

Monday, February 16, 1953.

An adjourned meeting of the Council was held at the Municipal Hall, Edmonds, on Monday, February 16, 1953, at 7:30 p.m.

Present: Reeve Beamish in the Chair, Councillors Armstrong, Charlton, Drummond, Isherwood, MacSorley, Philips and Wilks.

Personnel Director submitted report on staff appointments recommending the following:

1. That Mr. Philip Kenzie, Clerk I, Engineering Department-Waterworks Office, be promoted to the position of Clerk II, License Department as from February 1st, 1953.
2. That Mr. Joseph Haluska, Clerk I, Treasurer's Department, be transferred to the Engineering Department, Waterworks Office as a Clerk I as from February 1st, 1953.
3. That Mr. Hugh Grant, Clerk II, Treasurer's Department be appointed to the permanent staff.
4. That Mr. Harry Buckley, Chief License Inspector, be appointed permanently to that position.
5. That Mr. Glen Exford be appointed permanently to the position of Deputy Municipal Engineer.
6. That the position of Clerk III in the Building Department, presently occupied by Mr. Harold Swift, be re-classified as Clerk IV.
7. That Mr. James E. Price, 609 Blackford Street, New Westminster, be appointed to the position of Clerk II, Building Department, as from February 16th, 1953.

Moved by Councillor Armstrong and seconded by Councillor Isherwood "That the recommendations of the Personnel Director be adopted."

Amendment:

Moved by Councillor Drummond and seconded by Councillor MacSorley "That the motion be amended by adding the words "with the exception that the last two items be tabled for a period of one week".

Amendment - Carried Unanimously.

Motion as Amended - Carried Unanimously.

Town Planning Commission submitted report recommending the following:

1. That the area comprised of Blocks 1, 2, 3 and 4 of District Lot 160 E₂ of W₂ (Save and Except the W25' of Lots 2 and 9 in Block 1, the W25' of Lots 2 and 9 in Block 3, Lots 1 and 10 of Block 1, and Lots 1 and 10 of Block 3) be rezoned from Residential to Heavy Industrial.
2. That the Park reserve covering Block 3, District Lot 160 E₂ of W₂ be lifted, and that the 12 acre portion of the East half of the West half of District Lot 160 be reserved for Park purposes in lieu thereof.
3. That the application of John and Katherine Prentice to have Lot 7, Block 4, District Lot 74S₂ rezoned from Residential to Commercial be not favourable entertained.
4. That Lot "A", Block 34, District Lot 151/3 be rezoned from Residential to Light Industrial.

The Commission further recommended that if and when property in Block 3 was sold, care should be taken to reserve from sale the natural water course which traverses the property, which water course will be required in the future for storm water drainage.

A delegation appeared in connection with this report.

Moved by Councillor Wilks and seconded by Councillor Isherwood "That the delegation be heard."

Carried Unanimously.

Mr. E. Carpenter spoke protesting the rezoning of property in District Lot 160 on the following grounds:

1. That lifting of the Park reserve would eliminate play areas for children in the district.
2. That rezoning of the property would devalue residential properties.
3. That the establishment of industry would result in heavy traffic along the extension of Rumble Street and would cause annoyance to the residents.
4. That the operation of industry would create a smoke nuisance.

Moved by Councillor Philips and seconded by Councillor Wilks "That Items 1 and 2 of the Town Planning Commission's report be tabled for a period of two weeks and the remainder of the report be adopted."

Carried Unanimously.

Treasurer submitted report advising that it would be necessary to make a temporary borrowing of \$800,000.00 in anticipation of current revenue and that it would be necessary to pass a by-law under Section 144 of the Municipal Act. Interest rate on the loan to be 4%.

Moved by Councillor MacSorley and seconded by Councillor Isherwood "That the report of the Treasurer be adopted."

Carried Unanimously.

SUBDIVISIONS COMMITTEE REPORT:

Your Committee beg to report on the various matters submitted to them as follows:

1. Re Application of Mr. Hector Verstraete for assistance in the matter of the installation of a water main on Nelson Avenue between Portland Street and McKee Street.
Your Committee advise that they are unable to recommend that this Corporation assume any of the cost of this work and would suggest that the applicant be advised to contact the owners of property on the south side of McKee Street in an endeavour to have them make a joint application with him for the installation of this water main, and the matter of the installation of a 4" water main on McKee Street from Nelson Avenue west, the Council to act as arbiter if necessary.
2. Re Application of Douglas H. Miller for approval of subdivision plan covering Block N and Part of Block A, District Lot 90N.
Your Committee recommends that the plan, as submitted, be approved, subject to the owner providing a 10' lane allowance along the north boundary of the property and providing a 20' lane north of Mayfield Street and that a further 20' lane be provided from Mayfield Street to the north boundary of the property, two lot widths east of the Grandview-Douglas Highway.
3. Re Application to purchase Block 87, District Lot 124.
Your Committee recommends that this property be sold subject to the applicant paying a service charge sufficient to install a water main on Beta Avenue from Lougheed Highway south to the north boundary of Block 87.
4. Re Application of T. A. McGrath to purchase Municipally owned property in Blocks 21 to 29, 37, 39 to 43 and 46 to 68, District Lot 34. This property was the subject of a report submitted to your body on February 2nd and which at that time was referred back to this Committee for further consideration.
Your Committee would now recommend that this property be sold to Mr. McGrath at a price of \$600.00 per acre for all the land with the exception of 21 acres which is composed of a large ravine and is unusable for building purposes, the price of \$100.00 per acre to be set on this 21 acres.

The applicant has submitted a master plan showing the proposed subdivision of this property, which plan provides for a reservation of 9.9 acres for school and park purposes, the said 9.9 acres includes the park recently developed by the Wesburn Community Centre.

Your Committee would recommend that the following conditions apply to this sale:

- (1) That the master plan as submitted by the applicant be accepted on the understanding that minor changes in the plan may be made as the development progresses subject to the approval of the Engineer and Approving Officer.
- (2) It is understood that the applicant will construct all streets and lanes and drainage facilities as laid down on the master plan by the Municipal Engineer and will also install water mains and hydrants to the specifications imposed by the Engineer.
- (3) The applicant must re-imburse the Corporation for all expenses incurred in the design, subdivision and inspection of any of the foregoing work mentioned in Paragraph 2, including the wages of a full time Inspector on the site.
- (4) The Corporation will agree to the cancellation of all street and lot lines within the area to facilitate the conversion from lots to acreage, the cost of cancellation to be borne by the applicant.
- (5) In addition to the foregoing sale price, a deposit of \$16,550.00 must be made by the applicant covering the cost of water mains on the perimeter street. Depending on the layout of the subdivision, the Corporation may use this deposit to construct water mains on Willington Avenue and Moscrop Street.

Mr. McArthur appeared and requested an interview in connection with the McGrath property sale.

Moved by Councillor Armstrong and seconded by Councillor Isherwood "That Mr. McArthur be heard."

Carried Unanimously.

Mr. McArthur spoke with reference to the payment of the agent's fee due from the sale of this property, advising he had acted as agent for the purchaser and had shown the purchaser other properties, arranged appointments and made the purchaser familiar with proper procedure. Mr. McArthur advised he had some legal background and had assisted in the mortgaging arrangements for the property, had put the purchaser's application before the Council in writing and had been advised by the Property Manager that he would be entitled to the regular commission as a licensed real estate agent.

Moved by Councillor Armstrong and seconded by Councillor MacSorley "That the recommendations of the Subdivisions Committee be adopted."

Carried Unanimously.

Treasurer submitted request that approval be granted to the following investment transferred from the Waterworks By-law account to the School By-law account:

Dominion of Canada 3% due March 1, 1954		
\$100,000.	@ \$101.	\$101,000.00

Moved by councillor Isherwood and seconded by Councillor MacSorley "That the transaction be approved."

Carried Unanimously.

Burnaby School Board submitted Ordinary Estimates for the year 1953 as follows:

A. Management Budget	\$1,490,275.00
B. Finance Budget	180,904.00
C. Health, Recreation and Supply Budget	148,230.00
D. Buildings and Grounds Budget	<u>62,969.00</u>
Gross Estimated Expenditures	1,882,378.00
Less: Estimated Revenue	<u>573,903.00</u>
Net Total	1,308,475.00
Add: By-law Interest and Sinking Fund	<u>110,440.00</u>
1953 LEVY	<u>\$1,418,915.00</u>

Moved by Councillor Isherwood and seconded by Councillor Philips "That the estimates be received."

Carried Unanimously.

Property Sales were submitted for approval as follows:

Sales Slip Nos.	Purchaser	Property	Assessed Value	Sales Price
8239	SMITH, Margaret H. SMITH, Robt. Allan	Lot 118 $\frac{1}{2}$, S.J. 1, Blk. 19/27, J.L. 158	\$ 190.	\$ 300.
8240	McKENZIE, Lucille McKENZIE, Alexander	Blocks 28, 29, 30 & 32, J.L. 86	1200.	1200.
8241	IHASKI, Julia	Lot B, Blk. 7, J.L. 93	590.	850.
8242	SIMONETTA, Joseph MOFOPIID, Antonio BENEJETT, Ramon	Lot 12, Blk. 7/8, J.L. 91SE Lots 1-16, S.J. 13/20, Blk. 7/8, J.L. 91SE	4105.	4500.
8243	JOHNSTON, John T.	Lots 20/21/22, S.J. C. Blk. 1/4, J.L. 96	1080.	1250.
8244	SCPENSEN, Louis S.	Lots 7-10, S.J. B, Blk. 13/16, J.L. 34; Lots 2-5, S.J. A, Blk. 13/16, J.L. 34	2920.	3200.
8245	LAUGHLIN, Arthur W.	Lots 13-20, Blk. 31, J.L. 187	2195.	2400.
8246	JOLICOEUR, Elzear O.	Lot 4, Blk. 30, J.L. 187	295.	350.
8247	HAMILTON, John C. HAMILTON, Viola M.	Lot 18, Blk. 2, J.L. 80S	145.	250.
8248	C. E. RILEY CONSTRUCTION Co. Ltd.	Lots 10-18, Blk. 34, J.L. 122/3/4; Lots 1-9, Blk. 39, J.L. 122/3/4	3040.	3600.
8249	BANKS, Grace BANKS, Wm. M.	Lot 14, Sk. 31846, Blk. 40/43, J.L. 159	175.	200.
8250	KELLEHER, Harry	Lot 14, Blk. 14, D.L. 27	300.	400.
8251	GILMORE, Robert	Lot 5, Blk. 57, J.L. 188	170.	250.

Moved by Councillor Drummond and seconded by Councillor Isherwood "That Property Sales as submitted be approved."

Carried Unanimously.

Moved by Councillor Drummond and seconded by Councillor Isherwood "That "Burnaby Land Sale By-law No. 3, 1953" be now introduced and that the Council do sit as a Committee of the Whole with the Reeve in the Chair to consider the By-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this By-law?"

Moved by Councillor Drummond and seconded by Councillor Isherwood "That the By-law be read by short title only."

Carried Unanimously.

Moved by Councillor Drummond and seconded by Councillor Isherwood "That the Committee do now rise and report the By-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Drummond and seconded by Councillor Isherwood "That "Burnaby Land Sale By-law No. 3, 1953" be now passed."

Carried Unanimously.

Moved by Councillor Isherwood and seconded by Councillor Wilks "That "Burnaby Special Account for the Retirement of Debentures By-law 1953" be now introduced and that the Council do sit as a Committee of the Whole with the Reeve in the Chair to consider the By-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this By-law?"

Moved by Councillor Isherwood and seconded by Councillor Wilks "That the By-law be read by short title only."

Carried Unanimously.

Moved by Councillor Isherwood and seconded by Councillor Wilks "That the Committee do now rise and report the By-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Isherwood and seconded by Councillor Wilks "That "Burnaby Special Account for the Retirement of Debentures By-law 1953" be now passed."

Carried Unanimously.

Moved by Councillor Wilks and seconded by Councillor Armstrong "That "Burnaby Automatic Vending Machine By-law 1946 Amendment By-law 1953" be now introduced and that the Council do sit as a Committee of the Whole with the Reeve in the Chair to consider the By-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this By-law?"

Moved by Councillor Wilks and seconded by Councillor Isherwood "That the By-law be read by short title only."

Carried Unanimously.

Moved by Councillor Wilks and seconded by Councillor Philips "That the Committee do now rise and report the By-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Wilks and seconded by Councillor Isherwood "That "Burnaby Automatic Vending Machine By-law 1946 Amendment By-law 1953" be now passed."

Carried Unanimously.

Moved by Councillor Armstrong and seconded by Councillor Wilks "That "Burnaby Town Planning By-law 1948 Amendment By-law No. 1, 1953" be now reconsidered."

Carried Unanimously.

Moved by Councillor Armstrong and seconded by Councillor Wilks "That "Burnaby Town Planning By-law 1948 Amendment By-law No. 1, 1953" be now finally adopted, that it be signed by the Reeve and Clerk and that the Corporate Seal be affixed thereto."

Carried Unanimously.

Moved by Councillor MacSorley and seconded by Councillor Isherwood "That "Burnaby Incinerator and Garbage Disposal By-law 1953" be now reconsidered."

Carried Unanimously.

Moved by Councillor MacSorley and seconded by Councillor Isherwood "That "Burnaby Incinerator and Garbage Disposal By-law 1953" be now finally adopted, that it be signed by the Reeve and Clerk and that the Corporate Seal be affixed thereto."

Carried Unanimously.

Moved by Councillor Armstrong and seconded by Councillor Charlton "That "Burnaby Park Dedication By-law 1950 Amendment By-law 1953" be now introduced and that the Council do sit as a Committee of the Whole with the Reeve in the Chair to consider the By-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this By-law?"

Moved by Councillor Armstrong and seconded by Councillor Charlton "That the By-law be read by short title only."

Carried Unanimously.

Moved by Councillor Armstrong and seconded by Councillor Charlton "That the Committee do now rise and report the By-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Armstrong and seconded by Councillor Charlton "That "Burnaby Park Dedication By-law 1950 Amendment By-law 1953" be now passed."

Carried Unanimously.

Canadian Bechtel Limited submitted an application on behalf of Trans-Mountain Oil Pipe Line Company for an exchange of land owned by the Oil Company described Lots 3 and 4, District Lot 215 for a portion of District Lot 226, 1000 along the south boundary of the C.P.R. right-of-way commencing at a point approximately 830' east of Cliff Avenue by a depth of approximately 325' south of the said right-of-way. The Company agreed to bear the cost of constructing an access road to the District Lot 216 property and the cost in installing water facilities.

Moved by Councillor Wilks and seconded by Councillor Charlton "That the application be received and approved subject to the approval of the Town Planning Commission."

Carried Unanimously.

It was decided to call a joint meeting between the Town Planning Commission, Council and members of the Westridge Ratepayers' Association on Wednesday evening, February 18th at 7:30 p.m.

Engineer submitted an application for purchase of District Lot 137 for a housing development recommending that the application be referred to the Subdivisions Committee in view of the extent of the development and the resultant servicing charges.

Moved by Councillor Drummond and seconded by Councillor Philips "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The meeting then adjourned to 8:00 p.m. Wednesday, February 18th.

Confirmed:



Clerk



Reeve