

Monday, June 20, 1955.

An adjourned meeting of the Council was held in the Council Chambers, 1930 Kingsway on Monday, June 20, 1955 at 7.30 p.m.

Present: Acting Reeve W.P.Philps in Chair; Crs. Charlton, Drummond, Hean, Hughes, F.Philps and Morrison.

Quotations were received for purchase of Fire Department Apparatus. Moved by Cr. F.Philps, seconded by Cr. Morrison "That the quotations be opened." Carried Unanimously.

Prior to the Tenders being opened, Councillor F.Philps reported on behalf of a Special Committee appointed to consider the complaint of Bickle-Seagrave Company that the specifications had been drawn in such a manner as to preclude all other manufacturers but cns. Cr.Philps advised that he considered the charges made by the Company invalid and that the specifications had been laid down by the Department in accordance with its requirements. Cr. Philps advised that while the specifications may have contained rigid specifications for certain items it was considered necessary in view of the desire of the Department to standardize equipment and in view of the experience gathered through the use of such equipment it was pointed out that the complaining Company could not meet the specifications particularly with regard to the provision of 100' steel ladder mounted on a four wheel truck.

Quotations were then opened revealing the following offers:

Tender No.1	LaFrance Fire Engine & Foamite Ltd.	-	\$29,064.00
Tender No.2	LaFrance Fire Engine & Foamite Ltd.	-	76,885.20
Tender No. 3	LaFrance Fire Engine & Foamite Ltd.	-	51,686.00
Tender No. 4	American Marsh Pumps (Canada) Ltd.	-	21,890.40
Tender No. 5	Silver Line Distributing Co.	-	29,116.50
Tender No. 6	Silver Line Distributing Co.	-	50,527.05

Moved by Cr. Hean, seconded by Cr. Morrison "That the quotations be referred to a Committee of the Chairman of Fire and Water Committee, Purchasing Agent and Fire Chief for report."

Carried Unanimously
Cr. Drummond against.

Tenders were received for supply of Manhole frames and covers, drain frames and gratings.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the tenders be opened."

Carried Unanimously.

Tenders were then opened revealing the following offers:

Tender No. 1	Bartle Gibson	-	\$26,578.06
Tender No. 2	Jobney Foundry	-	14,369.59
Tender No. 3	New Westminster Foundry	-	17,493.80
Tender No. 4	McLean and Powell	-	15,456.92
Tender No. 5	Mainland Foundry	-	13,834.63
Tender No. 6	Canadian Summer Iron Works	-	29,706.03

Moved by Cr. Hean, seconded by Cr. Morrison "That the tenders be referred to the Chairman of Board of Works Committee, Chairman of Finance Committee, Purchasing Agent and Engineer for report."

Carried Unanimously.

Tenders were received for supply of Sewer Pipe and fittings.

Moved by Cr. Hean, seconded by Cr. Morrison "That the tenders be opened."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the tenders be referred to a Committee of Chairman of Board of Works Committee, Finance Committee, Purchasing Agent and Engineer for report."

Carried Unanimously.

The tenders revealed the following offers:

Tender No. 1	Canada Roof Products	-	\$18,238.35.
Tender No. 2	Ironco Products	-	97,336.14
Tender No. 3.	Crane Limited	-	13,159.34
Tender No. 4A	B.C. Concrete (Tylor)	-	134,392.20
Tender No. 5B	B.C. Concrete	-	104,626.55
Tender No. 5C	Gilley Brothers	-	39,837.44
Tender No. 6	Alexandra Murray	-	15,025.21
Tender No. 7	Jura Pipe Company	-	12,269.73.

The Acting Reeve submitted a recommendation that a grant of \$250.00 be made to the North Burnaby Canada Day Committee to assist in the July 1st celebrations being sponsored by that organization.

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

Carried Unanimously.

The Acting Reeve submitted a report on his attendance at the meeting of the Greater Vancouver Water district on June 16th, requesting that a resolution be adopted by the council authorizing his voting authority at that meeting and also substantiating his voting authority at any future meeting he may attend in the absence of the Reeve.

Moved by Cr. Hean, seconded by Cr. Hughes "That Acting Reeve W.P. Philips, be appointed substitute representative of this Council, to the Greater Vancouver Water district, to act during the absence or illness of the Reeve, and BE IT FURTHER RESOLVED that the action of Acting Reeve W. P. Philips in attending a meeting of the said District on Thursday, June 16th, 1955, as substitute representative of this Council, be confirmed."

Carried Unanimously.

The Committee on Investments submitted a report recommending the sale of \$25,000. Province of Quebec, 3%, debentures July 15, 1955 by the Glenbrook Sewer By-law No. 3471 fund to the Tax Sale Monies Trust fund at a price of \$100.08 plus accrued interest.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the report be adopted."

Carried Unanimously.

The Town Planning Commission submitted a report on the following applications for rezoning:

- (1) Application of W.S. Turner for rezoning of portion of Blk. 124, J.L. 86 from Residential to Gasoline Service station. The Commission recommended that this application be approved.
- (2) Application of Baultsee Sweet Ltd. for rezoning of Lots 15, 16, 17, 18, 19, Block "G" J.L. 34 from Residential to Commercial. The Commission recommended that this application be approved for rezoning from Residential to Commercial, and would suggest that Council ensure that the applicant make suitable provisions for the protection of the residential amenities of all surrounding residences to the north, east and south of the proposed Commercial area, as per the revised plan of June 15, 1955.
- (3) Application of Windsor Building Supplies Ltd. for rezoning of :
 - Lot 11, Block 43, J.L. 30, Map 3036.
 - Lot 1, Blk. 44, J.L. 30, Map 3036.
 - Lot 2, Block 44, J.L. 30.
 - Lot 11, Blk. 43, J.L. 30
 from Commercial and Residential to Light Industrial. The Commission recommended that Council refer this application to the Town Planning Board of Appeal with the recommendation that the Board of Appeal favourably entertain the application, but attach conditions to approval, which would remove any objections that surrounding property owners might have against a building supply yard, for example:
 - provision of adequate off-street parking facilities.
 - location of storage yards and retail premises so as to screen the storage yard from view from Kingsway and from 19th Avenue.
 - consolidation of the four parcels into one parcel.
- (4) Application of Canada Safeway Ltd. for rezoning of portion of Block 2 J.L. 153, Plan 783, from Residential to Commercial. The Commission recommended rezoning from Residential to commercial of the property applied for, save and except the southerly 125' and save and except the northerly 14 feet abutting on Grange Street. In this connection, the Commission would recommend that Council ask the applicant to dedicate the northerly 14 feet abutting on Grange Street for street widening purposes, but that the applicant be permitted to use this portion for parking purposes until such time as it be required for street widening.
- (5) Application of J. Frederickson for rezoning block 3, S.J. 3 J.L. 57/58 from Small Holding to Industrial.

The commission does not recommend that this application be approved for the following reasons:

- a potential neighbourhood residential district now exists in the area roughly bounded by Bainbridge Avenue, Ward Street, Borden Avenue or Cariboo Road and the Loughheed Highway. North and south of this area itself is of sufficient size and character to support and continue to develop the desirable services and amenities requisite to a residential district.
- it is felt that if this Residential area be encroached upon by Industrialization south of the Highway, its attractiveness for residential use would be seriously threatened.

- (6) Application of E.J. Bright Limited for rezoning of Lots 1, 2 and 3, Blk. 37, J.L. 151/3 from residential to light industrial.

The Commission would recommend that this application be approved with the suggestion that the property be consolidated into one parcel, and that the existing structures thereon be removed. The Commission would suggest that council endeavour to prevent the installation of new spur lines on the south side of this B.C. Electric track.

- (7) Application of Rutherford-McRae on behalf of Mrs. Ruth E. Raven for the rezoning of the west 75' of Lot 2 of W $\frac{1}{2}$ Parcel "A", Block 14, J.L. 70 from residential to light industrial.

In view of the existing zoning and development and the need to maintain Grandview Highway as an effective artery in this vicinity, the commission favors the development of this property for Light Industrial purposes rather than for commercial purposes. The Commission would, therefore, recommend that this application be approved for rezoning from residential to Light Industrial save and except the south 20 feet of the subject property for future road widening purposes.

- (8) Application for rezoning of Lots 5, 6, and 7, block 1, J.L. 69 and lots situated east thereof, from Residential to Industrial use, referred by the Staff Land Sale Committee.

This application has been under study by the commission for some months now, and the commission is of the opinion that the three lots in themselves are not suitable for Industrial development, the reasons for this opinion are:

- (a) Still Creek Avenue is of only 33' wide at this point.
- (b) Residential development south and southwest of the subject lots could be detrimentally effected.

- (c) The three lots in themselves might not attract a suitable type of Industrial development.

The Commission feels, however, that were the subject lots combined with those privately held parcels immediately to the west, and the northerly 20 feet of the combined parcel dedicated for road purposes, a site of 10 $\frac{1}{2}$ feet frontage on Boundary Road and 363' flankage on Still Creek Avenue, comprising an area of 0.85 acres, could be obtained, which could be extremely attractive to a Light Manufacturing Industry. Such an Industry should be chosen for its compatibility with the surrounding area.

In studying the lands situated east of the foregoing parcels, the Commission feels that an area between Smith Avenue and Gilmore Avenue, north of Myrtle Street, can be considered suitable for Light Industrial purposes.

The Commission would recommend that no change of zoning be made, at this time, to Lots 5, 6, and 7, block 1, J.L. 69, until a developer is prepared to develop a consolidated parcel as described above.

In connection with the latter property to the east, the Commission would recommend that Blocks 3, 4, 5, J.L. 69, be rezoned from residential to Light Industrial, save and except the south 20 feet thereof. In connection with this latter recommendation, the Commission would suggest that council withhold from sale the Municipally owned parcels in this area, in order that they may be incorporated with this low-lying vacant Industrial lands to the north thereof. In this way when a demand for Industrial sites in this area materializes, the whole area bounded by Myrtle Street, Smith Avenue, the Great Northern right-of-way and Gilmore Avenue can be consolidated and re-subdivided to provide sites suitable for the needs of intending Industrial developers.

9. With the exception of Item No. 1 above, the Planning Engineer concurs with the Commission's recommendations in the foregoing matters.

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

Carried,

Cr. Hughes and Charlton against.

Moved by Cr. Morrison, seconded by Cr. Hughes "That Items 2, 4, 5, 6, 7, and 8 be adopted."

Carried Unanimously.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the applicant named in Item 3 be referred to the Town Planning Board of Appeal and that the Planning Engineer be instructed to represent the Council should an application be made in this instance to the Board."

Carried Unanimously.

The Town Planning Commission submitted a report on recommended amendments to the Town Planning By-law to incorporate apartment regulations applicable to multiple family zones I, II and III.

Moved by Cr. Morrison, seconded by Cr. Charlton "That this report be tabled for a period of one week."

Carried Unanimously.

The Planning Engineer submitted a report on the application for rezoning of L. Ebert - Lot 4, Block 4, D.L.2, Plan 4286 from Small Holdings to gasoline service station, recommending that the application be not approved due to the unfavourable circumstances surrounding the intersection and the fact that the application was turned down approximately a year ago for the reason that a traffic hazard would accrue with the establishment of gasoline service station on this property.

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

Carried Unanimously.

The Planning Engineer submitted a report on the application of W.S. Turner for rezoning a portion of Block 124, D.L.86, corner of Burris Street and Grandview - Douglas Highway, from residential to gasoline service station recommending that the application be denied on the grounds that a service station at this location would be detrimental to the amenity of adjacent residences and increased traffic hazard would result at this point with the establishment of a gasoline service station zone.

(This report has reference to Item 1 of the Town Planning Commission report contained in these minutes.)

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Property Exchange By-law No. 4, 1955" be now introduced and that the Council 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. Hean "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That the committee rise and report the by-law complete without amendment."

Carried Unanimously.

The council re-convened.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Property Exchange By-law No. 4, 1955" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Royal Bank Lease Authorization By-law 1955" be now introduced and that the Council 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. Hean "That the by-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Royal Bank of Canada Lease Authorization by-law 1955" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 11, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 11, 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 Land Acquisition By-law No. 3, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Acquisition By-Law No. 3, 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. Charlton, seconded by Cr. Morrison "That Burnaby Local Improvement Sewer area No. 1 Loan By-law 1955, Amendment By-law 1955" be reconsidered."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Local Improvement Sewer Area No. 1 Loan By-law 1955, 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.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your committee met on Monday, June 20th, 1955 and recommend:

- (1) That a vote of confidence be extended to the Municipal engineer on the conduct of his duties and his handling of Departmental matters.

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

Carried Unanimously.

Cr. Hughes addressed the Council and suggested that a Committee be appointed to investigate the functions and scope of work for the Parks Board to be elected at the forthcoming election.

Moved by Cr. Hughes, seconded by Cr. Morrison "That a Committee of the Council be struck to investigate the functions and work of an elected Parks Board and to bring down a report."

Carried Unanimously.

The Committee appointed included Cr. Charlton, Hughes and F. Philips.

The meeting then adjourned.

Confirmed:

Charles D. Birnie

Clerk.

Chas. MacSorley

Reeve.