

Monday, August 22, 1955

A regular meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, August 22, 1955 at 7:30 p.m.

Present: Reeve MacSorley in Chair; Crs. Hughes, W. P. Philips, Drummond, Charlton, F. Philips and Morrison.

Rev. D. More led in an opening Prayer.

Moved by Cr. W. P. Philips, seconded by Cr. Hughes "That the minutes of the previous meeting be adopted as written and confirmed."

Carried unanimously.

Tenders were received for the construction of 49,190 lineal feet of concrete sidewalk.

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

Carried unanimously.

The Clerk then opened the Tenders revealing the following offers:

Tender No. 1	-	\$85,352.72.
Tender No. 2	-	81,266.42.
Tender No. 3	-	65,926.66

Moved by Cr. Morrison, seconded by Cr. Hughes "That the Tenders be referred to the Engineer and Purchasing Agent with Power to Act."

Carried unanimously.

The Capitol Hill Ratepayers' Association wrote asking for permission for a delegation to attend and speak to the Council concerning the future development of Burnaby Mountain. Mr. Wm. H. Burt attended.

Moved by Cr. W. P. Philips, seconded by Cr. Drummond "That the delegation be heard."

Carried unanimously.

Mr. Burt read a brief presented by the Association requesting that the Council use its best endeavours to foster the development of residences on Burnaby Mountain throughout its entire area, including the portion presently reserved for park purposes. The Association urged that this be done in order that the business districts along East Hastings Street may be developed and those businesses already in existence may flourish.

Moved by Cr. Charlton, seconded by W.P. Philips "That the letter be received, the delegation thanked and the Council take the matters presented in the brief under consideration."

Carried unanimously.

The Lozells Ratepayers Association requested an opportunity for a delegation to be heard in connection with the proposed exchange of lands north of the Lougheed Highway, commonly known as Rummell Parklands, for other property south of the Highway owned by the C. B. Riley Company.

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

Carried unanimously.

Mr. Kerr spoke advising that the people in the Lozells area were disturbed at the proposed exchange these lands on an equal basis. The spokesman referred to the applicable sections of the Municipal Act dealing with the disposal of dedicated park lands, suggesting that the Council could not dispose of the Rummell Park area since public moneys had been spent thereon. Mr. Kerr suggested that the Riley property was of far less value and that, in fact, there was no comparison between the two properties.

Moved by Cr. Hughes, seconded by Cr. Drummond "That the letter be received and the delegation thanked for their presentation."

Carried unanimously.

J. Res: Thomas submitted an application for rezoning Lots 1 and 2, Block 10, D.L. 78 FROM Residential to Commercial.

Messrs. Boyd, Flannery & Haddy Realty Ltd, submitted an application for rezoning Lot 2, S.D. 1/2, Blk. 1, D.L. 155, from Residential to Commercial.

Messrs. Rivers Realty Ltd. submitted an application for rezoning Lot "A", Blk. 17, D.L. 155A FROM Heavy Industrial to Residential.

Messrs. Lawrence, Shaw, McFarlane & Stewart submitted an application for rezoning of the following:

Lot 2, of Block 3 of D.L. 78, Grp. 1, Map 3049, N.W.O.

Lot 9 of Lot B (Plan 1453) and part six one hundredths of an acre, (Sk. 7673 and Sk. 9692 of Lot 12 of Blocks 2, 3 and 7 (Plan 5049) District Lot 78, N.W.O.), according to Plan 15501 filed in the L.R.O. at New Westminster, B.C. Parcel "A", (Expt. Plan 12726) of Lot 1, Block 2 of Lot 59, Group 1, N.W.O., Plan 3798.

Part (five one-hundredths of an acre more or less) of Lot 2, Block 2, of Lot 59, Group 1, Plan 3798, as shown outlined red on sketch 13441, N.W.O. The rest 207.43 feet of Lots 3, 4, 5, 6 and 7, Block 2, District Lot 59, Group 1, N.W.O., Plan 3798, each containing zero point five of an acre, from Residential to Industrial.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the applications be received and referred to the Town Planning Commission and the Planning Engineer for consideration and recommendation."

Carried unanimously.

Park Realty Ltd. submitted an application for an extension of the previous Apartment Site permit granted in respect of Lot "A", 90, 1-3, Blk. 8, D.L. 121, the extension requested being to October 1st, 1955.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the application be received and referred to the Apartment Committee for consideration and report."

Carried unanimously.

Messrs. Boyd, Flannery & Haddy Realty Ltd. submitted an application for an extension of the Apartment Site approval granted in respect of Lot 7, Blks. 42/43, D.L. 152/3.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the application be received and referred to the Apartment Committee for consideration and report"

Carried Unanimously.

The Burnaby Youth Centre Society submitted an application for permission to hold a Tag Day on Saturday, September 17, 1955.

Moved by Cr. W. P. Philips, seconded by Cr. Hughes "That the letter be received and the application be granted."

Carried unanimously.

The South Burnaby Boy Scouts Association submitted an application for permission to hold an "Apple Day" campaign in conjunction with the South Burnaby Kinsmen's Club on Saturday, October 15, 1955.

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

Carried unanimously.

The Civic Administration magazine submitted information of subscription rates, etc. and requested that the Council consider one or more subscriptions to their publication.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the letter be received and referred to the Chief Administrative Officer and the Reeve for consideration and report."

Carried unanimously.

Val J. Roache, North Burnaby Little Soccer League submitted an application to use Willingdon Heights Park for League games of their Little Soccer League, advising they had met some opposition to the use of the Park from the Willingdon Community Centre who desire to use the grounds for Little League baseball.

Moved by Cr. W. P. Philips, seconded by Cr. Morrison "That the application be received and referred to a Committee of Cr. Hughes and the Chief Administrative Officer."

Carried unanimously.

Alan E.H. Venning wrote drawing attention to a condition effecting his property situated in the vicinity of Deer Lake Crescent subdivision, advising that during the development of the said subdivision natural drainage and land contours had been changed so that the western portion of his property was considerably higher than the now existing drainage level. Mr. Venning pointed out that during the past two years the new drainage ditch had eroded his land to the point where his fence was collapsing and there was danger of trees being up-rooted due to erosion. Mr. Venning requested that this matter be given immediate attention.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the complaint be received and referred to the Engineer for report."

Carried unanimously.

M. D. McCuaig submitted notification of the expiry of the Lease between the Corporation and himself for the top floor of the apartment premises at 2153 Arcola Street, requesting information on the Council's intentions with regard to renewal after 25th September, 1956, being the expiry date.

Moved by Cr. Morrison, seconded by Cr. W. P. Philips "That the letter be received and referred to the Chief Administrative Officer and the Treasurer for consideration and recommendation."

Carried unanimously.

The Canadian Manufacturers' Association wrote advising of the interest taken by their Association in the proposed amendment to the Town Planning By-law dealing with compulsory landscaped setbacks in cases where industry abuts on residential zones. The Association requested that this amendment be withdrawn since it was considered ~~xxxxxxxxxxxxxxxxxxxx~~ to be too onerous and wide-sweeping and since their Association considered that industry could be depended upon to cooperate in this respect in the future.

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

Carried unanimously.

W. S. Turner wrote in connection with his application for rezoning of property at the corner of Grandview-Douglas Highway and Burris Street, enclosing a Petition of residents who had no objection to the proposed rezoning.

Moved by Cr. Morrison, seconded by Cr. W. P. Philips "That the letter be received and referred to a Committee of the Whole."

Carried unanimously.

Reginald C. Sims wrote complaining of the condition of Kitchener Street between Rosser and Madison Avenues, advising that the gravelled surface was causing considerable dust nuisance and requesting that some permanent surface be applied to this road.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the letter be received and the complainant be advised of the Local Improvement paving policy and that the dust complaint be referred to the Municipal Engineer."

Carried unanimously.

J. E. Grant and others submitted a Petition for the opening of the lane in the 2900 block between McKee and Portland Streets, pointing out that certain moneys had been paid for the construction of this lane some two years ago and that to date the construction work had not been carried out to the detriment of the people in the area.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the Petition be received and referred to the Engineer for report."

Carried unanimously.

Forest Lawn Development Company Limited wrote advising that since the recent paving of Royal Oak Avenue had been undertaken a drainage ditch opposite their office premises had been filled, creating a potential flood menace to their office buildings since there was now no means of carrying drainage water away from the road surface.

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

Carried unanimously.

The Parks and Recreational Association of Canada submitted notification of their Conference to be held in Vancouver during the period September 11 - 16, 1956.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the notification be received and the members of the Parks Advisory Committee and the Parks Superintendent be authorized to attend this Conference."

Carried unanimously.

A. Labossiere submitted an application for a permit to operate a boat rental at Deer Lake.

Moved by Cr. Drummond, seconded by Cr. W. P. Philips "That this application be laid over pending consideration of the report of the Parks Advisory Committee."

Carried unanimously.

Raymond B. McCarthy submitted a complaint against actions of the Municipality in altering the grade of a road in the 300 block North Glynde Avenue, advising through this action, access to his property had become difficult and it was necessary for him to climb an embankment to gain egress and ingress to the road allowance. The complainant also submitted that a dangerous drainage problem would result in winter months and requested that the Council consider the construction of a retaining wall in front of his property.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the letter be received and this matter be referred to the Engineer for report and that a Committee of the Council be appointed to view the condition complained of." The Committee appointed included Crs. F. Philips, Charlton and Drummond.

Carried unanimously.

The Civil Defence Coordinator submitted advice of a Civil Defence Forum organized by the Burnaby Department to be held on August 29 during the afternoon and evening, extending an invitation to the Reeve and Council to be present at the Forum.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the invitation be received and accepted."

Carried unanimously.

The Civil Defence Co-ordinator submitted advice that the Federal Government had indicated a grant of \$6,000.00 was forthcoming toward the provision of Civil Defence accommodation in the new Municipal Hall.

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

Carried unanimously.

The Treasurer submitted a recommendation that the Purchasing Agent be authorized to attend the forth-coming Fall Session of the Pacific Northwest Buyers' Association to be held in Victoria, September 23rd, 1955.

Moved by Cr. W. P. Philips, seconded by Cr. Morrison "That the recommendation of the Treasurer be adopted."

Carried unanimously.

The Chief Administrative Officer reported that a time limit had been placed on an application to purchase properties in Blks. 21 and 30, D. L. 53 whereby purchase of the property was to be completed by August 25. The Chief Administrative Officer advised an extension had been requested by the agents for the purchasing company to September 15, 1955 in order that surveys of the property could be completed and it was recommended that this time extension be granted.

Moved by Cr. W. P. Philips, seconded by Cr. Drummond "That the recommendation of the Chief Administrative Officer be adopted."

Carried unanimously.

The Chief Administrative Officer reported that a request had gone to the Purchasing Agent by the Engineer to obtain prices for flush-coating approximately 283,348 square yards of asphalt road and that of the bids received the firm of Scotland and Adamson had quoted the best price of 102 cents per square yard and that instructions had been issued to the Purchasing Department to award the contract to this firm. The Chief Administrative Officer requested confirmation of this action.

Moved by Cr. W. P. Philips, seconded by Cr. Hughes "That the action of the Chief Administrative Officer be confirmed."

Carried unanimously.

The Chief Administrative Officer reported on receipt of a claim from R. T. Wilson in the sum of \$5.20 for damage to a garbage can allegedly sustained through the actions of municipal work-men in laying a water main on Smith Avenue.

The Chief Administrative Officer advised that investigation had failed to find conclusive proof that the damage was done by municipal work-men but there was a strong possibility our crews were responsible and recommended that the claim be paid.

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

Carried unanimously.

The Special Committee appointed to consider the introduction of regulations covering the sale and use of fire-works recommended that the matter be referred to the Metropolitan Mayors and Reeves Committee since it was considered impractical to introduce such regulations in one district and not in another in the immediate area.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the recommendation of the Committee be adopted."

Carried unanimously.

The Special Committee appointed to consider the application of Edward W. Morris Realty Limited to purchase properties in Blk. 6, D.L. 74S. 2 for the erection and operation of a curling rink.

The Committee recommended that the property be sold to the Edward W. Morris Realty Limited subject to an agreement being entered into to ensure that the proposals as outlined by the Company be carried out and that the matter of a suitable agreement in this connection be referred to the Solicitor and Chief Administrative Officer for drafting.

The Committee further recommended that the matter of re-locating the Fire Hall site, proposed to be established on Lots 3B - 6B, SD. 4, Blk. 6, U.L. 74, on a portion of Harwood Park be referred to the Chief Administrative Officer to take up with the Fire Chief.

The Committee recommended further that upon completion of the draft of the proposed agreement ^{that} the matter of price be referred to the Property Manager for recommendation.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received and adopted in principle and that the Chief Administrative Officer and the Solicitor be instructed to proceed with a draft of the recommended agreement and submit same for Council's approval."

Carried unanimously.

The Special Committee appointed to consider a grant to the Burnaby May Day Association to assist in the construction of a float for entry in the P. N. E. parade, recommended that a grant of \$500.00 be made for this purpose.

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

Carried unanimously.

The Special Committee appointed to consider the complaint of Mrs. B. Bennett against unlicensed person in North Burnaby area selling pet birds in competition to licensed pet shops in the area, submitted a report suggesting that if the complainant would report particular cases to the Licence Inspector, charges could be laid in Police court should evidence warrant such action.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received and adopted."

Carried unanimously.
apartment site approvals granted for

The Apartment Committee submitted a report on Lots 5, 7 and 12, Blks. 42/43, D.L. 151/3 pointing out that approval of Lot 5 would expire on October 13, 1955 and further that plans had been submitted and a building permit issued for the proposed apartment on Lot 12 and that while construction on Lot 7 had not been commenced prior to expiry date on July 21, 1955 the disposal of an old dwelling on the property had apparently held up the work and the owner was ready to commence construction at this time. In view of this circumstance the Committee recommended that approval of Lot 7 as an apartment site be extended for a further period of 60 days from the date of expiry of the original approval provided conditions of that approval continue to apply.

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

Carried unanimously.

The Chief Building Inspector submitted a report on the operations of the Building Department for the period July 15 to August 11, 1955.

Moved by Cr. Morrison, seconded by Cr. W. P. Philips "That the report be received."

Carried unanimously.

The Parks Advisory Committee submitted a report on the following matters discussed at their last meeting:

1. Application of William A. Moore to operate a boat rental business at Deer Lake:

The Committee reported that it was not against the principle of boat rental businesses at the Lake but recommended that the applicant be advised there was a possibility the future Parks Board may operate its own boat rental business and would possibly effect a licence granted at this time.

2. The Committee advised consideration had been given to the problem of controlling the indiscriminate driving of motor vehicles on parks and neither the Parks By-law nor the Street and Traffic By-law appeared to contain clauses which could control

this nuisance. It was suggested that an amendment be brought down to the Street and Traffic By-law making unauthorized driving of motor vehicles on parks and play-grounds an offence, thus affording proper police control of this misuse of municipal property.

3. The Willingdon Heights Community Association submitted an application for a grant of \$50.00 to help defray the cost of providing electrical service to Willingdon Heights Park. The Committee recommended that the grant be made in view of the extensive work carried out by the Association on the Park and the fact that if the work had been undertaken by the Corporation the cost would have approximated \$300.00.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That Items 2 and 3 of the report be adopted."

Carried unanimously.

Moved by Cr. Drummond, seconded by Cr. Morrison "That this Corporation do not entertain any applications for boat rentals at Deer Lake."

Carried unanimously.

The Medical Health Officer submitted a report on the operations of the Medical Health Department for the month of July.

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

Carried unanimously.

The Officer-in-Charge of Burnaby Detachment, R.C.M.P., submitted a report covering policing of the Municipality for the month of July.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the report be received."

Carried unanimously.

The Engineer submitted cost reports re paving of the following streets under the Local Improvement Act:

- (a) Elgin Ave. from Irving St. to Oakland Ave.
- (b) Shepherd St. from Sussex Ave. to Nelson Ave.
- (c) Imperial St. from Walker Ave. to Humphries St.
- (d) 19th Ave. from Mary Ave. to School.
- (e) Chaffey Ave. from Burke St. to S.P.L. of Lot 4, Blk. 77, D.L. 33.
- (f) Briarwood Cres. from Gilpin St. to Willingdon Ave.
- (g) Castlewood Cres. from Patterson Ave. to Barker Ave.
- (h) Bapier St. from Gilmore Ave. to Carlton Ave.
- (i) Burns St. from Gilley Ave. to Bryant St.
- (j) Graham Ave. from Douglas Rd. to Sixth Ave.
- (k) Buchanan St. from Cliff Ave. to E. Bdy. of Lot 16, Blk. 8, D.L. 136.
- (l) Neville St. from Nelson Ave. to 12' W. of Lot 1, RSD 3; SD. B & C, Blk. B, D.L. 157.
- (m) North Bliff Cres. from Cliff Ave. to Cliff Ave.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the reports be received and the required construction By-law brought down subject to the funds being available."

Carried unanimously.

The Engineer submitted a report showing works completed or in progress during the month of July, covering all Departments within the Engineering Division.

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

Carried unanimously.

Morrison,

Moved by Cr. ~~Charlton~~, seconded by Cr. Charlton "That leave of absence be granted Cr. Hean from this meeting."

Carried unanimously.

The Engineer submitted detailed account of works for the two-week period ending August 7, 1955.

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

Carried unanimously.

The Engineer submitted Estimates of Work for the two week period August 22 to September 4th, 1955 as follows:

Board of Works - General - \$51,580.00

Moved by Cr. Charlton, seconded by Cr. Hughes "That the estimates as submitted be approved."

Carried unanimously.

The Engineer submitted Estimates of Work for the two week period August 22 to September 4, 1955 as follows:

Water Works - General - \$12,975.00

Moved by Cr. Charlton, seconded by Cr. Morrison "That the estimates as submitted be approved."

Carried unanimously.

The Engineer submitted Estimates of Work for the two week period August 22 to September 4, 1955 as follows:

Parks - General - \$5,680.00

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That the estimates as submitted be approved."

Carried unanimously.

The Engineer submitted Estimates of Work for the two week period August 22 to September 4, 1955 as follows:

Health & Sanitation - General - \$8,000.00

Moved by Cr. Drummond, seconded by Cr. Morrison "That the estimates as submitted be approved."

Carried unanimously.

The Treasurer submitted a statement showing the standing of the Contingency Reserve showing in particular the amount of \$60,179.00 expended by out of a total of \$72,988.00 and leaving a balance of \$12,809.00. The Treasurer recommended that the balance on hand be held for payment of the Forest Lawn Appeal and for other cases that may arise.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That the report be received and the recommendation adopted."

Carried unanimously.

The Treasurer submitted disbursements in the sum of \$188,271.12 for approval.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That disbursements as submitted be approved."

Carried unanimously.

Licence

The Chief Licensing Inspector submitted a report on a Sheep Protection Act claim submitted by S. Seim doe row loss of 25 chickens advising that investigation had revealed that the birds were reasonably well protected and recommended that the claim be settled in the sum of \$25.00.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the recommendation of the Chief Licence Inspector be adopted."

Carried unanimously.

The Municipal Solicitor submitted a report on a claim of J. J. Derhousow for \$73.80 resulting from flooding of the claimant's property when a culvert became plugged at the intersection of Glynde Avenue and Capitol Drive. The Solicitor recommended the claimant be paid the sum of \$50.00 since the Engineer reported plugging of the culvert had been caused as a result of recent construction work on Glynde Avenue.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the recommendation of the Solicitor be adopted."

Carried unanimously.

The Municipal Solicitor submitted a report reviewing the circumstances surrounding consideration of a claim by Mr. and Mrs. Lakusta covering repairs to their premises as a result of the construction of a road pavement on Trapp Road during 1952.

The Solicitor pointed out that there was no indication within the claim or any correspondence arising therefrom of negligence or nuisance alleged against the Municipality. The Solicitor drew attention to Section 517 (c) of the Municipal Act which provides that all actions against any Municipality must be commenced within one year after the cause of such action shall have arisen. It was the Solicitor's opinion that, no action having been commenced within the time limit, the Council could not properly pay the claim.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the report of the Solicitor be adopted."

Carried unanimously.

The Property Manager submitted Property Sales Slips as follows:

Sales No.	Purchaser	Property	Sales Price
#3670	Southland Development Limited	Lots 384, Blk. 90, D.L. 92, Plan #2212.	\$1200.00
#3671	BARON Daniel	Lot 254, Blk. 6, D.L. 91S.E. pt. Plan #2332.	650.00

Property Sales, cont.

Sales No.	Purchaser	Property	Sales Price
#8672	THOMPSON, Sidney	Lot 37 ⁸ & W. 10.45', Blk. 12 of Blk. 21, D.L. 27, Plan #897	\$ 550.00
#8673	C. B. RILEY CONSTRUCTION CO. LTD.	Lots 6-17, Blk. 41, D.L. 122 Lots 11-17, Blk. 48, D.L. 123 Lots 1-10, Blk. 49, D.L. 124. Plan No. 1543.	\$20,800.00

Moved by Cr. Morrison, seconded by Cr. Drummond "That the Property Sales List as submitted be approved."

Carried unanimously.

The Town Planning Commission submitted the following recommendations as the result of their meeting held Thursday, August 18, 1955:

1. The proposed amendments to the Town Zoning By-law re creation of Buffer Area where Heavy Industrial zones adjoin Residential zones.

The Commission felt that the proposed amendments as drafted left little tolerance for Industrial developers, and might tend to have an adverse effect on Industrial development. In a resolution passed by the meeting, the Commission tabled the draft amendments, pending further consideration, and will report thereon to Council at the earliest opportunity.

2. The application of L. J. Hart for the rezoning of Lot 19, Blocks 12/13N, D.L. 79S., from Residential to Gasoline Service Station.

This property is in an area close to the new Municipal Hall site, and presently under study by the Commission for revised land use.

The Commission would recommend that this application not be approved for the reason ~~xxx~~ above noted, and because the grade and alignment of the Grandview Highway, adjacent to the subject parcel, is not suitable for traffic movement to and from a Service Station.

3. The application of R. W. MacDonald, on behalf of G. S. MacDonald, for the rezoning of Lots 16/17, S.D. 1-12, Block 1, D.L. 74S₂, from Residential to Commercial.

Existing development in the area around the subject property includes better type houses on both sides of the Highway for some 500 feet east, and for a number of blocks to the south.

The Commission would recommend that this application not be approved, in order that Industrial or Commercial usage be not intruded upon a new developing Residential area.

4. The application of J. Longlois for the rezoning of Lot 1, Block 2, D.L. 59, Plan 3798, from Small Holdings to Commercial, (for purposes of building a garage and service station).

Adjacent development includes a Service Station on the northwest corner, a Service Station on the southeast corner, and a General Store on the northeast corner, and residences on both sides of Bainbridge Avenue, south of the subject property.

In considering this application, the Commission recalled their action of some five years ago when the Loughheed Highway was surveyed in its entirety for possible Gasoline Service Station sites, and a number of sites suitably located and spaced along the Highway were chosen by the Commission, and recommended for Gasoline Service Station zoning. At that time, one of the corners of the Loughheed Highway and Bainbridge Avenue intersection, was selected by the Commission as a possible Service Station site, and was so zoned by Council.

Further consideration regarding this particular application is the widening of the Loughheed Highway, which may be anticipated within a few years. In the case of the subject parcel, the depth is such that a considerable reduction would be required for road widening purposes, and would largely destroy the value of the site as a Service Station. Thus, development of a Service Station at this time would be contrary to the best interest of the Municipality since the acquisition of an improved site for a road widening purposes would be an increased demand on Municipal funds.

In view of the 1950 survey of the Highway for Service Station outlets, and in view of this above mentioned consideration, the Commission would recommend that this application be not approved.

Arising out of the discussion of the application by J. Longlois for Gasoline Service Station zoning of property on the Loughheed Highway, was a resolution that the Town Planning Commission survey Grandview-Douglas Highway and Marine Drive for their full lengths within the Municipal boundaries, with a view to formulation of report and recommendations to Council of possible Gasoline Service Station sites.

Town Planning Commission report, cont.

6. The application of Newcombe Realty Ltd. for the rezoning of Block 3, J.L. 153, Map 783, from its present status of Commercial for a depth of 130 feet from Kingsway north, to that of Commercial to include the whole parcel north to Grange Street, to permit the erection of a shopping centre.

It will be recalled that the Commission recently recommended rezoning of a vacant parcel of property on the east side of Chaffey Avenue, between Kingsway and Grange Street, to extend the Commercial zoning over the entire property to accommodate a comprehensively planned Super Market development.

In the case of the subject property, used and occupied as above described, rezoning at this time might result in the creation of a number of diversified occupations, including the retention of trailer accommodation, etc. The Commission feels that provision of adequate off-street parking is essential for a Shopping Centre of such a scale as would utilize the entire property, and would recommend that this application not be approved at this time, and that a more definite proposal be advanced by the applicants.

6. The application of Peter Kurtow for the rezoning of Lot "A", Block 2, Block 16, D.L. 33, Plan 15621, from Residential to Local Commercial.

The Commission would recommend that this application not be approved, in view of the established residential character of the neighbourhood, and in view of the obvious traffic hazard that would result from any Commercial enterprise on this portion of Willington Avenue.

7. The application of M. Mathisen ~~xxxxx~~ for the rezoning of Westerly portion of Block 13, S.D. 10, D.L. 80 N₂, from Residential to Commercial for the establishment of a Service Station.

In considering this application, the Commission was of the opinion that the subject property was poorly suited for Gasoline Service Station use for the following reasons:-

- (a) Traffic congestion on the Grandview Highway.
- (b) Proximity of the Douglas Road School across the Grandview Highway.
- (c) The "Y" intersection of the Grandview and Douglas Highways.
- (d) Negative grade of the Grandview Highway west of the subject property.

Before concluding its consideration of this application, the Commission sought the opinion of the District Engineer of the Department of Highways. The District Engineer, Dep't. of Highways concurred with the views held by the Town Planning Commission respecting the increased traffic hazard that would result from development of a Service Station at this intersection of the Douglas Road and Grandview Highway. The Commission would also note that the proposed development would prejudice the development of the lands to the north ~~east~~ - east by eliminating the possibility of acquiring the required widening of the road between Kincaid and Sprott Streets.

In view of this foregoing condition, the Commission would recommend that this application not be approved.

9. The application of T. M. Sutherland on behalf of the owner, B. Benson, for rezoning of Lots 20/24 incl. Block 7, D. L. 127E₂, Plan 15435, from Residential to Commercial.

The Areas adjoining the subject property to the west and north are partially developed for Residential use, while J.L. 205, across Holdom Avenue, to the east of the property, is sought as a Park site. It may be further noted that Hastings Street, approximately 1100 feet to the north, permits of Commercial development.

In view of the foregoing facts, the Commission would recommend that this application not be approved.

9. The proposed amendments of the Town Planning By-law. The Town Planning Commission reconsidered various of the drafted amendments and would comment thereon as follows:

- (a) Clause 6 - The Commission feels that this section as drafted applies to all zones rather than the Residential Zones only, and further fails to provide control for location of buildings on large parcels of land capable of future re-subdivision.

The Commission would recommend the following wording:

"6. Except in Industrial and Commercial Districts every building shall be erected or placed on a site or lot and not more than one (1) building and its accessory buildings shall be erected or placed thereon, provided that where a parcel of land is of greater area than 12,000 square feet, the Approving Officer may require that the siting of a proposed building shall be such as to facilitate the future subdivision of the parcel or adjacent parcels of land."

(b) Clause 22 - The Commission would point out that this clause as drafted fails to exclude a two family dwelling from a Commercial Zone as was the original intention of this amendment.

The Commission would recommend the following wording:

Town Planning Commission report, cont.

"(a) Any use or activity permitted in a Residential Single Family or a Residential Two Family Zone, except the construction or erection of Single Family or Two Family dwellings.

(c) Clause 24 - The Town Planning Commission would point out this clause as drafted has the effect of excluding all apartments from Commercial zones. The Commission has no objection to the present regulations permitting apartments in buildings in Commercial zones where the entire ground floor of the building is used for Commercial purposes.

The Commission would recommend that clause 24 be deleted from the draft.

(d) Clause 31 - The Town Planning Commission would point out that this clause as drafted would permit the construction or erection of Two Family dwellings in a Light Industrial Zone, whereas, the intention of the amendment was to exclude Residential uses.

The Town Planning Commission would recommend wording as follows:

"SECTION 11, is amended by striking out the words Residential District in Clause "a".

(e) Clause 35 - The Town Planning Commission concurs with the re-wording of this clause as drafted."

Moved by Cr. Charlton, seconded by Cr. Morrison "That Paragraphs 2 - 8 of the Town Planning Commission report be adopted and that Paragraphs 1 and 9 be referred to a Committee of the Whole." Carried unanimously.

The Planning Engineer submitted a report advising that he was in accord with the decisions of the Town Planning Commission as contained in their report of August 19, 1955.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received." Carried unanimously.

The Planning Engineer submitted a report on a proposed highway exchange in Block 6, D.L. 35 advising that tentative approvals had been granted to proposals to reduce the width of Cardiff Street to 60 feet in return for provision of a north-south road allowance of 40 feet to Block 5, D.L. 35.

In order to follow through on these road proposals it was recommended that a highway exchange by-law be brought down.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the recommendation of the Planning Engineer be adopted." Carried unanimously.

The Planning Engineer and Chief Sanitary Inspector submitted a report on the application of Mrs. E. Campbell for permission to locate a dwelling on Lot 6, Block 5, D. L. 173, situated in a Heavy Industrial District.

The Committee gave a resume of the circumstances surrounding the parcel of land involved, pointing out that the drainage and soil conditions were such that satisfactory sewage disposal by septic tank methods was difficult if not impossible. The Committee recommended the application be not granted for the following reasons:

(a) The location of further dwellings in this area will prejudice future location of Industry in this area - an aim recently reaffirmed by the Town Planning Commission.

(b) The location of further dwellings in this area will if continued tend to worsen the very unsatisfactory sewage disposal problem in this area.

(c) The area is not in our opinion suitable for dwelling purposes - particularly for rented accommodation.

Mr. Campbell appeared and requested an opportunity to be heard.

Moved by Cr. Morrison, seconded by Cr. W. Philips "That Mr. Campbell be heard." Carried unanimously.

Mr. Campbell advised that the area of land was approximately one acre and that no trouble was experienced with drainage on their present holdings upon which they reside. The spokesman requested that the Council favorably consider their application to move a dwelling on this property.

Cr.

Moved by W.P. Philips, seconded by Cr. Drummond "That permission be granted the applicants to move a dwelling on the property in question."

Crs. Drummond and W.P. Philips voted in favor.

Crs. Hughes, Charlton, Morrison, and F. Philips voted against.

The Engineer and Planning Engineer submitted a report advising that in considering a resubdivision of the north and south halves of Lot "A" Block 61, D.L. 123 the applicant was requested to dedicate the westerly 7 feet for road widening purposes on Willingdon Avenue between Gravey Street and the lane north. The Committee advised that the applicants had conveyed the necessary deed and requested that a Land Acquisition by-law be brought down accordingly.

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

Carried unanimously.

The Traffic and Traffic Safety Committee submitted a report on action taken as a result of their last meeting held on August 15, 1955, as follows:

(1) Hastings Street at Duncan Avenue.

Your Committee, in receipt of a request from Council that the installation of a School Crosswalk as an alternative to a requested School Zone at this location be considered by the Committee, would advise that this crosswalk has been provided in the fall signing programme.

(2) Authorization of "School Crossing - Stop When Occupied" Crosswalks.

In the past school crosswalks have been designated as Pedestrian Crossings and the provisions of Section 16 of the Traffic By-law apply to such crosswalks. In view of the proposed change in this year's signing programme we would recommend that Section 16 be amended to effect the following:

(a) Authorize School Crossings.

(b) Stipulate that such crossings be designated by painted walk lines where road is surfaced and by signs reading "School Crossing - Stop When Occupied".

(c) Regulations to be in effect from 8 a.m. to 5 p.m. on School Days.

(3) Pavement Improvements on Lougheed and Grandview Douglas Highway.

It may be recalled that from time to time your Committee has requested that pavement widenings be made at various locations on the above Highways. We note that the increased traffic brought on by increasing registration of vehicles and large growth of population in the Metropolitan area is over-taxing these above facilities. We recognize the solution to this problem ~~will~~ require construction of major facilities and that this problem is now under intensive study. Nevertheless we feel that a considerable improvement in the above mentioned facilities can be effected at comparatively modest cost by providing widened pavements at major intersections - thereby permitting deceleration of traffic turning off the highway, and also allowing traffic entering major facilities to "merge" with a minimum of obstruction to through traffic. In addition, the provision of passing lanes on these Highways at points of heavy grade would greatly facilitate traffic.

We would therefore recommend that the Provincial Government be urged to survey these two Highways with a view to initiating an improvement programme of this type.

(4) Bus Stop Locations - Gilmore Avenue and Douglas Road.

Your Committee have studied the proposed modifications on this route between Napier Street and Carlton Avenue, which were referred from Council, and would advise that we feel the proposal is satisfactory from the view point of traffic safety.

(5) Loading Zone for South Burnaby Postal Station.

Your Committee is in receipt of a request from Mr. W.H. Wilson, Postmaster, for a loading zone in the 4000 Block Kingsway to facilitate mail truck clearances and private vehicles. It has been pointed out that the new hotel in this vicinity has precipitated a demand for curb parking space which has worsened the loading situation.

We would therefore recommend that a Loading Zone be established commencing at a point 80 feet east of the east street line of Willingdon Avenue and extending to a point 120 feet east thereof.

(6) Left Turn Prohibition for Pioneer and Kingsway Intersection for Traffic from the North.

Your Committee has given further study to traffic conditions in this vicinity and now feel that the above prohibition is warranted. We would therefore recommend that the Provincial Government be asked to implement this restriction.

Moved by Cr. Hughes, seconded by Cr. Charlton "that Items 1-5 be adopted and Item 6 be referred back to the Committee for further consideration."

Carried unanimously.

the Medical Health Officer submitted a report ~~xxxx~~ with regard to the poultry farm operated by H. E. Olsen which had been the subject of complaints by surrounding residents due to a fly nuisance reportedly emanating from the said poultry farm. The Medical Health Officer reported an inspection had revealed the fly nuisance at the poultry farm was under control and that this result had been attained through the adoption by the Olsen's of suggestions made by their Department for the improvement of the condition with the use of proper insecticides. The Medical Health Officer advised that at present there was no public health nuisance and that the inspection had also revealed the particular breed of flies causing the nuisance was prevalent in certain parts of the adjacent properties and that the owners of such properties were being ~~xxxx~~ notified of proper methods of eradication.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton that the report be received and the complainants notified of the contents and that the Medical Health Officer be advised to withdraw the notice served on the owners of the poultry farm to cease operations.

Carried unanimously.

The Municipal Clerk submitted Certificates of Sufficiency pursuant to Local Improvement Act covering paving positions received in respect of the following roads;

- (a) 17th Avenue from Grandview-Douglas Highway to Mary Avenue.
- (b) Burford Street from Griffiths Avenue to Spelling Avenue.
- (c) Davies Street from 14th Avenue to 13th Avenue.

Moved by Cr. Morrison, seconded by Cr. Charlton that the Certificates be received and referred to the Municipal Engineer for a cost report pursuant to the Local Improvement Act.

Carried unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison that the Reeve and Clerk be authorized to execute an Indenture of Release covering lands expropriated by the Department of Transport, described as the most southerly 400 feet throughout of Lot 12 in District Lot 210, Group 1, Plan 1037.

Carried unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond that the Reeve and Clerk be authorized to sign and affix the Corporate Seal to Indenture of Release of Easement to Phillip Arthur Clark and Vera Clark covering Lot 32, Block 15 J. L. 28.

Carried unanimously.

~~xxxxMunicipal Clerkxxxxxxxxxxx~~

Moved by Cr. W.P. Philips, seconded by Cr. Charlton that "Burnaby Advance Tax Payment of taxes By-law 1955 be now introduced and that the Council sit as a Committee of the Whole to consider the by-law".

Carried unanimously.

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

Moved by Cr. W.P. Philips, seconded by Cr. Charlton that the by-law be read by short title only.

Carried unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond that the Committee rise and report the by-law complete without amendment.

Carried unanimously.

The Council re-convened.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison that "Burnaby Advance Payment of taxes By-law 1955" be now passed.

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond that Burnaby Road Acquisition and Dedication By-law No. 5, 1955 be now introduced and that the Council sit as a Committee of the Whole 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 rise and report the by-law complete without amendment.

Carried unanimously.

The Council re-convened.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Road Acquisition and Dedication By-law No. 5, 1955" be now passed."

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Road Acquisition and Dedication By-law No. 6, 1955" be now introduced, and the Council sit as a Committee of the Whole 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 rise and report the by-law complete without amendment."

the Council re-convened.

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Road Acquisition and Dedication By-law No. 6, 1955" be now passed."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Drummond "that "Burnaby Land Acquisition By-law No. 4, 1955" be now introduced and that Council sit as a Committee of the Whole 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. Drummond "that the by-law be read by short title only."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Drummond "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. Drummond "that "Burnaby Land Acquisition By-law No. 4, 1955" be now passed."

Carried unanimously.

Morrison,

Drummond

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "that "Burnaby Land Acquisition By-Law No. 4, 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Drummond "that "Burnaby Land Acquisition By-law No. 4, 1955" be 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. Hughes, seconded by Cr. W.P. Philips, "that Burnaby Land Acquisition and Park Dedication By-law No. 4, 1955" be now introduced and that the Council sit as a Committee of the Whole to consider the by-law."

Carried unanimously.

the Reeve asked the question "What is your pleasure with this by-law?"

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "that the by-law be read by short title only."

Carried unanimously.

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

Carried unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "that "Burnaby Land Acquisition and Park Dedication By-law No. 4, 1955" be now passed."

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Local Improvement Notice of Intention By-law No. 2, 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "that "Burnaby Local Improvement Notice of Intention By-law No. 2, 1955" be finally adopted and the Reeve and Clerk be authorized to sign the by-law and affix the Corporate Seal thereto."

Carried unanimously.

see next minute

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Local Improvement Construction By-law No. 3, 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Local Improvement Construction By-law No. 3, 1955" be now finally adopted and the Reeve and Clerk be authorized to sign the by-law and affix the Corporate Seal thereto."

Carried unanimously.

Moved by Cr. W. P. Philips, seconded by Cr. Morrison, "that "Chief Administrative Officer Appointment By-law 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. W. P. Philips, seconded by Cr. Morrison, "that "Chief Administrative Officer Appointment By-law 1955" be now finally adopted and 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. Charlton "that "B. C. Electric Railway Company Limited Easement Authorization By-law 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "that "B.C. Electric Railway Company Limited Easement Authorization By-law 1955" be now finally adopted and 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. Drummond "that "Burnaby Road Dedication By-law No. 1, 1955" be now reconsidered."

Carried unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "that "Burnaby Road Dedication By-law No. 1, 1955" be now finally adopted and 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. Charlton "that "Burnaby Easement Authorization By-law No. 8, 1955" be now introduced and that the Council sit as a Committee of the Whole 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. Charlton "that the by-law be read by short title only."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "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. Hughes "that "Burnaby Easement Authorization By-law No. 8, 1955" be now passed."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "that "Burnaby Land Sale By-law No. 14, 1955" be now introduced and the Council sit as a Committee of the Whole 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. Hughes "that the by-law be read by short title only."

Carried unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "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. Hughes "that "Burnaby Land Sale By-law No. 14, 1955" be now passed."

Carried unanimously.

the Municipal Clerk reported having received Certified copy of Order No. 88678 of the Board of Transport Commissioners for Canada covering the installation of an automatic protection at the crossing of the railway of the Great Northern Railway Company at Willington Avenue and further ordering that 60 per cent. of the cost of installing the protection not exceeding the sum of \$7,305.00, be paid out of the Railway Grade Crossing Fund; 25 per cent of the cost to be borne by the Corporation and the remainder to be borne by the Great Northern Railway Company.

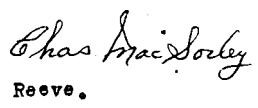
Moved by Cr. Morrison, seconded by Cr. Charlton "that the Order be received."

Carried unanimously.

the meeting then adjourned.

Confirmed:


J. J. Shaw
Clerk.


Chas MacSorley
Reeve.