIED UNANIMOUSLY

(7) Construction of Oakalla Sanitary Sewer Project

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

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE EMMOTT, recommended that Council authorize an expenditure of \$5,000.00 for the placing of the words "Burnaby, British Columbia" on one of the coaches in the train which is to be used in Montreal at Expo'67.

He pointed out that this treatment will serve to publicise Burnaby.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR LORIMER:
"That the recommendation of the Reeve be adopted."

CARRIED UNANIMOUSLY

HIS WORSHIP, REEVE EMMOTT, advised that he had obtained reasons for the increase in the Union of D.C. Municipalities Annual Dues.

He pointed out that, as indicated at the last meeting, the basic reason was the fact the Union offices have been relocated and additional staff has been hired.

He also pointed out that the percentage increase in many municipalities in D.C. was substantially greater than that applying to Burnaby. He added that, apart from an increase in the per capita rate for municipalities, the population figures that are now being used for each one are the latest whereas, in previous years, the figures were those resulting from the last census.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR HICKS:
"That authority be granted to pay the account from the Union of D.C. Municipalities in the amount of \$1,450.00 covering Annual Dues for the current year."

CARRIED UNANIMOUSLY

COUNCILLOR McLEAN pointed out that the Provincial Government, on one hand, was supporting the principle of eliminating air pollution while, on the other, was proposing, through the B.C. Hydro and Power Authority, to purchase diesel engine vehicles to replace gasoline engine ones.

He suggested that diesel engine fuel, when combusted, produced an exhaust which polluted the air much more than the exhaust from gasoline engines.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR BLAIR:
"That the B.C. Research Council be requested to furnish any information available on the amount of pollution and degree of poison emanating from the combustion of gasoline fuel in comparison to diesel fuel."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:
"That the Committee Adv Rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECOMMENDED.

Jan/30/1967

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:
"That "BURNABY LOCAL IMPROVEMENT DECENTURE BY-LAW NO. 2, 1967" (D/L #5057),
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1967" (D/L #5061), and
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1967" (D/L #5067)
be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1967" (D/L #5061)
provides for the following rezoning:

^{RZ}
Reference #141/66

FROM RESIDENTIAL DISTRICT FOUR (R4) TO INSTITUTIONAL DISTRICT (P1)

Parcel "A", Explanatory Plan 14936, R.S.D. 47, S.D. 13/18,
Blocks 1/36, D.L. 129, Plan 16332

(Located on the West side of Kensington Avenue between Curtis
Street and Napier Street)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 10, 1967" (D/L #5067)
provides for the following rezoning:

Reference RZ #147/66

FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO COMMUNITY COMMERCIAL DISTRICT (C2)

Lot "A", Block 6, D.L. 149 NE $\frac{1}{4}$, Plan 7988

(Located on the South side of Imperial Street approximately 72 feet
West of Sussex Avenue)

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR HERD:
"That "BURNABY LOCAL IMPROVEMENT DECENTURE BY-LAW NO. 2, 1967" (D/L #5057),
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 4, 1967" (D/L #5061), and
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO.10, 1967" (D/L #5067) be now
finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed
thereto."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSDIE:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1967" (D/L #5068)
be now reconsidered."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1967" (D/L #5068)
provides for the following rezoning:

Reference RZ #133/66

FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO TOURIST COMMERCIAL DISTRICT (C5)

Lot 8W $\frac{1}{2}$, except Plan 24506, Block 3, D.L. 206, Plan 1071

(Located on the South side of Hastings Street approximately 340 feet
West of Grove Avenue)

MOVED BY COUNCILLOR DRUMMOND, SECONDED BY COUNCILLOR CORSDIE:
"That "DURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 11, 1967" be now finally adopted, signed by the Reeve and Clerk and the Corporate Seal affixed thereto."

IN FAVOUR -- COUNCILLORS DRUMMOND, CORSDIE, LORIMER & McLEAN

AGAINST -- REEVE EMMOTT
COUNCILLORS BLAIR, HICKS & HERD

MOTION NEGATIVED

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR HERD:
"That the Council now resolve itself into the Policy/Planning Committee."

CARRIED UNANIMOUSLY

The Municipal Assessor was present to offer his opinion on the use of data processing equipment by the Assessment Department.

The Assessor first mentioned that, since he has only been in office for approximately six months, he has not had a full opportunity to thoroughly study the use and application of data processing equipment in his department but he has developed a number of ideas on the subject.

He indicated that he was impressed by the speed and versatility of the equipment. The Assessor pointed out that the important thing to be remembered is the measure of quality and degree of output, as compared with the cost of production, in considering the use of data processing equipment.

He explained that a new concept in the application of data processing equipment in the field of assessment was in the coding of various components of a building so that appraisals could be done by the equipment. Two other possibilities for the use of data processing equipment which he mentioned were a data retrieval system and the assessment sales ratio analyses operation.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR CORSDIE:
"That the verbal report of the Municipal Assessor be received."

CARRIED UNANIMOUSLY

It was felt that the liaison with the Treasury Department should be aware of any proposals the Assessor might be considering in connection with the use of data processing equipment.

Councillor Corsbie, the liaison with the Treasury Department, was appointed as a Committee of One to discuss the proposals with the Assessor.

THE REEVE DECLARED A RECESS AT 9:40 P.M.

THE COMMITTEE RECONVENED AT 9:55 P.M.

The next item considered, was the question of amending the regulations in the C2 zone to provide for tire changing services in conjunction with the retail sale of tires.

Municipal Manager indicated that the various officials involved in the proposal had not yet had an opportunity to submit their reports.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR CORSDIE:
"That the subject matter be tabled for two more weeks."

CARRIED UNANIMOUSLY

The next item considered was the question of the Corporation acquiring land for lane purposes to accommodate sewer installations as well as other services.

During discussion, it was suggested that property owners should know in advance whether the Corporation may be obtaining an easement for sewer purposes, or land for a lane in lieu, so that buildings can be sited on the property in such a manner as to reflect the eventual creation of a lane or not.

The Municipal Manager pointed out that, if the administration feels a lane right-of-way should be acquired to accommodate the installation of sewers, this is so indicated in the report to Council.

He read a report from the Municipal Engineer on this matter in which it was indicated that the Engineering Department does not recommend the acquisition of land for lane purposes to accommodate sewer installations, except in the following cases:

- (i) To extend already dedicated sections of lane allowances.
- (ii) To resolve drainage problems which would otherwise require the installation of costly storm sewers.

The Manager reviewed recent policies of Council with respect to the construction of lanes, pointing out that one of the reasons for recommending the building of lanes is that there is money being held "in trust" to assist in the construction of such work.

It was felt that, prior to Council being asked to render a decision on the question of constructing lanes, the Municipal Engineer should submit a report indicating the reasons for selecting the ones which are proposed to be built or improved.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That the Municipal Engineer provide Council with an inventory of all pending lane construction projects and include an indication as to the relative priorities for each one plus his opinion in connection therewith and whether there has been a demand from the public or the owners of properties which would benefit from the construction of lanes."

CARRIED UNANIMOUSLY

The question of considering the paving of lanes as a requirement of subdivision was next considered.

The Municipal Manager stated that the Planning Department is currently examining a proposed new subdivision control by-law and there is reference in that by-law to the question outlined above.

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR HICKS:

"That no action be taken on the question of requiring lanes to be paved as a condition of subdivisions until consideration is given the proposed Subdivision Control By-Law."

CARRIED UNANIMOUSLY

An enquiry was made as to the cost of the Municipality maintaining gravel lanes in relation to the paving of lanes.

It was considered that, if a lane is paved, this cost would be offset within a few years by the saving to the Corporation in not being required to maintain the lane to a gravel standard.

The Municipal Engineer was asked to furnish the Committee with the relative costs associated with the maintenance of gravel lanes and the savings which accrue as a result of these lanes being paved.

The matter of considering the appointment of an Industrial Development Commissioner next received some attention.

It was reported verbally that the Burnaby Chamber of Commerce was proposing to make a submission on this matter and, because this had not yet been done, it would be premature for Council to consider such a proposal.

MOVED BY COUNCILLOR HERD, SECONDED BY COUNCILLOR BLAIR:

"That the question of appointing an Industrial Development Commissioner be tabled for two weeks."

CARRIED UNANIMOUSLY

The matter of making an application for the development of municipal land on the West side of Burnaby Mountain next received attention.

The Municipal Manager stated that he had asked the Planning Department to make enquiries to determine the mechanics involved in making the application under the provisions of the National Housing Act respecting land assembly in partnership with the Federal and Provincial Governments,

MOVED BY COUNCILLOR McLEAN, SECONDED BY COUNCILLOR DRUMMOND:

"That the action taken by the Municipal Manager be ratified and the Planning Director submit a report on the matter at hand after receiving the requisite information in connection with it,"

CARRIED UNANIMOUSLY

The next item considered was the powers of the Zoning Board of Appeal.

MOVED BY COUNCILLOR HICKS, SECONDED BY COUNCILLOR McLEAN:

"That a meeting be arranged with the Zoning Board of Appeal at a time which is mutually acceptable to both Council and the Board, the purpose of the meeting being to discuss the powers of the Board in order to determine whether changes should be made in those parts of the Municipal Act which relate to the activities of the Board."

CARRIED UNANIMOUSLY

The next item considered was the question of securing enabling legislation for the monthly payment of taxes.

The Municipal Manager reported verbally that he and the Municipal Treasurer had discussed with the Deputy Minister of Municipal Affairs the question just outlined.

He mentioned that an attempt was being made to prepare a proposal that would be workable and that he would seek the Deputy Minister's approval as soon as such a proposal could be devised.

MOVED BY COUNCILLOR BLAIR, SECONDED BY COUNCILLOR McLEAN:

"That the progress report of the Municipal Manager be received."

CARRIED UNANIMOUSLY

The question of the Corporation establishing an internal audit was next considered.

Councillor Corsbie stated that his report of August 9, 1966 in connection with the subject was intended to merely apprise Council of the possibility and advantages in having an internal audit arrangement.

He pointed out that arrangements had been made in the office of the Municipal Treasurer for an Audit Clerk, which he termed the possible forerunner of an internal audit division.

Jan/30/1967

COUNCILLOR DRUMMOND LEFT THE MEETING.

An application to rezone Lot 60, D.L. 153, Plan 26311 (Located at the South-East corner of Kingsway and Silver Avenue) - Reference RZ #145/66 - received some consideration.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR HERD:

"That the application be approved for further consideration and advanced to a Public Hearing to be held on Monday, February 13, 1967, at 7:00 p.m."

CARRIED UNANIMOUSLY