

A regular meeting of the Municipal Council was held at the Municipal Hall, 4000 Grandview-Douglas Highway, on Monday, December 3, 1956 following the Public Hearing.

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

Rev. Hunter led in Opening Prayer.

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

Carried Unanimously.

Applications for Rezoning were received from the following persons:

- (1) W.E. Griever, of A.B. Wenaus and Sons Ltd. of two parcels of land within D.L. 206 from Light Industrial to Residential, 1
- (2) A.G. Ebner - Lot 3, Blk. 9, D.L. 188, Plan 1124 for apartment use. 2
- (3) F. Trehubenko - Lots 15 and 16, S.D. 7, Blocks 1/2, D.L. 207, for multiple family use
- (4) Burnaby Orchids Ltd. - Block 35, D.L. 151/3, to apartment zone. 2
- (5) S.L. Klein - Lots 12 and 13, Blk. 1/3, S.D. 19/20, D.L. 95N to apartment use. 4
- (6) W. Zebrowski - Lot "C" Blk. 1, D.L. 90 from Residential to Commercial. 5

Moved by Cr. Drummond, seconded by Cr. W.P. Philips "That the applications be referred to the Planning Engineer and Town Planning Commission for consideration and report."

Carried Unanimously.

Kingsway Ambulance Services Limited subjected a request for permission to re-locate their base of operations from 2021 Curragh Avenue to 4067 Willington Avenue advising that the former location is not as well placed as it might be in relation to the distribution of calls in this Municipality and that consequently they desire to re-locate their base to a more central spot, but that as the location which they have selected is zoned as residential and as their class of business is considered to be a commercial activity they find it necessary to make application to permit their requested use of the property. They contended that there is no advertising display involved in their type of business and further that their vehicle is housed in a normal garage and that they never operate the siren within a minimum radius of two blocks from their base, and therefore in no way impose any objectionable conditions on the neighbouring residents. 6

Moved by Cr. Morrison, seconded by Cr. Hean "That the letter be received and the applicant directed to the Town Planning Board of Appeal to seek a relaxation of the Town Planning By-law to permit their requested use of the subject property."

Carried Unanimously.

1  
Mr. J. Berman submitted an application for a licence to operate a scrap yard at 6136 Willington Avenue advising that if such approval was granted he would be prepared to (1) build a modern suitable warehouse (2) enclose the area in use with a tight board fence approximately 8' high (3) that he would comply with all regulations of the Municipality pertaining to businesses of this type. The applicant further advised that the yard entrance would be off Still Creek Avenue and that car parking would be off Willington Avenue in front of the warehouse and further that he desired to commence operations in area (a) as outlined on the sketch attached to the application with possible future expansion to area (b) also outlined on the sketch.

The Chief Licence Inspector submitted a report on this application advising that the area in which this property is located is one of the few places in this Municipality suitable for this type of business, recommending that the applicant be granted a licence subject to the usual conditions and in accordance with his plan enclosed in the letter of application.

Moved by Cr. Drummond, seconded by Cr. Hean "That the licence be granted subject to the applicant complying with the regulations set forth in his letter of application and further subject to the licence being not granted until such time as he has satisfied all requirements asked of him in this respect."

Carried Unanimously.

2  
The Chief Administrative Officer was asked to submit a report as to the possibility of making provision in our Town Planning By-law for the establishment of junk yards and the like and also on the provisions of Section 13 of the Town Planning By-law.

Burnaby Parent-Teachers' Council submitted a letter requesting Council to consider the appointment of Mrs. T. Cushing, 351 N. Ellesmere to the Library Board. Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the letter be received and the request noted."

Carried Unanimously.

Cr. F. Philips withdrew from the meeting.

B.C. Polio Fund submitted a circular letter advising of a new project which they will be undertaking in the near future aimed at the rehabilitation of an estimated 27,000 handicapped children in B.C. requesting that Council support all of the community leaders when their campaign gets under way.

Moved by Cr. Hughes, seconded by Cr. Hean "That this letter be received."

Carried Unanimously.

3  
City Clerk, City of Vancouver, submitted a copy of a resolution passed by their Council advising of their opposition to Trading Stamps in any form being introduced into this area and further that support be solicited from both the Federal and Provincial Governments to obtain legislation making such practices illegal in Canada.

Moved by Cr. Drummond, seconded by Cr. W.P. Philips "That this communication be tabled until further evidence is produced that the business practice as mentioned is undesirable."

Carried Unanimously.

Cr. Fred Philips returned to the meeting.

The Salvation Army submitted a request for permission to put three kettles at strategic points in the business section of the Municipality from Dec. 7th to 24th.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That the necessary permission be granted."

Carried Unanimously.

Burnaby Football Association submitted an application for permission to conduct a tag day on the 6th and 7th of December for the purpose of raising funds for his Association advising that the sole aim of this association is to further the development of an athletic program for the benefit of the youth of our Community.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That permission be granted provided the dates do not conflict with those granted to any other group."

Carried Unanimously.

Capitol Hill Business Mens' Association submitted a letter requesting permission to erect Christmas decorations in the form of metal stars on East Hastings Street between Howard Avenue and Fell Avenue.

Moved by Cr. Morrison, seconded by Cr. Charlton "That permission be granted subject to the Association securing sufficient liability insurance to indemnify the Corporation against any damages that may arise as a result of the erection of these decorations and further subject to approval having first been obtained from the Provincial Government." Carried Unanimously.

Paul H. Olson, Chairman, Board of Administration, New Faith Lutheran Church, submitted a letter extending an invitation to the members of the Council to attend dedication ceremonies of their new Church at the corner of Kensington Avenue and Curtis Street, on December 16th at 3.30 p.m.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the invitation be extended on behalf of Reeve MacSorley and as many Councillors as possible attend." Carried Unanimously.

Central Burnaby Ratepayers' and Citizens' Association submitted a letter advising that it was the opinion of the members of his Association that although use of Burnaby Lake as an air harbour, they would not impede the Lake's future development. The Association requested that Council endorse the suggestion of their Association in this respect.

Moved by Cr. Hughes, seconded by Cr. Hean "That the letter be received and tabled pending receipt of a report from the group of technical officials of the Corporation to whom this matter has been referred." Carried Unanimously.

Mr. and Mrs. H.L. Whitehouse submitted a letter protesting the use of commercial property at the southwest corner of Government Road and Lougheed Highway for the purpose of erecting billboards thereon, advising that the establishment of the signs limits the vision of neighbouring residents and thus has a depreciative effect on these residential properties. Mrs. Whitehouse advised that their reason for not registering an objection at the time this application for rezoning was being considered was that they were led to believe that Dominion Stores were to construct a market on this property.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the Council write to the Company instrumental in the rezoning of this property advising that though the zoning of this property permits bill board signs to be erected thereon that we are opposed to their presence and requesting that this Company seriously consider the removal of these signs." Carried Unanimously.

The Solicitor was asked to submit a report in regards to new legislation affecting the establishment of billboard signs on provincial Highways.

The Solicitor submitted a report on a claim of W.D. Manson, 2430 Elwell Street for damages in a sum of \$88.01 which resulted from the claimant's car having struck the nut in the road at Warren Street which had been made by our waterworks Department recommending that the claim be settled in the amount of \$88.01.

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

The Social Service Administrator submitted a recommendation that Christmas bonuses at the rate of \$5.00 for each family head and \$2.00 for each single person be paid to those persons in receipt of social allowance, such cost to be shared on an 80/20 basis with the Provincial Government.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the recommendation of the Social Service Administrator be adopted." Carried Unanimously.

The Chief Administrative Officer submitted a report in regards to:  
(1) Appointment of an additional fire fighter to the Fire Department as of Jan. 1st, 1957.  
(2) Appointment of a full time mechanic for this Department as at Jan. 1st, 1957, recommending in the first instance that the additional fire fighter be appointed and in the second instance that it was his opinion that the appointment of a mechanic would be uneconomical as a considerable amount of mechanical maintenance of our fire equipment would still need to be done by private concerns.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the recommendation of the Chief Administrative Officer in respect of an additional fire fighter be adopted and that the recommendation regarding a mechanic be tabled pending a meeting with the

to further discuss this matter.

Carried Unanimously.

The Chief Administrative Officer laid a report made by the Chief Building Inspector in reference to the conversion of the old Municipal Hall into Police Headquarters advising that he concurred with the recommendations of the Building Inspector in this respect and requesting Council instruction on the matter. The Chief Building Inspector advised that upon request of the Treasurer he had investigated the matter of heating the present P.C.M.P. building during and after rehabilitation of the former Municipal Hall for police station purposes, advising that provision had been made in the specifications for heating the present R.C.M.P. building from the existing boiler in the former Municipal Hall and that when conversion had been completed the Municipal Hall will require the full capacity of the boiler and thus will not permit the present R.C.M.P. building any heating facilities. The Building Inspector recalled to mind that the thought at the time the present R.C.M.P. building was proposed was to ultimately provide for the permanent use of the building as a storage building for Engineering Department supplies and therefore was not constructed to best suit occupancy for office accommodation purposes. The Building Inspector advised that it was his opinion that the accommodation presently used by the Library Board was far more suitable than that that might be provided by the present R.C.M.P. building due to the fact that the present Library building is entirely self-contained, having its own heating plant, electric service and toilet facilities, and further that the Library Building contains certain unused office accommodation which can be made available following the removal of the Court Stenographer and Probation Officer to the new Police building, and that if this additional space is not immediately required for library purposes that perhaps the Parks Board might find this space useful for office accommodation and that the going use of this one building would save certain building operation expenses. The Building Inspector concluded that the present R.C.M.P. building should be dismantled and removed from the grounds as soon as vacated by the Police Department, the building to be re-assembled in the Municipal Yard in accordance with the original plan of the Municipal Engineer or instead belong to the Parks Board for its use as a storage building on a park site, such use to be on a temporary basis or if Council so desire, to put this building to any other use they may see fit, and that if it is decided to dismantle this building and re-use it as a storage building that the following items could be salvaged:

- (1) Plumbing fixtures
- (2) Heating convectors
- (3) Light fixtures
- (4) Gas space heater
- (5) Electric fan
- (6) possibly a number of window sash and frames.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report of the Building Inspector be adopted."

MOTION LOST IN FAVOUR OF Cr. Drummond, Charlton, Morrison.  
AGAINST - Cr. Hughes, W.P. Philips, F. Philips, Hean  
Reeve MacSorley.

Moved by Cr. Hughes, seconded by Cr. Hean "That this matter be tabled and referred to the 1957 Council for their consideration."

Carried Unanimously

The Chief Administrative Officer submitted a report recommending that the following staff appointments be made:

Caretaker - Engineering Department. Recommended that Mr. Johan M. Westby be appointed to the position, effective October 1, 1956.

Watchman - Engineering Department - Recommended that Mr. Edward Fairclough be appointed to the position, effective June 10, 1956.

Sanitary Inspector - Health Department - Recommended that Mr. James S. Shannon be appointed to the position, effective October 1, 1956.

Clerk I - Engineering Dept. - Recommended that Mr. Henri Lessard be appointed to the position.

Clerk-Stenographer III - Engineering Dept. - Recommended that Mr. Bernard Spring be appointed to the position.

Clerk-Stenographer I - Personnel Dept. - Recommended that Miss Constance Brown be appointed to the position.

Moved by Cr. Hean, seconded by Cr. Hughes "That the recommendations of the Chief Administrative Officer be adopted."

Carried Unanimously.

Civil Defence Co-ordinator for Burnaby submitted a summary of the activities performed by our own local Civil Defence during "Operation Dogwood" on November 18, 1956, and in addition advising that the purpose of this exercise was to determine the length of time that would be involved in the event of an evacuation of hospital patients to an improvised hospital elsewhere in the lower Mainland, and that this was the first time any Civil Defence Organization had undertaken this type of operation in the western world.

Moved by Cr. Hughes, seconded by Cr. Philips "that the report of the Civil Defence Co-ordinator be received."

Carried Unanimously.

C.R. Stein, Provincial Civil Defence Co-ordinator submitted a letter commending the efforts of our local organization in connection with "Operation Dogwood".

F.V. Heakes, Target Area Co-ordinator, submitted a letter also commending the members of our local Civil Defence Organization, for their part in this operation.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That these letters of commendation be received."

Carried Unanimously.

The Medical Health Officer submitted a report on the work of the Health Department during the month of October, 1956.  
Moved by Cr. Drummond, seconded by Cr. Charlton "That the monthly report of the Medical Health Officer be received."

Carried Unanimously.

The Chief Licence Inspector submitted a report on an application of Thomas Williams to operate a junk yard at 250 Fell Avenue advising that the subject property is zoned as Light Industrial but that the property opposite this land is developed residentially, recommending that this application be not approved due to the general residential appearance of the street but that should Council due to the zoning see fit to grant approval, he recommended that the entire yard be surrounded by a tight 8' high board fence, to the satisfaction of the Building Inspector and that the front fence be set back to conform with general residential set back of houses on the street, and further that all requirements of the building, fire and health departments be met in connection with this operation. The Chief Licence Inspector submitted a further report on an application of Ted Dyzuizynski to operate a junk yard at 6401 East Hastings Street recommending that as this property is located in a commercial zone and situated on an arterial highway that permission be not granted due to the unsightly appearance of such types of businesses and further that urgent consideration be given to the setting up of special zones for this class of business.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the recommendations of the Chief Licence Inspector to reject both applications be adopted and that Mr. Williams be instructed to remove the items of junk which are at present occupying the property at 250 Fell Avenue."

Carried Unanimously.

Cr. Hughes withdrew from the meeting.

The Chief Licence Inspector submitted a report on the following claims under the Sheep Protection Act:

- (1) K. Holzman, for the loss of 20 geese and 1 chicken, valued at a total amount of \$125.00 recommending that as the claimant had taken reasonable precautions to protect the fowl, that settlement be made in the amount of \$50.00.
- (2) Ted Chernoff for ten geese and four chickens in the total amount of \$72.00 recommending that as the claimant had not adequately protected his fowl against marauding dogs that the claim be disallowed.
- (3) Melvin L. Burgess, for the loss of four ducks valued at \$20.00 recommending that as he too had not taken sufficient precautions to protect his ducks that his claim be also disallowed.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the recommendations of the Chief Licence Inspector be adopted."

Carried Unanimously.

Cr. Morrison withdrew from the meeting.

The Treasurer submitted Disbursements for the two week period ended Nov. 30th in the amount of \$149,281.59.

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

Carried Unanimously.

The Treasurer submitted recommendation that allowances be made under Section 311 of the Municipal Act as follows:

D.L.121, Blk.32, Lot 5	Thos. Manser, 4120 Venables St.	1956 Penalty	\$ 4.30
D.L. 98, Blk.30/34, Lots 33 and 34, S $\frac{1}{2}$ of N $\frac{1}{2}$ F.Parker	1715 Nelson	1956 Penalty	2.25
D.L.69 Blk.38 Lot 8 S.J.Sparrow, 4181 Norfolk St.		1956 Penalty	2.50
D.L. 187 Blk.18 Lot 17 E.F.Cavanaugh, 4268 Cambridge St.		1956 Penalty	4.25
D.L.187 Blk. 27 Lot 28 Elizabeth Smith, 4335 Waton Street.		1956 Penalty	3.76
D.L. 28N Blk.5 SW pt. Wm. Clarke, 707 Edmonds St.		1956 Penalty	3.24
D.L. 79S Blk.7 Lot 10 R.Pontifex, 4006 Douglas Road,		1956 Penalty	4.65
D.L. 33 Blk.64 S.66.57' J. Hackett, 3728 Willingdon Ave.		1956 Penalty	6.55
D.L. 27 Blk.6, Lot 33, G. Cavanagh, 339 11th Ave.		1956 Penalty	7.03
D.L. 158E $\frac{1}{2}$ Blk. 13 Lot 10 E $\frac{1}{2}$ R.Garbutt, 3307 Clinton St.		1956 Penalty	5.16
D.L. 11 Blk.8 Sk. 11924, Richard Newport, 1450 Coldicut St.		1956 Penalty	6.47
D.L. 69 Blk.23, Lot 4E $\frac{1}{2}$ Lydia Marsnall, 4256 Wlylesdale St.		1956 Penalty	3.55
D.L. 92 Blk.146 Janet Wilson, 2674 Griffiths Ave.		1956 Penalty	4.36
D.L. 79S Blk.7 Lot 9 Dirk Van Der Bent, 2713 Gilpin St.		1954 Penalty and interest	18.43
D.L.95N Blk.1/3 S.D.34/38 Lot 79 SE $\frac{1}{4}$ H.Hirst, 1671 16th Ave.		1955 Penalty and interest	7.58
D.L.127 Blk.79 Lot 9 W.J.Boxall, 201 Ellesmere Ave.		1956 Penalty	6.92
			\$ 91.00

Moved by Cr.W.P.Philps, seconded by Cr.Charlton "That the recommendations of the Treasurer be adopted."

Carried Unanimously.

The Committee on Investments recommended the purchase of Government of Canada, 2% debentures due 15 June 1957 at 99 1/8 - \$148,687.50 advising that these securities will yield 4.05% which is the highest rate of interest paid by the Government in more than 25 years.

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

Carried Unanimously.

The Parks Board submitted Detailed Account of Works for the two week period ended October 28th, 1956, and November 11, 1956.

Moved by Cr. W.P.Philps, seconded by Cr. Drummond "That the reports be received."

Carried Unanimously.

Crs. Morrison and Hughes returned.

Board of Works Engineer submitted a further report on the matter of constructing steps on the Cambridge Street road allowance advising that the B.C. Electric at the request of his Department had made a survey of the number of persons using the bus in this vicinity revealing that of the 25 trips a day made by this bus 26 passengers boarded and 29 passengers were discharged at the Howard and Cambridge stop and that 32 passengers boarded and 41 discharged at the Howard and Junias stop. The Board of Works Engineer concluded from this survey that the area served by steps on Cambridge Street would probably be 15% of the area served by the Cambridge stop and about 10% of the area served by the Junias stop, and therefore that the installation of the steps would aid possibly no more than six to ten people per day, and also that the term "minimum effort" as used in his last report on this matter meant steps carved out of the earth and only where

necessary risers made of treated timber supported by two steel stakes installed and that that part of the pathway not excessively steep would be constructed as a gravel path only.

Moved by Cr. Drummond, seconded by Cr. Hughes "That copies of this report and also the report of the Engineer as to the cost involved be sent to the Capitol Hill Payers Association and further that they be advised of Council's reluctance on spending \$500.00 on this project."

Carried Unanimously.

The Municipal Engineer submitted a report in regards to the use of a new type of street sign as a replacement for the simple post currently in use advising that the present type while having certain advantages in economy and simplicity are subject to quite heavy maintenance costs and considerable defacement and that the vertical lettering thereon is sometimes difficult to read from a moving vehicle. The Engineer presented a copy of the new type of sign proposed which he feels embodies a number of distinct advantages in that the proposed aluminum sign has large horizontal lettering and includes the block number of the street, and that it has a reflectorized backing and is produced from a permanent material, and also that it would be mounted on a square aluminum post embedded in concrete. The total cost including the two street plates-- post and installation was estimated to be about \$19.00 which is considerably higher than the cost of the current type in use but slightly less than the cost of other types in use in this area. The Engineer concluded that this new sign be introduced as a gradual replacement for existing posts as they require re-lettering and that all new installations be made of the new type.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the suggestion of the Municipal Engineer that all street signs be replaced by this new type at such time as the existing street signs are in need of re-lettering, be adopted."

Carried Unanimously.

The Municipal Engineer submitted Detailed Account of Works for the two week period, ended November 28th, 1956.  
Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received."

Carried Unanimously.

The Municipal Engineer submitted Board of Works estimates of work for the three week period between December 10th and 31st, 1956 in the total amount of \$77,710.00.

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

Carried Unanimously.

The Municipal Engineer submitted Water Works estimates of work for the three week period between Dec. 10th and 31st, 1956 in the total amount of \$9,462.00.

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

Carried Unanimously.

The Municipal Engineer submitted Garbage Collection estimates for the three week period, December 10th to 31st, 1956, in the total amount of \$11,062.00.

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

Carried Unanimously.

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

- (1) Application of Pacific Metals Ltd. to purchase Lots 5 and 6, S.J. "A", Blk. 9 J.L.125 and Superior Construction Co. Ltd. for purchase of Lots 9, 10, 11, J.L.74N2 respectively for industrial use, advising that the cost of services to the property under application by Pacific Metals Ltd. would be \$22,100.00 and the cost of services to Superior Construction Co. Ltd. property would be \$18,700.00, recommending that both applications be not entertained as both sites are located on the Royal Oak - Springer diversion which it is anticipated will be one of the principal streets traversing the central Heavy Industrial district and as such should enhance the standard of industrial development to be expected for a substantial acreage in this vicinity and that as both applications envisage bulk storage, low value and possibly unsightly types of businesses that sale of this property would not serve Council's policy of encouraging industrial development, and that due to the high cost only a very low return for the land could be expected. The Chairman of the Land Sale Committee reported verbally that the servicing costs shown on the report were overlapping to some extent and therefore not true figures.
- (2) Hartley Leland to purchase Lot 8, Blk. 10, J.L.69 recommending that this lot be sold for the sum of \$1,800.00 such sum to include cost of services.
- (3) Burnaby Estates Limited to purchase Lots 5 and 6, Blk. 2, J.L.161 recommending that these lots be sold for \$2,500.00 including cost of services, subject to the approval of the Sanitary Inspector regarding trade waste.

(4) R.J. Jenkins to purchase Lots 1 and 8, Blk. 40, Lot 11, Blk. 41 Lot 6, Blk. 49 all of D.L. 30 recommending that this property be not sold until such time as the development of Blocks 46 to 48 of D.L. 30 is known.

- Moved by Cr. Drummond, seconded by Cr. Hean "That Items 2, 3, 4 be adopted and that Item 1 be referred back to the property Manager for price and also for further details as to the applicants intentions." Carried,  
Cr. Hughes against.

A Special committee submitted a report covering three applications to establish tent camp sites within the Municipality, advising that even though the Lower Mainland region offers unlimited opportunities for tourists' local vacationing campers, the Municipality offers few, if any, areas in natural settings and conditions attractive to bona fide campers, noting in this connection that the recreation division of the Provincial Government as well as private agencies has provided regulated camping and picnic areas and in addition there are innumerable unregulated areas open to campers. The Committee further felt that due to the proximity of "city" facilities persons desiring tourists' accommodation would prefer to patronize hotels - auto courts and the like rather than rudimentary standards of shelter and further that any camping premises would inevitably tend to generate nuisances and additional servicing and policing costs, disproportionate with their value to the Community and to the revenues of the Corporation, in that any regulations devised to control this class of business would require almost constant inspection to suitably enforce the regulations. The Committee were of the opinion that the health of inhabitants of this type of accommodation would be jeopardized due to the prevalent climatic conditions in this region and further that establishment of camping sites would prejudice the amenity and value of adjoining residential areas and also use of lands for these purposes would frustrate the possibility of a subdivision and development of other acreages adjacent either due to the depreciative effects they would have to adjoining properties or to the difficulties that would be encountered in attempting to secure road and lane allowances for accommodation of both. The Committee concluded by recommending that the three specific applications be rejected and further that tent camp accommodation be not encouraged within the Municipality and further recommended that the Burnaby Health By-law No. 509 as amended by by-law 711 be further amended to specifically exclude tent camps from within the interpretation of a tourist camp.

Moved by Cr. Hean, seconded by Cr. Morrison "That this report be referred to the Special Committee set up to consider the introduction of a by-law governing tourist accommodation within the Municipality."

Carried Unanimously.

Councillor Hean withdrew from the meeting.

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

(1) Application of A.C. Digney for the rezoning of the remaining portion of Block "E" except the east 46.2' D.L. 97 from Residential Two Family to Light Industrial advising that the applicant, Western Development and Power Company intend to develop some 20 acres in this vicinity for warehousing purposes. The Commission recommended that this application be approved and that the subject property be rezoned from Residential Two Family to Light Industrial save and except the westerly 40' thereof abutting McPherson Avenue between Watling Street and Irwin Street and also suggested that the applicant be approached in the matter of providing adequate building set backs along the south side of the property so that existing residential development on Irwin Street may be adequately protected from the proposed industrial development.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the recommendation of the Town Planning Commission be adopted." Carried Unanimously.

Cr. Hean returned to the meeting.

(2) Application of M.R. James for the rezoning of Lot 9, Blocks 23 and 24, D.L. 32 from Residential Two Family to Commercial, recommending that this application be not approved as general development in the immediate area is of moderately valued well-maintained single family residences, that the subject property does not lie within the area outlined in a report of the Commission dated October 25th and therefore rezoning at this time would be premature and that commercialization of this property would have a depreciative effect on surrounding established residential values.

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

Councillor Hean withdrew from the meeting.



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(3) Application of John Patterson for rezoning of the remaining portion of Block 6, and Block 5, J.L.94 Centre from Residential Two Family to Commercial. The Commission advised that the applicant intended to erect an automobile repair shop on the property in question and due to the proximity of nearby residences had indicated his willingness to leave a portion of his property uncleared to provide a form of buffer between his property and the residential properties close by. The Commission felt that even though this form of buffer was used a fragmented zoning pattern would result and furthermore that the residentially zoned property could be used for the parking of automobiles which in their opinion would constitute a nuisance as a result of their appearance to adjoining property owners. The Commission, in view of the foregoing considerations, recommended that the application to rezone be not approved but instead, the applicant be directed to the Town Planning Board of Appeal for permission to establish the type of business he proposes.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the recommendation of the Town Planning Commission be adopted."

Carried,  
Cr. Drummond dissenting.

Cr. Hean returned to the meeting.

Moved by Cr. F. Philips, seconded by Cr. Charlton "That the Planning Engineer appear before the Board of Appeal to submit his opinion and advise the Board that the Council have no objection to the application."

Carried,  
Cr. Drummond dissenting.

A Special Committee submitted a further report pertinent to the Forest Glen Replotting Scheme in accordance with Section 35 of the Town Planning Act which reads as follows.

"35. Within four months after the initiation of the undertaking the Council shall by resolution either:

- (a) Discontinue the undertaking and file a certified copy of the resolution in the Land Registry, whereupon the Registrar shall cancel the note of the filing of the resolution deciding to proceed with the scheme - and
- (b) Authorize the completion of the undertaking and the putting into effect of the scheme of replotting and the deposit in the Land Registry Office of a plan of the replotting made in compliance with section 80 of the Land Registry Act" and a certificate giving in tabulated form and numerical order, firstly:
  - (1) The description of each new parcel.
  - (2) The name and address of the owner to whom each new parcel has been allotted.
  - (3) The former parcel in respect of which the allotment of the new parcel is made; and secondly:
  - (4) the description of the former parcel.
  - (5) The description of the new parcel.
  - (6) which plan and certificate shall be signed by the Clerk and sealed with the seal of the Municipality. Upon such deposit and upon payment of the proper fees the undertaking shall be deemed to be completed."

2

The Committee advised that should Council wish to proceed under Subsection (b) of Section 35, the following requirements would need to be met:

- (1) Appointment of a Commissioner by the Supreme Court on petition of the Council within one month to hear complaints by non-consenting owners.
- (2) Payment of compensation to ~~consenting~~ consenting owners as set forth in the consent forms annexed to this report within a period of three months from completion of the scheme.
- (3) Payment of compensation to non-consenting owners as awarded by the Commissioner (or the Supreme Court on appeal) within three months from the date of award.

And, under the provisions of the Scheme as presented in reports to Council previously, as well as this report and the accompanying plan, the following:

- (4) Securing the approval of the Lieutenant Governor in Council of the modification to the 1955 Water Works by-law by which it has been proposed to service the "main" road.
- (5) The sale of unallotted lands (designated as surplus and numbered 3,4,13,14,15, 22,23,24,25,26, 27, 28, 30, 31,32,33, 34, 35, 36, 46, and 47 on the accompanying plan) by the Corporation to meet the costs of the scheme.
- (6) The construction of the "main road" at a cost of \$10,500.00 from General Revenue Funds and the installation of certain incidental services and the piping of a portion of a water course, cost of \$5,638.00 to be charged to the scheme.

The Committee also submitted a summary of negotiations as at Nov 30, 1956 wherein they indicated that the total assessed value of the existing land (17 parcels) is \$48,380.00 - that consents had been received from 10 owners - that consents should be forthcoming from 3 V.L.A. parcels - that one of the parcels is Municipally owned and that the owners of the remaining three parcels had not consented, the latter

indicating that consents have been received from 70% of the owners of the number of parcels within the district, representing 71% of the assessed value of such land and that as the Act requires consent to be obtained from only 60% of the number of owners representing 50% of the assessed value of land, the Council can now proceed if they so desire.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That this report be received and that pursuant to Part II of the Town Planning Act, the scheme of replotting portions of District Lots 32 and 82, Group 1, N.W.J. be authorized to be proceeded with by resolution of the Council on the 10th day of August, be completed and put into effect and that the plan of replotting made in accordance with Section 80 of the Land Registry Act and a certificate giving in tabulated form a numerical order (a) description of each new parcel. (b) name and address of the owner to whom each new parcel has been allotted.

(c) Former parcel in respect of which a new allotment is made

and secondly:

(a) description of the former parcel.

(b) description of the new parcel, which plan and certificate

shall be signed by the Clerk and sealed with the seal of the Municipality and be deposited in the Land Registry Office, New Westminster, and the proper fees paid."

Carried Unanimously.

The Chief Administrative Officer and the Planning Engineer submitted a joint report in regards to the proposed exchange - Mayfield Street, as proffered by the School Board some time ago, advising they had conferred with the owner, the two affected Boards and the Property Manager as to what lands should be exchanged, and as a result recommended that the following be offered:

(a) fringe of 7 potential lots on the north side of the Riverway East school site.

(b) Partial cash payment.

(c) some potential lots in the Corporation owned lands bounded approximately by Gamma Avenue, Penzance Drive and Cambridge Street.

The Committee further advised that should this approach be acceptable to both Council and the applicant, the actual exchange would be negotiated in the light of current market values on the basis of development and servicing costs as applied to residential property.

Moved by Cr. Hean, seconded by Cr. F. Philips "That the exchange be carried on in the matter outlined and the price negotiated as suggested."

Carried Unanimously.

The Chief Building Inspector submitted a report in connection with building grades and uniform standard of development for the Corporation subdivision in D.L.11 advising that the subdivision pattern designed on the topography of this land has imposed a predominant cross-grade on the individual lots - that is, a steeper grade from side to side instead of from end to end of each lot and therefore if the yardage of the individual lots are to be brought to a finished grade approximating horizontal, each lot might need to have its grade retained against the neighbouring lot to the higher side, but this situation could be averted if the natural grade and crossfall is retained on each lot although it was his observation that in the majority of cases the front yard is brought to a near horizontal grade. Furthermore, that lots having a predominant cross grade present a problem insofar as control of drainage is concerned present a problem insofar as control of drainage is concerned in that adequate control cannot be obtained and that as only six lots in the subdivision are to receive sewer connection, extreme care should be taken to locate septic tanks so that ample property remains for drainage purposes, and at the same time to prevent septic effluent from entering perimeter tile drains around buildings on lower properties. The Building Inspector in reference to the placing of property restrictive covenants on land within the subdivision in order to retain uniform development, submitted a set of specifications which he suggested be considered as possible items for inclusion in such a restrictive covenant, and that Council would be in their legal rights to impose such restrictions should they so desire. The Building Inspector also suggested that there be a maximum time limit (two or three years possibly) after issuance of a building permit in which a building must be completed and ready for occupancy and also that the exterior of a building must be entirely complete as per their plan before occupancy of the building may be authorized.

The Property Manager submitted a further report on restrictive covenants in the Corporation subdivision in District Lot 11 advising that though such covenants proved to be beneficial to the neighbourhood, our own By-laws can provide the same benefit and further that the price set on the lots in question will constitute the means of eliminating a poor class of residential development, recommending that no restrictive covenants be imposed on the lots to be sold in District Lot 11.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the reports of the Chief Building Inspector and the Property Manager be received." Carried Unanimously.

The Solicitor submitted a summary of reasons for judgment in the recent Atlas Copco of Canada Limited case against the Municipality.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the summary of the Solicitor be received and copies sent to all Councillors for their information." Carried Unanimously.

The Municipal Clerk submitted the following Certificates of sufficiency for paving of streets under the Local Improvement Act:

- (a) Jersey Ave. from Kingsway to Thurston Street.
- (b) Burlington Ave. from Imperial St. to Kingsway.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Certificates be received and referred to the Municipal Engineer for report as to costs." Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Drummond "That the necessary authority be granted for the Reeve and Clerk to sign and affix the Corporate seal to the following documents:

- (a) Release of Temporary Dwelling Agreement - Steve and Eva Essar, Lot 17, Blk. 5, D.L. 97
- (b) Demolition Contract - Williams Construction Co. Ltd. re Barnett Village Houses.

Carried Unanimously.

The Property Manager submitted a report giving the breakdown of the price recommended for the sale of Lot A, D.L. 10; Blocks 11 and 12, D.L. 6; Block 3, D.L. 148, to Lake City Industrial Corporation Limited - as follows:

- (a) Lot A - 7.46 acres at \$3,500.00 per acre, \$26,110.00.
  - (b) Blocks 11 and 12, and Block 3 - 9.21 acres at \$650.00 per acre - \$12,490.00
- Total \$38,600.00.

Moved by Cr. Hughes, seconded by Cr. Drummond "That the report of the Property Manager be received and that he be asked to bring down a further report as to the basis in arriving at the price set." Carried Unanimously.

Mr. E.R. Loftus of Lake City Industrial Corporation Limited, appeared and requested an opportunity to be heard on this matter.

Moved by Cr. F. Philips, seconded by Cr. Charlton "That Mr. Loftus be heard." Carried Unanimously.

Mr. Loftus advised that his Company had agreed to everything contained in the Engineer's report of November 19th except the first paragraph under "Drainage" - and in particular that part that the Company should be prepared to construct channels of sufficient size in cross-section to accommodate all surface run-off emanating from the Company's property as well as the tributary areas lying to the north. The rate of run-off to be calculated on the basis of complete development of the entire tributary areas.

Moved by Cr. Hughes, seconded by Cr. Drummond "That the solicitor be requested to bring down a report by next Monday evening, Dec. 10th as to the legality of the terms and conditions as set forth in the Engineer's letter of Nov. 19th." Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Charlton "That this entire matter be tabled until next Monday evening." Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the Council resolve into a Committee of the Whole to consider "Burnaby Drainage Works Construction and Loan By-law 1966". Carried Unanimously.

The Reeve asked the question: "What is your favour with this by-law?" Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the by-law be read by short title only." Carried Unanimously.

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

The Council reconvened.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Drainage Works Construction and Loan By-law 1956" be now passed." Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That John H. Shaw be and is hereby appointed Returning Officer to take the vote of the electors on "Burnaby Drainage Works Construction and Loan By-law 1956" with power to appoint his own Deputy Returning Officers." Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That Polling Places be opened at the same times and places as the Municipal Election for the purpose of taking the vote of the Electors on "Burnaby Drainage Works Construction and Loan By-law 1956". Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "That "Burnaby Easement Authorization By-law No. 10, 1956" 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. 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 Easement Authorization By-law No. 10, 1956" be now passed." Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hughes "That "Burnaby Land Sale By-law No. 7, 1956, Amendment By-law 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law." Carried Unanimously.

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

Moved by Cr. Morrison, seconded by Cr. 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. 7, 1956, Amendment By-law 1956" be now passed." Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Burnaby Park Dedication By-law 1950, Amendment By-law 1956" be now reconsidered." Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That "Burnaby Park Dedication By-law 1950, Amendment By-law 1956" 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.

Cr. Hean returned to the meeting.

Moved by Cr. Morrison, seconded by Cr. Drummond "That "Burnaby Land Sale By-law No. 13, 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law." Carried Unanimously.

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

Moved by Cr. Morrison, seconded by Cr. 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 Sale By-law No. 13, 1956" be now passed." Carried Unanimously.

The Municipal Clerk submitted Certificate of Sufficiency in connection with the construction of the Westridge Combined sewer, pursuant to the Local Improvement Act attesting as follows:

- (1) That I am the Clerk of the Municipal Council of the District of Burnaby.
- (2) That on the 1st day of November, A.D. 1956 I did cause to be mailed to the owners of property in that portion of the Municipality of Burnaby known as Westridge Combined Sewer Area, notice of intention of the Council to construct sewers within the said area.
- (3) That pursuant to the provisions of the Local Improvement Act, final date for receiving objections to the proposed construction was December 1st, 1956.
- (4) That the number of owners affected by the proposed work is 610, having an assessed value of land according to the last revised Assessment Roll being the Assessment Roll for the year 1956 is \$403,010.00.
- (5) That objections to the proposed work have been received from two owners representing an assessed value of \$3,040.00.
- (6) That the said objections do not represent one-half the value of the lots which are liable to be specially assessed.

Moved by Cr. Morrison, seconded by Cr. Hean "That the Certificate of the Clerk be received." Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Local Improvement Westridge Combined Sewer Area Construction By-law 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law." Carried Unanimously.

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

Moved by Cr. 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 Local Improvement Westridge Combined Sewer Area Construction By-law 1956" be now passed." Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. F. Philips "That a meeting be arranged between the City of Vancouver and ourselves to discuss the future use of the city-owned cemetery site on Burnaby Mountain." Carried Unanimously

The Fire Chief appeared with reference to the hiring of a full time mechanic in his department, advising that at present all fire equipment is serviced by a mechanic employed by a private concern and that this mechanic would be leaving the employ of this firm this coming January and furthermore that the value of the Department's equipment is such that it warrants a full time mechanic and consequently requested that Council seriously consider the appointment of a full time mechanic to do justice to this equipment. Councillors Drummond and Hean left.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That the recommendation of the Fire Chief to engage a full time mechanic be adopted." Carried Unanimously

The Treasurer submitted a report for information of Council relative to the financing of the proposed Westridge Sewer project suggesting that in order to do so, the following plan be adopted:

- (1) Borrow \$200,000.00 from the Royal Bank of Canada.
- (2) Sell \$275,000.00 in debentures respecting Glenbrook Sewer system as soon as possible.
- (3) Of the proceeds of the sale, reimburse the Bank for the \$126,000.00 loan out and-  
ing and reimburse the Tax Sale Fund in the amount of \$149,000.00.
- (4) Appropriate the \$149,000.00 and other monies that may be in the fund from time to time to complete the works.
- (5) On the completion of the work in the fall of 1957 issue debentures to cover the cost.

The Treasurer addressed Council with respect to negotiations between the Board of School Trustees and the School Employees' Association advising that the Board had solicited his assistance in providing them with some idea of what the 1957 budget would be, but that as this was a matter which could have far-reaching effects and repercussions, felt Council should authorize him to divulge the information contained in the preliminary 1957 estimates.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Treasurer be given authority to assist the School Board in this matter." Carried Unanimously.

The meeting then adjourned.

Confirmed:

*William B. Brown*

Clerk.

*Chas. MacSorley*  
Reeve.