

Monday, April 18, 1955

A regular meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, April 18, 1955 at 7.30 p.m.

Present: Deeve MacSorley in Chair; Crg. W.P. Philips, Charlton, Drummond, Hughes, Hean, W. Morrison, and P. Philips.

Moved by Cr. Morrison, seconded by Cr. Hean "That the minutes of the previous meeting be adopted as written and confirmed."

Carried Unanimously.

Windsor Building Supplies Limited submitted an application for rezoning the following properties to Light Industrial:

- (a) J.L.30 Blk.43, Lot 11, Map 3036 being the second lot west from 19th Avenue on the north side of Kingsway.
- (b) J.L.30, Blk.44, Lot 1, Map 3036, being a lot on the northwest corner of Kingsway and 19th Avenue.
- (c) J.L.30, Blk.44 Lot 2 being the second lot north of Kingsway on the corner of 19th Avenue and ungraded road allowance.
- (d) J.L.30 Blk.43, Lot 11, being a lot adjacent to and west of the property described in item (3) above and also bounded on one side by an ungraded road allowance and on the other side of the dog and cat hospital.

Moved by Cr. Morrison, seconded by Cr. Hean "That the application be received and referred to the Town Planning Commission and the Planning Engineer for a report."

Carried Unanimously.

M. MacPherson submitted an application for permission to erect two dwellings on property at 8650 Boundary Road described as Lot "B", J.L.161, Plan 12611 pointing out that an Order had been issued by the Fire Marshall to demolish the present building on the property and this application was to replace this building and erect a second, the property being situated in a Heavy Industrial zone.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the letter be received and referred to the Planning Engineer for a report."

Carried Unanimously.

Mrs. Viola Eddy wrote with reference to the Corporation's request, that 10' of her property described as Lot 20, Blk. 4, J.L. 288 be conveyed for lane purposes and sewer installation, advising she was willing to give a conveyance for the sum of \$65.00 plus the necessary legal expenses involved.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the letter be received and the offer be accepted."

Carried Unanimously.

The Salvation Army submitted an application for permission to conduct their annual National Red Shield Campaign in the Municipality during the period May 2nd to 31st.

Moved by Cr. Charlton, seconded by Cr. Hean "That the letter be received and the request be granted."

Carried Unanimously.

Burnaby Branch, Victorian Order of Nurses submitted a copy of their budget for the current year and requested that the usual grant be made from the Municipality.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the letter be received."

Carried Unanimously.

The Session and Building Committee of the First Presbyterian Church in New Westminster submitted an invitation to the Council to attend the dedication and consecration service of their new Church at 4th Avenue and 7th Street on Sunday, April 24th, 1955 at 2.30 p.m.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the invitation be accepted."

Carried Unanimously.

Executive Director, J.B.C.M. submitted a comprehensive report on matters of Municipal interest submitted by the Municipal Matters Committee at the last session of the Legislature.

Moved by Cr. Morrison, seconded by Cr. Hean "That the report be received and referred to the Solicitor, Chief Executive Officer and Reeve for study and report."

Carried Unanimously.

Chief Building Inspector submitted a report on an ~~approach~~ ^{approach} made to his office by the Fair Haven Homes for Senior Citizens requesting a permit for a type of accommodation to be erected in conjunction with their project on Rumble Street for elderly single ladies, which according to plans would contravene the regulations of the Municipality in that two housekeeping units would share one bathroom. The Building Inspector related the property section of the Town Planning By-law ~~defining~~ defining a Housekeeping unit and requested further instruction in this regard from the Council.

A delegation appeared in connection with this matter.

Moved by Cr. Hughes, seconded by Cr. F.P. Philips "That the delegation be heard."

Carried Unanimously.

Mr. C.B. Huyck, spokesman for the delegation presented plans of the proposed construction for Council's inspection, pointing out that the reasons for their organization desiring to erect the accommodation in this manner were mainly for economic reasons. The delegation submitted that similar types of construction had been allowed in Municipalities elsewhere in the Province.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the report be received and a Committee of the Building Inspector, Planning Engineer and Solicitor be appointed to consider the application and bring down a report."

Carried Unanimously.

M.F. Green submitted an application for rezoning his property Lot 9, Blk. 12, J.L. 122 requesting that the Council over-ride a recent decision of the Town Planning Commission to refuse this rezoning.

Mr. Green appeared and requested an interview.

Mr. Green presented a rough sketch of the commercial development in the subject block on Hastings Street, between Delta and Gamma Avenues, pointing out that the property would permit the erection of an office 800 SQUARE FEET.

Mr. Green submitted further that there would be no interference in the widening of Hastings Street since plans had been laid some years ago for a 20' set back for this purpose.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That the letter be received and this matter be laid over, pending consideration of the report of the Town Planning Commission later on the agenda for this meeting."

Carried Unanimously.

The Social Assistance Administrator submitted a request that Miss Ruth Simpson, Municipal Social Worker, be permitted to attend a Child Welfare League of America conference to be held in Portland from May 2nd to 4th inclusive.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the report be received and the request be granted."

Carried Unanimously.

The Social Service Administrator submitted an Annual Report on the activities of his Department for the year 1964.

Moved by Cr. Hughes, seconded by Cr. Hean "That the report be received."

Carried Unanimously.

The Personnel Director submitted an advice that the Corporation had been allotted a vacancy on Federal C.O. Course No. 116, Senior Warriors, to be held at Canadian Civil Defence College, Arnprior, May 30th to June 3rd, recommending that Mr. W.Y. Roaf be authorized to attend this course.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That permission be granted as requested."

Carried Unanimously.

The Fire Chief submitted a recommendation that the "Burnaby Fire Prevention By-law" be amended to prohibit the burning of waste material in the open air in the area bounded by Boundary Road, lane west of Delta Avenue, the Hastings-Albert Lane and the Hastings-Pender Lane.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the report be received and referred to the Solicitor and Fire Chief for further consideration and recommendation."

Carried Unanimously.

Report of the Committee of the Whole

Your Committee met on April 12, 1955 and recommend:

- (1) That authority be granted for the engagement of a Septic Tank Inspector to be attached to the Health Department.
- (2) That the request of the Riverside and District Ratepayers' Association for rezoning of property bounded by Marine Drive, 14th Avenue, Meadow Avenue and the south boundary of the $N\frac{1}{2}$ Blocks 11 and 12, D.L.173, be referred to the Town Planning Commission and the Planning Department for report.
- (3) That application of Burnaby Realty to purchase Lots 15 and 16 and $N\frac{1}{2}$ Lot 14, D.L.95 be not entertained.
- (4) That Trades Licence fees be amended as follows:

Wholesale Merchants	\$20.00 (1-10 employees)
	50.00 (11-25 employees)
	100.00 (over 25 employees)
Laundries; Contractors; Brick Yards; Foundries; Oil Refineries; Oil Storage Plants; Peat Producers; Printers; Tinsmiths; Vulcanizing Shops; Egg Grading Stations; Ornamental Iron Shops; Auto Transport Terminals; and Fish Curing Plants;	\$10.00 (1-5 employees)
	\$20.00 (6-10 employees)
	\$50.00 (11-25 employees)
	\$100.00 (over 25 employees)
Cemeteries	\$ 100.00
Financing Agents & Money Lenders	50.00
Warehouses-First, 5000 sq. ft. of storage space	\$10.00
\$5.00 for each additional 5,000 sq. ft. or part thereof, up to maximum of	\$100.00
Retail Traders - The minimum fee be increased to	\$10.00
increasing at a rate of	\$1.00 for each additional 100 sq. ft.
Banks	\$100.00
Real Estate and/or Insurance agents	10.00
Mills	\$10.00 (up to 5 employees)
	20.00 (6-10 employees)
	50.00 (11-25 employees)
	100.00 (over 25 employees)
Liquor Outlets	\$25.00

Moved by Cr. Morrison, seconded by Cr. Charlton "That the recommendations of the Committee be adopted." Carried Unanimously.

The Reeve submitted a recommendation that grants be approved as follows:

Burnaby May Day Association	\$ 250.00
Canadian Cancer Society-Burnaby Br.	150.00
Canadian Nat. Inst. for the Blind	250.00
Canadian Red Cross Society South Burnaby Branch	75.00
The Salvation Army	100.00
Boy Scouts Association	700.00
Girl Guide Association	600.00
Victorian Order of Nurses	15,000.00

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That the recommendation of the Reeve be adopted." Carried Unanimously.

His Worship, the Reeve submitted the recommendation that the following amounts be paid to organizations covering 1955 membership: as follows:

Greater Vancouver Industrial Development Commission	\$3300. 5¢ per capita
Lower Mainland Regional Planning Board	\$1980. 3¢ per capita

Moved by Cr. Hughes, seconded by Cr. Charlton "That the recommendations of the Reeve be adopted." Carried Unanimously.

The Chief Executive Officers submitted a recommendation that two Realty Appraisers and a Clerk-Draughtsman be appointed for duty in the Assessment Department.

Moved by Cr. Morrison, seconded by Cr. Hean "That the recommendation of the Chief Executive Officer be adopted."

Carried Unanimously.

The Chief Executive Officer submitted the following matters tabled for consideration in the Estimates; requesting information in connection with same:

- (1) Report of Reeve on application of Burnaby Youth Centre for financial assistance in connection with Youth Centre on Bonsor Park, in which it was recommended the application be referred to Parks Committee for consideration.
- (2) Application of Vancouver Tourist Association for grant.
- (3) Application of Forest Glen Community Association to have ditch on west side of Nelson Avenue enclosed from Kingsway to Forest Glen Park and to construct sidewalks on Nelson Avenue and Jover Street.
- (4) Application of Burquitlam Ratepayers for a sidewalk on Government Road from North Road to Loughheed Highway.
- (5) Application of Vancouver Public Aquarium Association for grant.
- (6) Technical Committee on Metropolitan Highway Planning - application for appropriation of \$3605.00.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the report be received and referred to a Committee of the Whole."

Carried Unanimously.

The Apartment Committee submitted a report on the application of Peter Popoff for approval of Lot 9, Blk.3, D.L.39W $\frac{1}{2}$ -4409 Pine Street, as an apartment site, recommending that the application be not approved for the following reasons:

- (1) An apartment building would not be in keeping with the existing type of development of the surrounding neighbourhood.
- (2) Drainage control of a four-suite apartment building on the subject property, which is an unsewered area, could prove extremely difficult.
- (3) There is an established apartment district on Sunset Street, four blocks from the subject property, capable of looking after apartment needs of this locality.

Moved by Cr. Hean, seconded by Cr. Charlton "That the recommendations of the committee be adopted."

Carried Unanimously.

The Apartment Committee submitted a report on the application of Bessett Holdings Ltd. for approval of Lots 7-10, Blk. "B", Lots 2 and 3, D.L.96, Group 1, Map 1349, as an apartment site, recommending that the application be not approved due to its location in an area presently unsewered and where the possibility of providing a sewer is remote; Furthermore, due to the fact that an apartment area is becoming established on Arcola Street one block to the west.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Apartment Committee submitted a report on the application of B. Bjornson and Sons for approval of Lots 28, 29 and 30, S.D.2, Blk. 6-9, D.L.96 for an apartment site, recommending that the application be denied for the following reasons:

- (1) Apartment buildings in this area would not be in keeping with the character of existing development.
- (2) An apartment area is being established on Arcola Street two blocks from the subject property, which presently can adequately care for all apartment needs of this district.

Moved by Cr. Hughes, seconded by Cr. F. Philips "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Apartment Committee submitted a report on an application of N.F. Will for approval of Lot 6, S.D.1, Blk.17, D.L.27, Map 13562 for an apartment site, recommending that the application be not approved for the reasons that the property is situated in an area developed with single family residences and that the construction of an apartment building in the area could have an adverse effect on the present use of the surrounding properties.

Moved by Cr. Charlton, seconded by Cr. Hean "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Apartment Committee submitted a report on the application of Dr. Frank E.R. McGilvery for approval of property described Lots 17 and 18, Blk. 1, D.L. 121 as an apartment site, recommending that the application be approved. The Committee reported having inspected the property and it was considered that building could be advantageously converted into three suites. Approval was recommended on the following conditions:

- (1) Plans of the proposed conversion, showing compliance with all Apartment Regulations are submitted to the Building Department prior to actual work of conversion.
- (2) The approval of this apartment site will lapse unless construction of the proposed building is commenced within 120 days of date of Council's approval thereof.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Apartment Committee submitted a report on the application of Mrs. E. Razzo for approval of Lot "B", Blk. 5, D.L. 30 Map 13601 as an apartment site, recommending that the application be not approved on the grounds that the property was surrounded by an area rapidly being built up with modest single family dwellings. It was considered that the erection of an apartment would not be in harmony with the residential character and amenity of the surrounding neighbourhood.

Moved by Cr. Hughes, seconded by Cr. F. Philips "That the recommendation of the Committee be adopted."

Carried Unanimously.

Cr. Morrison withdrew from the meeting.

The Treasurer submitted Disbursements in the total amount of \$290,386.04 for the two week period ended 7th April 1955.

Moved by Cr. Hughes, seconded by Cr. W. Philips "That the report be received and approved."

Carried Unanimously.

Cr. Morrison returned to the meeting.

The Treasurer submitted a report advising that the Engineer had indicated it was expected the pipe requirements of his Department for the year would approximate an expenditure of \$150,000.00. The Treasurer suggested that it might be possible to effect savings upon calling for tenders and recommended that the Council make purchases of this pipe through the calling of open bids.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the recommendation of the Treasurer be adopted."

Carried Unanimously.

The Engineer submitted a recommendation that the following street light installations be made:

A. Central Park Garden Village:

1. Burke St. Willington Avenue.
2. Burke St. and Gilpin Crescent.
3. Burke St. and Chaffey Avenue.
4. Burke St. and Halley Avenue.
5. Burke St. and Barker Crescent.
6. Burke St. and Patterson Avenue.
7. Price Crescent and Patterson Ave. (north-east corner)
8. Castlewood Crescent and Patterson Avenue.
9. Gilpin Crescent and Patterson Avenue.
10. Moscrop St. and Barker Crescent.
11. Pinewood Crescent and Barker Crescent.
12. Parkwood Crescent and Barker Crescent.
13. Gilpin Crescent and Barker Crescent.
14. Castlewood Crescent and Barker Crescent.
15. Price Crescent and Barker Crescent.
16. Hazelwood Crescent and Barker Crescent.
17. Parkwood Crescent and Gilpin Crescent.
18. Wildwood Crescent and Gilpin Crescent.
19. Briarwood Crescent and Gilpin Crescent.
20. Price Crescent and Gilpin Crescent.
21. Parkwood Crescent and Pinewood Crescent.
22. Brandon St. and Patterson Avenue - move light to east side of Patterson Avenue.

Parkcrest subdivision:

1. Halifax Street and Warwick Avenue.
2. Buchanan Street and Holdom Avenue.
3. Buchanan Street and Warwick Avenue.
4. Buchanan Street and Woolwich Avenue.
5. Buchanan Street and Kensington Avenue.
6. Sumas Street and Warwick Avenue.
7. Yukon Street and Woolwich Avenue.
8. Yukon Street and Kensington Avenue.
9. Parkcrest Drive and Woolwich Avenue.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the recommendation of the Engineer be adopted subject to the Treasurer being satisfied that sufficient funds are available in the current estimates."

Carried Unanimously.

The Municipal Solicitor submitted a report on the proposed lease to the Royal Bank of Canada of Lot 5 and a portion of Lot 4, Blk. 14, D.L. 153 for parking facilities for the new bank building at McKay and Kingsway. The Solicitor advised a letter had been received from the bank suggesting that an arrangement be made whereby the lease rental charged to the bank would be applied to offset the amount expended by the bank for the development of the parking lot.

The Solicitor requested instructions in the matter, particularly as to the term of the lease and the amount of rental.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the report be received and referred to a Committee of His Worship, the Reeve, Chief Executive Officer and Solicitor for further consideration and report."

Carried Unanimously.

The Property Manager submitted a recommendation that properties at 4385 Macdonald Avenue, and 4407 Oxford Street, be advertised for sale by Public Tender subject to demolition of the buildings thereon.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendations of the Property Manager be adopted."

Carried Unanimously.

The Property Manager submitted a report giving the valuations of parcels of land involved in the proposed widening of Boundary Road between Price Street and Kingsway.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the report be received and referred to the Boundary Road Widening Committee."

Carried Unanimously.

The Staff Land Sale Committee submitted a report on the following applications:

1. Application of John McCallum to purchase Lots 5 and 6, Blk. 23, D.L. 69 situated at south-west corner of Carlton and Clydesdale in a Residential zone. Assessed value \$710.00, size of lot 66 x 122, Services required \$1700.00 for water installation and \$200.00 for opening lane. Recommend property be sold for the sum of \$750.00 plus services of \$1900.00.
2. Application of Home Sales Co. Ltd. to purchase Lots 35-43 of Blk. 35, D.L. 188 situated on west side of Brisbane Avenue north of Bessborough Drive. Assessed value \$1470.00. This property is situated on the northern slope of Capitol Hill and presents a drainage problem. Recommend this property be not sold due to the drainage problem.
3. Application of B. and A. Piva to purchase Lot 2, Blk. 4, D.L. 29 situated west of 1486-13th Avenue. Assessed value \$325.00 size of lot 40 x 120. This applicant is the owner of the adjacent lot. Recommend that this property be sold for the sum of \$700.00 subject to consolidation with adjacent property.
4. Application of G. E. and Annie Causey to purchase Lot 6, Blk. 23, D.L. 117 Bl. situated east of 3960 William Street. Size of lot 50 x 132; assessed value \$375.00. Services required are \$550.00 for water and the south 10' are required for lane purposes. Recommend that this property be sold subject to reservation of the southerly ten feet for lane purposes, for the sum of \$600.00 plus services of \$550.00.
5. Application of B. Bjornson & sons to purchase Lots 16, 33, 34 and 35, S.J. "C" pt. and "D" of Blk. 1, D.L. 25E, situated on Wright St. north of 16th Ave. Assessed value \$1385.00. Services required are estimated to cost \$2700.00. This property is capable of being re-subdivided into possibly five lots. Recommend this property be sold for the sum of \$3300. plus \$2700. for ser-

ices, subject to the reservation of the westerly ten feet of Lots 33-35 for lane purposes.

6. Application of Wenaus Construction Ltd. to purchase Lots 2 to 7, Blks. 1-36, J.L. 132 situate on the south side of Curtis St. east of Kensington Ave. Size of lots ~~132~~ x 132' x 264' each. Assessed value \$2880.00. Services required \$6200.00.

Recommend that this property be sold for \$14,000.00 plus services.

7. Application of Roy Findlay to purchase Lots 35-39 of Blk. 2, J.L. 808 $\frac{1}{2}$ situated on Fitzgerald St. south of Spruce St. (This property is involved in the application of E.V. Morris.)

Recommend that this application be held in abeyance pending the submission of the overall development plan being submitted in conjunction with Mr. Morris's application.

8. Application of Mrs. Jora Davis to purchase E $\frac{1}{2}$ of Lot 17, Blks. 11-16 and 19, J.L. 159, situate east of 2931 Carson St. Assessed value \$265.00; size of lot 33 x 122. Application is made to extend present holding.

Recommend that this property be sold at a price of \$450.00 subject to consolidation with the lot immediately to the west.

9. Application of Noel William Kennedy to purchase Lots 3 and 4, Blk. 90, J.L. 92, situate on Empress Avenue north of Oakland St. Assessed value \$450.00; size of lot 66 x 138.5.

The Engineer reported that this property has no access at the present time and that development of same involves resubdivision of adjoining privately owned property.

Recommend that the applicant be advised that the Committee is prepared to recommend the sale of the property subject to the production of an overall plan including the privately-owned property and further subject to the applicant submitting proof of his ability to acquire the privately owned land affected.

Moved by Cr. Hughes, seconded by Cr. Heun "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Town Planning Commission submitted the following recommendations:

- (1) Application of M.F. Green for rezoning Lot 9, Block 12, J.L. 122. to Commercial.

The Committee recommended that the application be not approved and further that the Council re-purchase the property at cost plus expenses incurred by the applicant during his ownership of the land.

The Commission advanced the following reasons:

- (a) The physical dimensions and area of the property are thought to be not suitable for commercial development.
 (b) The exact effect of Hastings St. widening on the subject parcel could not be determined at the time.
 (c) The Commission was of the opinion that piece meal commercial development of Hastings St. frontage on Delta and Gamma Avenues would aggravate traffic movement on Hastings Street. It was felt further that a comprehensive commercial development could overcome this objection.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendations of the Commission be adopted."

Carried Unanimously.

Amendment

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That this item be tabled for further consideration."

Carried Unanimously.

- (2) Application of F. Larsen and others for rezoning of property bounded by Union, Cliff, Curtis and Duncan Street from Light Industrial to Residential. The Commission reported having investigated the possible alternative areas for industrial use and were unable to suggest such alternative areas but felt that the property under application should be preserved from industrial use and recommended that the area bounded on the west by Delta Avenue, lane south of Hastings Street, Curtis on the South, Cliff Avenue on the east, be rezoned from Light Industrial to Small Holdings.

The Commission advised its reasons were that the present use of the property were entirely for residential use and school purposes and the present subdivision of the area into large parcels so they would be more suitable for Small Holding than residential use.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the recommendation of the Commission be adopted."

Carried Unanimously.

- (3) Application of E.W.Virtue and others for rezoning north and south sides of Kingsway between 19th and 15th Avenues, from residential to commercial. The Commission recommended that no change in zoning of this property be undertaken at the present time.

The Commission advised their reasons for the decision were that a large amount of commercial undeveloped property in the area still existed and furthermore it was considered that the premature zoning of the subject property could give rise to a traffic problem along Kingsway.

Moved by Cr. Hean, seconded by Cr. P.Philips "That the recommendations of the Commission be adopted."

Carried Unanimously.

- (4) Capitol Hill Ratepayers' Association re Commercial development of Hastings Street, east of Willington Avenue.

The Commission recommended that no change in zoning be instituted on Hastings Street, for the reasons that the ground conditions were not suitable for commercial development because of the heavy north-south crossfall and further that a traffic problem would result from ribbon development along the Highway east of Delta Avenue. The Commission also gave a breakdown of the development of residential properties on Hastings Street at Boundary Road and Gilmore Avenue indicating that sufficient commercial properties were still available in this section of the

district.
Moved by Cr. Charlton, seconded by Cr. Hughes "That the recommendations of the Commission be adopted."

Carried,
Cr. Drummond voting against.

- (5) Staff Land Sale Committee re Lots 5,6,7, Blk.1, J.L.69
In view of the fact that no specific proposal for Industrial use of this property has been made to the Commission, the Commission would recommend that this application not be approved at this time. The Commission still has under active consideration Council's request to study the possible Industrial use of lands adjacent to the subject property.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendation of the Commission be adopted."

Carried Unanimously.

- (6) Application of J. Bert Thomas for rezoning of Lots 1 and 2, Blk.10, J.L.79, from Small Holdings to Commercial.

The Commission would recommend that this application not be approved. The Commission is undertaking a study of all the land used in this vicinity, and does not favour piecemeal rezoning until the overall scheme has been prepared.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the recommendation of the Commission be adopted."

Carried Unanimously.

- (7) Application of E.J. Bright for rezoning of Block 20, except north 338 feet J.L.157, Map 617 from residential to gasoline service station.

The Commission would recommend that this application be approved as it feels the chosen location is well suited for Gasoline Service Station purposes, since only sparse residential development has taken place in the vicinity, and since the alignment and grade of Marine Drive is suitable. The Commission, however, recommends that if Council accepts this recommendation, the approval of this proposal be contingent upon submission of detailed plans profiles of the new Nelson Avenue connection and crossings into the Service Station.

Moved by Cr. Hughes, seconded by Cr. Hean "That the recommendations of the Commission be adopted."

Carried Unanimously.

8. Application of F.A.Cleland for rezoning of Lot "G" S.D.1 and 2, Blk. "B" D.L.163/5, Plan 12751 from Residential to Gasoline Service Station.
 The Commission would recommend that this application be not approved ~~pending further investigation~~ in view of shape and being too shallow for gasoline service station purposes.
 Moved by Cr. Hughes, seconded by Cr. Hean "That the application be tabled pending receipt of a more complete description of the property.

Carried Unanimously.

9. Application of L.C.Wohlgenuth for rezoning of Lot 4, Block 12, D.L.155A, Map 1425 from Residential to gasoline service station.
 The Commission would recommend that this application be approved as it considers a service station in this vicinity would provide useful service to residents of the neighbourhood.
 In making this recommendation, the Commission would draw the following factors pertaining to the property to Council's attention so that Council may take any steps it deems necessary if the property is rezoned:

- (a) The Municipal Engineer's tentative traffic plans call for a fourteen foot strip on the south side of Marine Drive to be acquired for street widening purposes. This would have the effect of reducing the area of Lot 4 a triangular parcel, below the amount satisfactory for a Gasoline Service station.
- (b) The present elevation of Lot 4 is sixteen to fifteen feet below the elevation of Marine Drive. For safe traffic movement to and from the Service station and Marine Drive, the elevation of this Service Station would be approximately that of Marine Drive.
- (c) Lot 3, adjoining the south-west side of Lot 4 is Corporation owned and presumably might be obtained by the application and consolidated with Lot 4 to provide a usable area for service station purposes.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That this matter be tabled pending communication of the provisions as contained in the report of the Town Planning Commission concerning the rising of the level of the ~~Town Planning Commission~~ property to the level of Marine drive and the acquisition of adjoining Lot 3 in consolidation with Lot 4."

Carried Unanimously.

The Treasurer submitted estimates for 1955 as approved by the Minister of Municipal Affairs.

Moved by Cr. W.P.Philips, seconded by Cr. Morrison "That the estimates be received and adopted."

Carried Unanimously.

The Property Manager submitted Property Sales slips #'s 8641 to 8644 inclusive:

Sales No.	Purchaser	Sales Price
8641	Burnaby Developments Corporation Limited.	Lot 16, 17, 18, 19 S&E ely. 17' D.L.150S $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ \$3600.00
8642	Clary, Alfred Hope Kalyk, Nicholas	Lots 1 & 4, Blk.147, DL92 Lots 5, 6, 7, Blks.148/149 D.L.92 1400.00
8643	Johannson, Bjorn	Lot 18, Blk.62 DL188 400.00
8644	Knight, Arthur Edward Knight, Claire Louise	Lots 15/32, S.J."A" Blk.1, D.L.205 9300.00

Moved by Cr. Morrison, seconded by Cr. W.P.Philips "That property sales slips as submitted be approved."

Carried Unanimously.

R.E.Free submitted an application to purchase Lots 48-52, Blk.19, and Lots 53, 54, 56-57 Blk.20, D.L.746 $\frac{1}{2}$ for a curling rink.

Moved by Cr. Charlton, seconded by Cr. Drummond "That this application be received and referred to a Committee of Crs. Drummond, Hean, W.P.Philips, and Morrison and Reeve MacSorley."

Carried Unanimously.

The Municipal Clerk submitted Certification that thirteen (13) objections were received from residents within the areas of the Capitol Hill Local Improvement Sewer area representing an assessed value of \$5790.00 of a total assessed value of \$517,195.00, and certifying further than the objections so received did not represent 50% of the assessed value.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Certificate be received and the necessary Local Improvement Loan By-law be brought down."

Carried Unanimously.

The Municipal Clerk submitted Certificates of Sufficiency covering petitions submitted for the paving of the following streets under the Local Improvement plan:

- (a) Petition of D.J. Cornwell and others - Buchanan Street from Fell Avenue to Holdom Avenue.
- (b) Petition of A.M. McIntyre and others - 11th Ave. from 2nd St. to 4th St.
- (c) Petition of T.F. Fairgrieve and others - Carleton Court in 4000 Block to Dead End.
- (d) Sunset Street from Smith Avenue to Boundary Road - Petition of E.R. Jecks and others.
- (e) (e) Petition of J. Lawson and others - Ewart St. from McPherson Avenue east to the Ravine.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the Certificates be received and referred to the Municipal Engineer for report pursuant to the Local Improvement Act."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 7, 1955" 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 Cr. Morrison, seconded by Cr. W.P. Philips "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the Committee do rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the "Burnaby Land Sale By-law No. 7, 1955" be now passed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Local Improvement Sewer Area No. 1 Loan By-law 1955" (Capitol Hill) 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 Cr. Charlton, seconded by Cr. Morrison "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Committee do now rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Local Improvement Sewer Area No. 1 Loan By-law 1955" (Capitol Hill) be now passed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition and Dedication By-law No. 4, 1955" now reconsidered."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition and Dedication By-law No. 4, 1955" be now finally adopted, that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Burnaby Town Planning By-law 1948, Amendment By-law No.1, 1955" be now reconsidered,"
Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Burnaby Town Planning By-law 1958, Amendment By-law No.1, 1955" be now finally adopted, that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."
Carried Unanimously.

A delegation appeared from the North Slope Ratepayers' Association and requested an interview.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the delegation be heard."
Carried Unanimously.

Mr. Newman spoke on behalf of the delegation and requested that the matter of rezoning land in J.L.187 by the Standard Oil Company be referred back to the Town Planning Commission to consider recommending a buffer strip between the proposed Heavy Industrial zone and the residential zone. The spokesman pointed out that the Association's chief objection was the continual expansion of Heavy Industrial zoning and the lack of barrier between the Heavy Industrial and residential zones, to afford a measure of protection to the property values in the residential area.

Moved by Cr. Hean, seconded by Cr. Hughes "That the delegation be thanked and this matter be deferred pending the report of the Planning Engineer."
Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Plumbing By-law 1926, Amendment By-law 1955" be now reconsidered.

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Plumbing By-law 1926, Amendment By-law 1955" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Plumbing By-law 1926, Amendment By-law 1955" be now reconsidered." Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Building By-law 1926, Amendment By-law No.2, 1955" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Gas Fittings By-law 1953, Amendment By-law 1955" be now reconsidered.

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Gas Fittings By-law 1953, Amendment By-law 1955" be now finally adopted, that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. W. Philips "That "Burnaby Easement Authorization By-law No.3, 1955" 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 Cr. Charlton, seconded by Cr. Drummond "That the By-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the Committee do now rise and report the by-law complete with an amendment."

The Council re-convened.
Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Easement Authorization By-law No.3, 1955" be now passed."

Carried Unanimously.

The meeting then adjourned till Monday, Apr. 25th at 7.30 p.m.

Confirmed:

Charles Brown
Clerk.

Chas MacSally
Reeve.