

Monday, July 25, 1955.

A regular meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, July 25, 1955 at 7.30 p.m.

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

Rev. E. Linfoot led in an Opening Prayer.

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

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Charlton "That Leave of Absence be granted Councillor Hean from this meeting."

Carried Unanimously.

Councillor Hughes officially reported the unfortunate drowning of Bernie Fletcher at Deer Lake on July 20th expressing regret at the incident and suggesting that a letter of sympathy should be forwarded to the parents.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That a letter of condolence be forwarded to Mr. and Mrs. Fletcher, expressing the Council's sympathy on the recent drowning of their son at Deer Lake."

Carried Unanimously.

R.C. Hirst appeared and requested an interview with regard to the condition of Keswick Avenue.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That Mr. Hirst be heard."

Carried Unanimously.

Mr. Hirst spoke drawing attention to the condition of Keswick Avenue particularly the narrowness of the road allowance which created a hazardous condition which was aggravated since the recent hard surfacing of Cameron Road. Mr. Hirst advised that damage to his fence was continually taking place due to the traffic situation on this street.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That this matter be referred to the Municipal Engineer for report."

Carried Unanimously.

Dr. H. L. Purdy, B. C. Electric Railway Company Limited attended and requested an interview.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That Mr. Purdy be heard."

Carried Unanimously.

Dr. Purdy outlined the fundamentals of his Company's presentation before the Public Utilities Commission in connection with their application for a Certificate of Public Convenience and Necessity for the distribution of natural gas advising that in their opinion the announced charges were not unreasonable.

Dr. Purdy spoke of the comparison made by the Labor Progressive Party with prices for natural gas in Calgary and Edmonton and stressed the ready-availability of natural gas resources in the Province of Alberta and stated that this was the reason that the rates were considerably lower. It was also pointed out that rates in the Eastern cities were considerably higher than those to be set for this Province. Mr. Purdy also advised that the Company was setting the rates so that the customers in this area would never be faced with the prospects of an increase. It was suggested that the rates would be adjusted after three years since there would be a decreased capitalization and increased customer volume.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That Dr. Purdy be thanked for his presentation."

Carried Unanimously.

The North Burnaby Board of Trade wrote requesting an opportunity for a spokesman to interview the Council re the railway crossing at Barnet Beach. Mr. T. Blake appeared.

Moved by Cr. Morrison, seconded by Cr. Charlton "That Mr. Blake be heard."

Carried Unanimously.

Mr. Blake advised that it was the understanding of their Board that the level crossing over the tracks to Barnet Beach was not acceptable to the Railway Company and that it appeared an overhead crossing might become dangerous. Mr. Blake then suggested that the only alternative might be the construction of an underpass. Information and data was presented to the Council by Mr. Blake as produced by a private firm (Armo Company) concerning construction of an underpass utilizing this Company's product, and it was considered that a 10' diameter underpass could be constructed for a total of \$15,000.00. Mr. Blake also spoke on the matter of traffic difficulties in the North Burnaby area particularly with respect to parking and suggested that large businesses were located in the area and were not providing sufficient parking facilities creating congestion in the area. Mr. Blake requested that the Traffic and Traffic

Safety Committee of the Council consider extending an invitation to the Traffic Committee of their Board to discuss this matter.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the letter be received and Mr. Blake be thanked for his attendance and presentation."

Carried Unanimously.

Mr. Leffler appeared representing Petitioners on Clinton Street who had filed a complaint against the fly nuisance on Clinton Street in the vicinity of the Olson Poultry Ranch.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That Mr. Leffler be heard."

Carried Unanimously.

Mr. Leffler reviewed the efforts of the residents over the past two years to have this alleged fly nuisance abated without success. The spokesman requested that in view of the extent of the nuisance on a year round basis that steps be taken forthwith by the authorities to eliminate the condition.

The delegation was advised that the matter was in the hands of a Special Committee.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the delegation be thanked."

Carried Unanimously.

Leslie J. Hart submitted an application for the rezoning of Lot 19, Block 12 and 13N, D.L. 79S, Map 2298 to gasoline service station.

Roderick W. Macdonald submitted an application for the rezoning of Lots 16 and 17 of Lots 1 to 172, Block 1, D.L. 74S2, Plan 1547, N.W.D. to Commercial.

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

Carried Unanimously.

Burnaby May Day Association wrote submitting a financial statement of receipts and disbursements made in conjunction with their 1955 May Day and advising that the balance on hand of \$157.21 was to be utilized for the preparation of a float to be entered in the forthcoming P.W.E. parade. The Association solicited the support of the Municipal Council to assist them in the preparation of a float and suggested that a much better float could be entered if the Council would be willing to co-operate with their Association.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the letter be received and this matter be referred to a Committee of His Worship, Reeve MacSorley and the Chairman of Finance, with Power to Act."

Carried Unanimously.

City Clerk, City of Vancouver, submitted advice of a special meeting to be held in the No. 1 Committee Room, City Hall, Vancouver on July 28th for the purpose of discussing the housing of Juvenile Detention Home facilities in Vancouver.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the letter be received and that His Worship, Reeve MacSorley, Cr. Hughes and the acting Probation Officer be asked to attend this meeting."

Carried Unanimously.

A.E. Knutsen wrote advising of difficulties he was experiencing in the location of his property. Mr. Knutsen explained that the surveyor recently engaged by him had been unable to locate a permanent monument within reasonable distance of his property and that considerable cost would accrue to him under the circumstances. Mr. Knutsen suggested that some of the monuments had been removed during the course of road construction and requested that consideration be given to placement of these monuments closer to his property so that the necessary survey work might be undertaken, at a minimum of expense to himself.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the letter be received and the Clerk forward a suitable reply."

Carried Unanimously.

Messrs. Hean, Wylie and Hyde wrote with reference to a lease entered into by their client, Douglas Victor Manley, covering part Blocks 10 and 11, D.L.84, Sketch 895 save and except the westerly 10 feet thereof, advising that it was now the desire of Mr. Manley to assign the lease to the Salvation Army for the purpose of establishing an office in the Burnaby area. The Solicitors requested the consent of the Council to this assignment. Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That the letter be received and consent to the assignment be accorded."

Carried Unanimously.

Mrs. B. Bennett, Operator of Bennett's Bird Store, submitted a complaint against the persons raising pet birds for sale without being properly licensed, suggesting that it was unfair competition to those in this business who were licensed.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the letter be received and referred to a Committee of the Chief Licence Inspector and Municipal Solicitor for a report."

Carried Unanimously.

Simpsons Sears Limited wrote with reference to a public lane existing through part of their Parking lot extending westerly from Irving Street and adjacent to Lots 2 to 8, Block 22, D.L.152/3. The writer suggested that the Council consider exchanging this road allowance for the southerly 33' Lot 8, the result of which would be a diversion of the present lane easterly to Bonser Avenue.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That the letter be received and this matter be referred to the Engineer and Planning Engineer for consideration and report."

Carried Unanimously.

Charles Pauling submitted an application for a permit to park cars at the rear of his property situated on Deer Lake - 3627 Sperling Avenue.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That the letter be received and the applicant advised that it is beyond the legal power of the Council to permit the operation of a commercial vehicle parking lot in a residential area."

Carried Unanimously.

A.P.W. Watkinson and others submitted a Petition in opposition to the proposed rezoning of property at the corner of Grandview-Douglas Highway and Burris Street for gasoline service station purposes.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the Petition be referred to the forthcoming Public Hearing on the proposed rezoning."

Carried Unanimously.

Lechdale Foursquare Church submitted an application for exemption of taxation on Lot 1, of Lot "A", Block 1, D.L.206 which property is used for automobile parking space and is adjacent to their church property.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the application be received and referred to a Committee of the Assessor and Chief Executive Officer for consideration and report."

Carried Unanimously.

George A. Touche & Co. Chartered Accountants, submitted advice that they were prepared to undertake an audit of the records of the Corporation for the year 1955 for a fee of \$3,500.00.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That the letter be received and tabled pending clarification as to whether or not this fee included audit services for the Burnaby School Board."

Carried Unanimously.

F.A. Archer and Associates submitted an application for Municipally-owned lands in D.L.100, 101 and 102 and 147 and Lot 3 and 4, D.L.148.

Moved by Cr. Morrison, seconded by Cr. Drummond "That the application be received and referred to a Committee of the Whole."

Carried Unanimously.

Atlas Finance and Realty corporation Limited submitted an application to purchase Corporation-owned lands in D.L.213, 214, 215, 208, 209 and 210.

Moved by Cr. Morrison, seconded by Cr. Drummond "That the application be referred to a Committee of the Whole."

Carried Unanimously.

Mrs. C. Wasowicz submitted a Petition representing residents in the immediate vicinity of Douglas Highway and Elwell Street, expressing approval to the application of Mrs. Wasowicz for use of a portion of her property described Lot 1, Block 4, D.L.91 South part for gasoline service station purposes.

Moved by Cr. Hughes, seconded by Cr. Morrison "That this Petition be tabled for consideration later in this meeting in conjunction with Item 20, on the agenda, being the report of the Town Planning Commission on their meeting of July 14th."

Carried Unanimously.

E. W. Frances submitted an application for permission to pitch a medium sized tent in Central Park for the purpose of conducting a gospel campaign commencing July 31st and continuing for three weeks.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the application be received and permission be granted subject to the usual conditions in this regard."

Carried Unanimously.

Messrs. Munn, King and Sheppard submitted an account in connection with the appeal entered jointly by Burnaby Municipality and other Municipalities in the Lower Mainland against the Order of the Public Utilities Commission granting the application of the B.C. Electric Company Limited for an increase in transit fares in the Lower Mainland.

The total account was for \$6,365.42 less taxed costs of \$2,669.80. The firm advised that they would be prepared to accept \$6,000.00 less the said taxed costs leaving a net amount of \$3,330.20.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That the letter be received and the account be approved for payment."

Carried Unanimously.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your Committee met on Monday, July 11, 1955 and recommend:

- (1) That the submission of J.G. Steinbach for the proposed development of a 1200 to 1500 acre portion of Burnaby Mountain be supplied to each Councillor.
- (2) That the Municipal Engineer and the Sewer Engineer be authorized to make an inspection of certain sewer disposal plants in Washington State.
- (3) That the recommendation of His Worship, the Reeve, recommending that the job classification for the Chief Administrative Officer be adopted and that the Municipal Solicitor be instructed to bring down a Municipal Officer Appointment By-law appointing Mr. Charles B. Brown to this position.

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

Carried Unanimously.

The Chief Administrative Officer submitted a report on the following matters:

- (1) Re the recommendation of the Parks Advisory Committee for a grant of \$50.00 be made to the Burnaby Concert Band. It was reported by the Chief Administrative Officer that the Solicitor had reported that the necessary authority existed whereby such a grant could be made under the provisions of Section 178 of the Municipal Act.
- (2) It was reported that permission be granted Imperial Oil Limited to use a Kyttoon advertising balloon - 4' x 8' in connection with the opening celebration of a new service station at Grandview Highway and Smith Avenue, subject to the following conditions:
 - (1) That the balloon does not exceed stated size.
 - (2) That it be securely anchored.
 - (3) That it be flown only in day-light hours.
 - (4) That the Company assume all responsibility for any action arising out of the use of the balloon.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That Item 2 of the report of the Chief Administrative Officer be adopted."

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. W.P. Philips "That a grant of \$50.00 be made to the Burnaby Concert Band."

Carried Unanimously.

The Chief Building Inspector submitted a report on the activities of his Department during the period, June 17th to July 14th.

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

Carried Unanimously.

The Special Committee appointed to consider the application of D. Hume on behalf of Mrs. Grignon, operator of the Rose Auto court, submitted a report advising that a re-inspection of the property had revealed that certain steps had been taken to improve conditions of these cabins in the Court which had deteriorated due to decay and that in view of these factors, the Committee was willing to recommend that the operator be permitted to conduct her business to the end of the current licensing period, January 15, 1956 provided:

- (1) The two-storey house building, known as 3879 Wilson Avenue, and situated at the rear of the Auto Court property, a portion of which is presently occupied for purposes of human habitation, and which also houses the laundry, public lavatory and boiler room, be demolished forthwith.
- (2) Following completion of item #1, the demolition of cabins #2, 3, 4, 8, 9, 10, 11, 12, (structurally unsound and lacking proper sanitary facilities) be proceeded with.
- (3) The remaining units on the property be maintained in such condition as to eliminate all hazards to the safety of the public's health (e.g. gas piping and fixtures, electric wiring and heating).

The Committee further submitted that no further extension of licence be granted after January 15, 1956 and that demolition of the buildings remaining on the property thereafter be proceeded with.

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

Carried Unanimously.

The Apartment Committee submitted a report on the application of Mr. and Mrs. G. Stanley-Smith for approval of Lots 37/38, Block 25, D.L. 122 as an apartment site recommending that the application be not approved due to the existence of the following circumstances:

1. The surrounding district is built up with single family dwellings.
2. A Multiple Family zone has been proposed by the Town Planning Commission on the south side of Pender Street between Willington Avenue and Rosser Avenue, two blocks north of the subject properties.

Moved by Cr. F. Philips, seconded by Cr. Chafilton "That the report be received and tabled."

Carried Unanimously.

The Apartment Committee submitted a report on the application of Greaves Real Estate Limited for approval of Lots 11 and 12, Block "B", D.L. 94N. as the site for a four suite apartment recommending that the application be not approved due to the following existing services:

1. The surrounding district is predominantly built up with single family dwellings of varying ages.
2. The area is remote from facilities and amenities desirable for multiple family occupation.
3. The topography of the property and the type of soil thereon renders satisfactory sewage control via septic tank and disposal field method extremely difficult.

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

Carried Unanimously.

The Medical Health Officer submitted a report on the operations of his Department for the month of June, 1955.

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

Carried Unanimously.

Officer-in-Charge, Burnaby Detachment, R.C.M.P. submitted a report on the policing of the Municipality for the month of June, 1955.

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

Carried Unanimously.

The Solicitor submitted a report on the claim of L. E. Jones as a result of the blockage of a sewer leading to the claimant's property. It was established upon investigation that the blockage took place in the Municipal lane as a result of the previous operations of the Waterworks Department.

The Solicitor recommended that the claim be settled in the full settlement of the claim being \$12.00, and advised that the Engineer concurred in his recommendation. Moved by Cr. Morrison, seconded by Cr. Charlton "That the recommendation of the Solicitor be adopted."

Carried Unanimously.

The Treasurer submitted Disbursements for the period ended July 15th, 1955 in the total amount of \$279,704.94.

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

Carried Unanimously.

The Municipal Treasurer submitted a report showing data forwarded to the Westridge Ratepayers' Association in connection with their request for consideration of a District Improvement scheme for the erection of a Community Centre in their area.

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

Carried Unanimously.

The Committee on Investments submitted the following recommendation that securities be purchased as follows:

Tax Sale Monies Trust Account.

<u>Amount</u>	<u>Security</u>	<u>Price</u>
\$0,000.00	Burnaby School District No. 41 B.C. Guarantee June 15/57 @ 101.45 plus accrued interest	\$30,345.00
\$103,000.00	Province of B.C. 2 3/4% June 1, 1956 @ 100.50 plus accrued interest	\$103,515.00

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

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE.

Your Committee met on July 15, 1955 and dealt with the following applications:

- Application of S.H. Thompson to purchase Lot 37 Save and Except the west 10.046 feet, Blk. 12, D.L. 27. This property is situated on the south side of 13th Avenue adjacent to Lot 36 in the same block presently owned by Mr. Thompson.
Your Committee recommend that this property be sold to Mr. Thompson at a price of \$550.00 subject to it being consolidated with Lot 36.
- Application of R.N. McGratten, 4450 Rumble St. to purchase a portion of D.L. 175 adjacent to Lot 22, S.D. 1/2 Blks. 1/4, D.L. 174 NE 4 Plan No. 11511.
The Engineer reported that this particular piece of property is part of a balance left unsubdivided on the subdivision of the NE 1/4 of D.L. 175 and which comprises a large ravine and recommended that no portion of same be sold until such time as the storm sewer which is partially constructed through this ravine is completed.
The Committee would, therefore, recommend that the application of Mr. McGratten be not favourably considered.
- Application of M.E. Popil to purchase Lots 21/22, D.L. 138. This property is located on Auorey Street in the 7600 Block.
The Engineer reported that the elevation of this property made it virtually impossible to obtain a water supply without the installation of a pumping unit.
Your Committee recommend that the application of Mr. Popil be not entertained and that the property be withheld from sale until such time as a water supply to this area can be arranged for.

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

Carried Unanimously.

Moved by Cr. W.P. Philps, seconded by Cr. Drummond "That the Land Sales Committee be dissolved and that hereafter the method of selling Municipal properties be through circularizing each individual Department concerned with each individual application and that approvals or otherwise of the respective departments be endorsed on the said application sheet and returned to the Municipal Clerk for consideration."

Moved by Cr. Drummond, seconded by Cr. Charlton "That the suggested dissolution of the Land Sale Committee and replacement by a reporting system be referred to the Committee of the Whole."

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE

Your Committee met on Monday, July 25, 1955 and would report as follows:

1. Application of Lake City corporation to purchase Lots 4 and 5, (Pt. N. of Loughheed Highway) Blk. 2, D.L. 42, and Lots 6 and 7 (Pt. N. of Loughheed Highway) Blk. 1, D.L. 42.

This property is part of an area of land dedicated for Park purposes, but since dedication took place the Loughheed Highway was constructed which divided the dedicated park into two parcels, one north of the Highway containing approximately 12 acres, and the remainder south of the Highway, approximately 20 acres. All the land lying to the North, East and West of the property above described is included in the Lake City Corporation development. This Company also have interests in some land south of the Highway.

Your Committee are of the opinion there are three courses of action that can be taken in regard to this property.

First: The Corporation could retain same, for sale when the Lake City development has progressed further.

Second: The property could be exchanged for land lying south of the Highway.

Third: That the land be sold subject to the following conditions:

1. Land to be cleared and graded within 90 days of sale.
2. That purchaser enter into an agreement to construct improvements thereon of a specified value within 18 months of date of sale.
3. Land be sold subject also to same terms and conditions of the original sale to Lake City Corporation.

Your Committee are not prepared to recommend any one of the above alternatives as it is felt that this is a matter of Policy and should be decided upon by the Council.

It is therefore recommended that the matter be referred to the Council Land Sale Policy Committee.

2. Application of C.B. Riley Construction Co. to purchase Lots 6 to 17, Blk. 41; Lots 11 to 17, Blk. 48 and Lots 4 to 10, Blk. 49, all in D.L. 122/3/4.

This property is the remaining corporation land in the Brentlawn subdivision and your Committee recommend the property, which consists of 26 lots, be sold at a price of \$20,800, subject to the sale being included in the servicing agreement covering the remainder of the Brentlawn subdivision.

Moved by Cr. Charlton, seconded by Cr. F. Philps "That Item 2 of the report be approved."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "That Item 1 of the report be referred to the Committee of the Whole."

Carried Unanimously.

Report of the Town Planning Commission - meeting July 14th, 1955.

1. Application of J. & C. Wasowics for the rezoning of Lot 1, Blk. 4, D.L. 91 S. pt Plan 4210 from Residential to Gasoline Service station.

In view of the minor importance of Elwell St. in comparison to Imperial St. in the major street plan, and in view of the fact that "spotting" of service station sites along Arterial highways at frequent intervals (Service Stn. at Ulster St. and Douglas Road and Wedgewood St. and Douglas Road) is considered conducive to Ribbon Commercial development, the Town Planning Commission would recommend that this application not be approved.

2. Application of B.A. Evans re Lot 11, Blk. 32 E. pt. D.L. 152 for rezoning from Residential to Commercial.

This is a 50' x 120' parcel on the west side of Royal Oak Avenue, separated from the Kingsway commercial district by one lot. In considering this application, the Town Planning Commission is of the opinion that rezoning of this parcel would encourage piecemeal Commercial

Town Planning Commission Report. (continued).

development on the fringe of the Kingsway commercial district. Such fringe commercial usage is considered to detract from the further development of the established Kingsway Commercial district, and at the same time would depreciate further the Residential value of the surrounding properties in the block in which it is located. For this reason, the Town Planning Commission would recommend that this application be not approved.

3. Petition re north and south sides of Loughheed Hwy. between Keswick Ave. and North Road for rezoning from Small Holdings to Commercial.

In considering this application, the Town Planning Commission noted that this general area is sparsely developed; and that existing land subdivision particularly in the area under consideration is extremely irregular and difficult of further re-subdivision to an efficient pattern. This difficulty of resubdivision is caused, in large measure, by routing of the Loughheed Highway obliquely across the former subdivision pattern. The Town Planning Commission is of the opinion that the rezoning requested by the petitioners would result in the development of a typical ribbon Commercial area, which development would prejudice the utility of the Loughheed Highway and future development of land adjacent to the subject frontage abutting on the Highway. For this reason, the Town Planning Commission would recommend that this application not be approved.

4. The application of Riverside and District Ratepayers' Association for the rezoning of the area bounded by Meadow Avenue, 14th Avenue, Marine Drive, and the south boundary of Lots 1 to 10, Blk. 11, D.L. 173, from Heavy Industrial to Residential.

After extensive consideration of this application, the Town Planning Commission would recommend that no change in zoning be considered in the area requested. The Commission's reasons for this recommendation are as follows:

- (a) The area is felt to have good potential possibilities for Industrial use.
- (b) The area is considered unsuitable for Residential use as presently recognized by the Town Planning By-law and the Land Subdivision By-law.
- (c) Increased intensity of Residential usage of this area would lead to dangerous sewage control conditions.

5. Application of J.L. Condon, Agent, Edgewater Realty, for the rezoning of Lots 6 and 7, Blk. 29, D.L. 117 from residential to gasoline service station.

In considering this application, the Commission realizes that although this property is residentially zoned, it is physically unsuited to Residential occupation. Another consideration affecting this property was future importance of the Douglas Road in the major street plan and the necessity for a widening strip along the Douglas Road.

The Commission would recommend that this application be approved with the suggestion that Council request the property owners to:

- (a) Consolidate the two existing parcels into one parcel.
- (b) Dedicate a 14 foot strip for road widening purposes of Douglas Road abutting the subject property.

A Petition submitted by Mrs. C. Wasowicz relative to the proposed rezoning of property on the north-west corner Douglas Road and Elwell Street, was lifted from the table.

Moved by Cr. F. Philips, seconded by Cr. Charlton "That the report of the Town Planning Commission be received and that item 1 of the report be not adopted and that approval be granted to the application of Mrs. C. Wasowicz and that it be submitted for consideration at the forthcoming Town Planning Commission Public Hearing, scheduled for August 11th."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That Item 2 of the Town Planning Commission report be tabled for a period of two weeks."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That Item 3 of the report be tabled for further consideration."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Drummond "That Item 4 of the report be adopted."

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. Charlton "That Item 5 be adopted with the deletion of the suggestion that the applicant demolish the existing structure on the property."

Carried Unanimously.

The Planning Engineer advised that he was in agreement with the recommendations forwarded by the Town Planning Commission on the meeting of July 14, 1955. Moved by cr. Drummond, seconded by Cr. Hughes "That the report be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report recommending that the Town Planning By-law be amended to require that Hotel developments, within the Municipality, require Council authorization, and that section 13 (y) be therefore amended to read "the operation of hotels, motels, auto courts, tourist camps and bungalow courts."

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

Carried Unanimously.

The Municipal Engineer submitted a report advising that it had become necessary to acquire the westerly 4 feet of the West half Lot 4, Block 78, J.L.33 fronting on Halley Avenue, between Grange and Sardis Streets. It was pointed out that the road allowance of Halley Avenue at this point was only 49' wide and that the acquisition of this additional four feet was made necessary through opening of the road and the necessity for additional width for the construction of a drainage ditch.

The Engineer reported that the owner of the property had agreed to convey the necessary four feet to the Corporation for the sum of \$30.00 and recommended that this offer be accepted.

Moved by cr. Charlton, seconded by cr. Drummond "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The Municipal Engineer submitted a report advising that work was to commence on the laying of sidewalks on the south side of Kingsway and pointed out that over a period of time several commercial property owners had installed asphalt crossings or sidewalks on their Kingsway frontage which would now interfere with the laying of Local Improvement sidewalks. The Engineer submitted that some contention had arisen due to the existence of the blacktopped frontage which was in good condition and the owners were reluctant to pay for its replacement. It was recommended that in spite of the seeming duplication of work that the sidewalks be completed as authorized by the Local Improvement by-law. Otherwise, a pathwork job would result and it was doubtful that the Municipality had power to replace the asphalt when it had deteriorated.

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

Carried Unanimously.

The Municipal engineer submitted a report on the proposal to extend a water main on Curtis Street west of Sperling Avenue in connection with a new development, advising that in order to meet the requirements of the water works system a 12" main was necessary, the cost of which construction was \$8,300.00. The Engineer submitted that subdividers of the subject lots were agreeable to contribute \$4,200.00 for a main equivalent to a 6" main and recommended that this offer be accepted and that the additional sum of \$4,100.00 be made available from the current water works account.

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

Carried Unanimously.

The Engineer reported that at the last meeting of the Council a contract was awarded to Merchants Cartage for the rental of a 1952 1/2 yard P & H crane at \$1,110.00. The Company had tendered another piece of equipment at the same time and they now advised that their rates for the two pieces of equipment had been transposed and that the tender for this equipment should have read \$1536.25. The Engineer recommended that the firm be released and that the next lowest tender be substituted. This is Tender NO. 28E submitted by Williams Construction for a six ton crane for \$1,125.00 per month for a three month term.

Moved by cr. Charlton, seconded by cr. Hughes "That the recommendation be adopted."

Carried Unanimously.

The engineer submitted a report on bids received for the rental purchase proposals for two bull-dozers for the Municipality. A summary of the proposals was presented and it was recommended that Tender No. 3B be accepted for the rental purchase of two Caterpillar H.T.4's at an approximate cost for each machine of \$605.00. It was pointed out that the original financing suggested a monthly finance charge of 1% of the balance remaining after down payment but that this had been reduced to a flat charge of 7% simple interest.

Moved by Cr. Charlton, seconded by cr. W.P. Philips "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The Municipal engineer submitted a further report with regard to the proposed sewer installation in D.L.117, advising that it was important the project be proceeded with as quickly as possible in view of the industrial construction now under way in the area. It was considered by the engineer that the original recommendation that the method of financing be on the basis of 100% of cost of installation charged against the properties be imposed on the land assessment should be amended and that the Municipality bear a portion of the cost over and above that normally absorbed by the corporation in Local Improvement projects of this kind. The reasons for this as presented by the engineer were that the charge against the properties would be approximately one-third higher than those for adjacent areas due to the necessity within this area of the provision of pumping facilities, and it was recommended that the cost of such facilities be absorbed by the Municipality pursuant to Section 21(a) of the Local Improvement Act.

The Engineer submitted the following cost data and recommended the financing program be on a 30 year basis. Other pertinent information was presented concerning the estimated annual cost to each property owner, and the number of parcels of land involved. The following specific recommendations were made by the Engineer:

- (1) That the by-law be prepared authorizing the undertaking of the work.
- (2) The Council pass The motion required under section 21(2) of the Local Improvement Act, authorizing the acceptance of the Corporation's share of the cost.
- (3) That the notices required under the Act be prepared and distributed immediately.
- (4) That a small Committee of Council be appointed to assist in the preparation of notices, etc.

Moved by Cr.Charlton, seconded by Cr. F.Philps "That the recommendations of the engineer be adopted."

Carried Unanimously.

Moved by Cr.Morrison, seconded by Cr. Drummond "That in addition to the Corporation accepting a portion of the cost of the proposed Sewer project in D.L.117, as authorized by Section 21(1) of the Local Improvement Act, the Corporation, pursuant to Section 21(2) of the said Act, is hereby authorized to absorb additional costs of this project amounting to \$15,797.00."

His Worship, Reeve MacSorley, Councillors Charlton and W.P.Philps were appointed as the special Committee recommended by the Municipal Engineer.

Carried Unanimously.

A Committee of the Engineer and Planning Engineer submitted a report following a report of April 25th with regard to the linking of the proposed Section Narrows crossing with Willington Avenue and Penzance Drive, utilizing Montrose street in this Municipality. The Committee reported that it had come to the attention that the Provincial government was proceeding rapidly with plans for this project and it was recommended that the Council approach the Provincial Department requesting an outline of the ~~present~~ present proposals under consideration so that consideration may be given to traffic and engineering studies to determine the feasibility of the aforementioned connections to the street system.

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

Carried Unanimously.

The Engineer submitted Detailed Account of Works for the two week period ending July 10th, 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 July 25th to August 7th, 1955 as follows:

Board of Works - General - \$93,150.00

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

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, July 25th to August 7th, 1955 as follows:

Water Works - General - \$23,675.00

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

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, July 25th to August 7th, 1955 as follows:

Parks-General-\$3,480.00

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

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, July 25th to August 7th, 1955 as follows:

Health & Sanitation-General-\$5500.00

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

Carried Unanimously.

The Property Manager submitted Property Sales Slips as follows:

Sales No.	Purchaser	Property	Sales Price
8667	Roberts, John William	Lot 21, Blks. 11-16 incl. and 19 D.L. 159, Plan 2043	\$2600.00
8668	Spani & Sons Construction Co. Ltd.	Lots 18-28 incl Blks. 30/34 D.L. 98, Plan 2066	3,000.00
8669	Clary, Alfred Hope Kalyk, Nicholas	Lots 29-32 inc. Blk. 1, D.L. 39E ₂ Plan 1044	1,400.00

Moved by Cr. Morrison, seconded by Cr. Charlton "That Property Sales slips as submitted be approved."

Carried Unanimously.

The Parks Advisory Committee submitted a report in connection with their prior reservation that D.L. 137 and portion of D.L. 138 be reserved for golf course purposes advising that they had now received a proposal from a group represented by J. C. Farquihar wishing to develop an 18 hole championship golf course with other amenities. The Committee advised ~~however~~ ^{that} the promoters wished to purchase an additional 35 acres in D.L. 138 for the development of a high grade residential area. The Committee recommended that the council give serious consideration to this application.

The Committee further reported on offers of Burnaby Night Patrol Service and North Burnaby Veterans' Patrol Service to patrol Deer Lake and Confederation Parks, respectively, recommending that the services of these organizations be not retained due to the fact that a caretaker was now resident in both Deer Lake and Confederation Park and that vandalism appeared to be well under control.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the second item of the Parks Advisory Committee report be adopted, and that the first item be referred to a Committee of the Whole for further consideration."

Carried Unanimously.

The Municipal clerk submitted Certificates of Sufficiency covering the paving of the following streets:

- (a) Portland St. from Gilley Avenue to west property line Lot 19, S.D. "C" Blk. "A", D.L. 160.
- (b) Berwick St. from Gilley Ave. to Waltham Ave.
- (c) Watling St. from Waverley Ave. to Jubilee Avenue.
- (d) Imperial St. from Humphries Ave. to Hershman Ave.
- (e) Smith Ave. from Clydesdale St. to Myrtle St. from
Smith Ave. one block east and two blocks west to
Boundary Road.

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

Carried Unanimously.

The Municipal Clerk submitted Certificates of Sufficiency covering the proposed construction of sidewalks on the following streets:

- (1) Edmonds St. from Kingsway to Burgess Street.
- (2) Edmonds St. from Douglas rd. to 6th Street.
- (3) 16th Avenue from 4th St. to Cumberland St.
- (4) 16th Avenue from Kingsway to 4th Street.
- (5) Union St. from Springer to Holdom Avenue.
- (6) Union St. from Willingdon Ave. to Springer Ave.
- (7) Union St. from Willingdon Ave. to Madison Ave.
- (8) Sussex Avenue from Rumble St. to Imperial Street.
- (9) Sussex Ave. from Marine Dr. to Rumble Street.
- (10) Stride Avenue from Kingsway to 20th Street.
- (11) Sperling Ave. from Hastings St. to Broadway.
- (12) Rumble St. from Nelson Ave. to Royal Oak Ave.
and on Rumble St. from McKay Ave. to Sussex Ave.
- (13) Royal Oak Avenue from Kingsway to Oakland St.
- (14) Royal Oak Ave. from Clinton St. to Beresford St.
- (15) Nelson Ave. from Kingsway to Maitland St. and
on Nelson Ave. from Sardis St. to Bond St.
- (16) Imperial St. from Dow Road to B.C.E.R. tracks.
- (17) Hastings St. from Warwick Ave. to Sperling Ave.
- (18) Grandview Highway from Smith Ave. to McDonald Ave.
- (19) Dover St. from Nelson Ave. to Royal Oak Ave.
- (20) Douglas-Grandview Highway from Edmonds St. to Imperial Street.
- (21) Clinton St. from Gilley Ave. to McPherson Ave.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the certificates be received."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "That "Burnaby Local Improvement Sidewalk Construction 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. Charlton, seconded by Cr. Hughes "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "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. Hughes "That "Burnaby Local Improvement Sidewalk Construction By-law No. 1, 1955" be now passed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "That "Burnaby Local Improvement Sidewalk Construction By-law No. 2, 1955" be now introduced, and 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. Charlton, seconded by Cr. Hughes "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, 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. Charlton, seconded by Cr. Hughes "That "Burnaby Local Improvement Sidewalk Construction By-law No. 2, 1955" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Burnaby Land Sale By-law No. 13, 1955" be now introduced and 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. 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 reconvened.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Burnaby Land Sale By-law No. 13 1955" be now passed."

Carried Unanimously .
of Canada

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Royal Bank/Lease Authorization By-law 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Royal Bank of Canada Lease Authorization 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. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies Expenditure By-law No. 3, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies Expenditure 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. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies Expenditure By-law No. 4, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies Expenditure By-law No. 4, 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. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies expenditure By-law No. 5, 1955" be now reconsidered."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That "Burnaby Tax Sale Lands Monies expenditure By-law No. 5, 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.

The date for the Public Hearing for the proposed amendment to be included in Amendment By-law No. 3, 1955 to Burnaby Town Planning by-law 1948, was set for August 11th, 1955 at 7.30 p.m.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Town Planning By-law 1948, Amendment By-law No. 3, 1955 be now introduced and read a first time."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Town Planning By-law 1948, Amendment By-law No. 3, 1955 " pass its first reading."

Carried Unanimously

Moved by Cr. Morrison, seconded by Cr. F. Philips "That Mr. W. J. Blakely be appointed Approving Officer during the absence of the regular Approving Officer, on holidays, from August 1st to 12th."

Carried Unanimously

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Water Lot Lease By-law No. 1, 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.
this by-law."

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.

The Council re-convened.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Water Lot Lease By-law No. 1 1955" be now passed."

Carried Unanimously.

Cr. F. Philips addressed the Council with respect to the landscaping of grounds at the new Municipal Hall suggesting that a committee be set up to consider plans for the landscaping of the grounds with a view to setting up an appropriation for this purpose.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That the Engineer and Parks Superintendent be instructed to consider plans for landscaping the New Municipal Hall grounds and bring down an estimate of the cost." Carried Unanimously.

His Worship, the Reeve addressed the Council with regard to the laying of a corner stone in the new Municipal Hall advising that as a result of an inquiry made by himself into the costs, it had been established that a sum of \$200.00 would be necessary to provide this stone, and requested the Council's opinion on the advisability of incorporating a stone in the building.

Moved by Cr. Charlton, seconded by Cr. W. P. Philips "That authority be granted for the inclusion of a corner stone in the new Municipal Hall."

Carried Unanimously.

The meeting then adjourned.

Confirmed:

Charles B. Burn

Clerk.

Chas. MacLorley

Reeve.