

February 11, 1957.

An adjourned meeting of the Municipal Council was held in the Committee Room, 4000 Grandview Highway, on Monday, February 11, 1957 at 7.30 p.m.

Present: Reeve MacSorley in the Chair; Councillors Brown, Hughes, W.P.Philps, Cafferky, F.Philps, Morrison and Hean.

1  
Messrs. Winton and Flood submitted an application for the rezoning of the north-west corner of Loughheed Highway and Sperling Avenue and more particularly described as Part "A" and part of Block 1 and 2B, J.L.77, to gasoline service station.

2  
C. Warner submitted an application to rezone Lot 4, S.D. 4 to 7, Block 2, J.L. 162 from Residential Single Family to Residential Multiple Family.

3  
Scottish Agencies Limited submitted an application on behalf of the owners of Lots 28 and 29, Block 36, J.L.120 and 121, for the rezoning of this property to gasoline service station use.

Moved by Cr. F.Philps, seconded by Cr.Hean "That the above applications for rezoning be referred to the Town Planning Commission and the Planning Engineer for consideration and report."

Carried Unanimously.

The Labour Relations Board submitted advice that the Board had rejected the application of the International Brotherhood of Electrical Workers, Local No.213 to be certified for electrical inspection in the employ of the Corporation.

Moved by Cr. W.P.Philps, seconded by Cr.Morrison "That the letter be received."

Carried Unanimously.

4  
The Honorable P.A.Gagliardi, Minister of Highways, submitted a letter in connection with the proposed Trans-Canada Highway advising of the reasons his Department has been secretive about the proposed route and further advising that his Department would be pleased to meet His Worship, the Reeve, to further discuss this matter.

Moved by Cr. W.P.Philps, seconded by Cr.Hean "That the letter be received and referred to His Worship, the Reeve, for whatever action he deems necessary."

Carried Unanimously.

Mrs.Ivy B. Wirlok, Secretary, Joint Hospital Auxiliaries Council, submitted a letter requesting permission to hold a Tag Day on the evening of June 7th from 5 p.m. to 9 p.m., and also all day June 8th until 6 p.m.

Moved by Cr.Morrison, seconded by Cr.Cafferky "That permission be granted."

Carried Unanimously.

South Burnaby Kinsmen Club submitted a letter advising that the Club were planning a Porch-Light Campaign in aid of the B.C.Polio Fund on February 16th, between 6.30 and 7.30 p.m.

Moved by Cr. W.P.Philps, seconded by Cr.Morrison "That the letter be received and permission granted."

Carried Unanimously.

5  
George H.Pedersen submitted a letter on behalf of himself and other ratepayers in the Municipality requesting that a public hearing be held into the preliminary development of Burnaby Mountain as the Centennial Project. Mr.Pedersen felt this course of action was necessary due to the many letters of protest received by Council and further, because of the over-all lack of representation on the Centennial Committee. Mr. Pedersen further submitted suggestions on the matter of giving due publicity to the proposed Centennial Project.

6  
Kitchener Street School P.T.A. submitted a letter advising that their Association endorsed the principle of a swimming pool as the Centennial Project.

Rosser Avenue School P.T.A. submitted a letter advising that the members of their Association were unanimously in support of a heated swimming pool to be located adjacent to the new Burnaby Municipal Hall and the new High School, now under construction.

Moved by Cr.F.Philps, seconded by Cr.Brown "That these letters be referred to the Centennial Committee for consideration."

Carried Unanimously.

The Personnel Director submitted a letter with respect to the position of Fire Mechanic in the Fire Department advising that no applications had been received from the employees and recommending that Mr. J.E. Echtes be appointed to the position, effective as at such time as Mr. Echtes can report for duty.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the recommendation of the Personnel Director be adopted."

Carried Unanimously.

The Public Relations Officer submitted a report in connection with the proposal of the News Herald Publishing Company to publish an industrial issue specifically on Burnaby on March 20, 1957 advising that the publication will contain pertinent factual data concerning the Municipality and the large industrial and commercial organizations within its bounds, and that the Company are prepared to assign a "writer" to obtain factual information from the various Departments in the Municipal Hall, but that the Company would reserve the right to edit the facts so obtained before publication. The Public Relations Officer further advised that the cost of placing an advertisement in this issue would be approximately \$435.00 for a full page and that extra copies of the supplement could be obtained at a cost of five cents each.

The Public Relations Officer recommended that the Corporation co-operate with the Company in producing this industrial supplement and that permission be granted to the Company to place a writer in the Municipal Hall for the purpose of securing any information he may require, with the Company reserving the right to edit all the articles prior to publication. The Public Relations Officer further recommended that the Municipal subscribe to a full page of advertising at an estimated cost of \$435.00 and that in addition, we obtain two thousand extra copies for distribution the total estimated cost being \$535.00.

Moved by Cr. Morrison, seconded by Cr. Hean "That the recommendations of the Public Relations Officer be adopted."

Carried Unanimously.

The Municipal Treasurer submitted a report advising of an application received to purchase the tax sale certificate covering "all that portion of Block 9, J.L.59, lying south of the Loughheed Highway as shown on Map 4084 under title #189389, from Cheryl A. Stewart of 3080 W. 5th Avenue, Vancouver, recommending that pursuant to Section 296 of the Municipal Act, the Tax Sale Certificate be sold to the applicant for the upset price of \$109.90.

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

Carried Unanimously.

The Parks Superintendent and Recreation Director submitted a joint report advising that their Department had investigated the matter of setting aside certain streets in the Municipality for sleigh-riding purposes and that as a result, suggested the following streets be reserved for sleighing:

- (1) Goodlad or Elwell Street from 6th Street to Burnaby Park.
- (2) Stride Avenue from 21st Street to Bevan Street.
- (3) Suncrest Drive off Patterson Avenue.
- (4) Patterson Avenue from Hazelwood Crescent to Moscrop Street.
- (5) Holmes Street from Cariboo Road to 10th Avenue.
- (6) Buckingham Avenue from Burris Street to Sperling Avenue.
- (7) Cliff Avenue from Halifax Street to Adair Street.
- (8) Carlton Avenue from Cambridge Street to Edinburgh Street.

The Park Board officials recommended that in the event ideal sleighing conditions arise that the above streets be barricaded so as to allow sleighing to proceed without fear of endangering the children using these streets.

Moved by Cr. Cafferky, seconded by Cr. Hean "That the suggestions and recommendations of the Park Board officials be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report relative to the hiring of the following telephone operators for the new Police building at 1930 Kingsway:

Miss C. Thompson, 389 13th Avenue

Miss J. Bettles, 1054 17th Avenue,

advising that in addition to the two above appointments, it would be necessary to engage a part time operator to work the two shifts a week (Saturdays) and to fill in for sick and holiday time, and in this connection, a Mrs. Ethel Ellis was engaged. The Chief Administrative Officer requested that the above appointments be confirmed.

Moved by Cr. Hughes, seconded by Cr. Hean "That the appointments listed in the report of the Chief Administrative Officer be confirmed."

Carried Unanimously.

The Municipal Clerk submitted a list of street names which had been given to new streets created by subdivision during the last year, recommending that a Street Naming By-law be formally passed to name these streets:

1. Gibson Street - first street north of Broadway between Cliff Avenue and Paulus Crescent.
2. Dunlop Avenue - first street east of Holdom Avenue between Charles St. and Aubrey Street.
3. Paulus Crescent - first street east of Cliff Avenue at the termination of Gibson Street.
4. Yecvil Avenue - first street west of Moore Avenue, south from Halifax Street and also north and south of the westerly termination of Karen Street.
5. Moore Avenue - first street west of Cliff Avenue south from Halifax Street and also north and south of Karen Street.
6. Olson Street - first street north of Adair St. west from Cliff Ave.
7. Karen Street - first street north of Olson St. west from Cliff Avenue.
8. Prenter Street - street abutting and parallel to the north side of the B.C.E.R. right-of-way between Gilley Ave. and Rumble Street.
9. Alpha Drive - first street east of Willington Avenue between Kitchener Street and Alpha Avenue.
10. Punnett Close - the street south-west from Halvern Avenue between Barrist Street and Hazzard Street.
11. Noel Drive - Second street west from North Road south-west from Lyndhurst Street and terminating at Sullivan Street.
12. Astor Drive - first street east of Noel Drive between Sullivan Street and termination of Caswell Street.
13. Mazucco Street - street west of North Road between Sullivan Street and Caswell Street and terminating at Astor Drive.
14. Martin Street - street south of Lyndhurst St. south-east from Noel Drive.
15. Willoughby Avenue - first street west of North Road between Sullivan Street and Lyndhurst Street.
16. Pritchard Avenue - first street west of Willoughby Avenue north from Caswell Street.
17. Beresford Street - those streets parallel and adjacent to both sides of the B.C.E.R. Central Park right-of-way from Patterson Avenue to Buller Avenue; and on both sides of the B.C.E.R. cut-off from Buller Avenue to Kingsway.

This will eliminate the confusion existing due to various names allotted for many portions of the subject road allowance. Street names to be eliminated are Kinee, John, Firgrove and Ju-Land and residents of the latter streets will be notified of the change and requested to act accordingly.

In addition, the Municipal clerk advised of the changing of 20th Avenue to Wedgewood Street and respectfully requested that this change in name be also included in the aforementioned by-law.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendation of the Municipal clerk be adopted."

Carried Unanimously.

Cr. Morrison withdraw from the meeting.

The Municipal Treasurer submitted Summary of Disbursements for the two week period ended February 8, 1957 in the total amount of \$245,635.49." Moved by Cr. W.P. Philips, seconded by Cr. F. Philips "That the disbursements be approved as submitted."

Carried Unanimously.

The Treasurer submitted a report advising of the necessity of securing a Temporary Loan from the Bank to finance the Municipality's day-to-day operations until such time as Municipal tax monies are received, recommending that a by-law be brought down authorizing the borrowing of a maximum of \$500,000.00 from the Royal Bank of Canada to be repaid on or before May 1st, 1957 out of the proceeds of the Provincial Municipal aid grant. The Treasurer further advised that when cash requirements become more definite a Hypothecation of Taxes by-law will be brought down to cover further borrowings.

Moved by Cr. W.P. Philips, seconded by Cr. Cafferky "That the recommendation of the Municipal Treasurer be adopted and the necessary by-law be brought down."

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE

Your Committee met on Friday, February 8th and considered the following:

- (1) Application of Leonard Francis Ward to purchase Lot 1, Blk. 73, J.L. 189 for Residential use.  
Recommended that this property be withheld from sale as property is required to improve the intersection of Holden Avenue and Capitol Drive.
- (2) Application of Frederick Hancock to purchase Lots 9 and 10, Blk. 23, J.L. 17E $\frac{1}{2}$  for Residential Use.  
Recommended that this application be withheld from sale owing to bad grade and drainage problems involved, and that the property Manager write and so inform the applicant.

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

Carried Unanimously.

The Park Board submitted a report in connection with revenues derived from operation of Municipal parks advising that the relevant sections of the Municipal Act, namely Sections 354 to 370 while granting permission to the Park Board to collect revenues arising from park operations do not clearly authorize the application of these revenues towards maintenance, development and administration of the Parks. The Board further advised that revenues received amount to approximately \$2,000.00 per year which sum will no doubt increase as park development progresses, and though it has been the policy in the past to make such sums so derived available for expenditure on parks, they requested that Council grant approval in principle to the use of such monies by the Park Board for development, maintenance and administration of Municipal parks.

Moved by Cr. Hughes, seconded by Cr. F. Philips "That the request of the Park Board be acceded to."

Carried Unanimously.

Cr. Morrison returned to the meeting.

The Park Board submitted Detailed Account of Works for the two week period ended January 20, 1957.

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

Carried Unanimously.

The Park Board submitted Detailed Account of Works for the two week period ended February 3, 1957.

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

Carried Unanimously.

The Park Board submitted a report relative to the proposed Centennial project on Burnaby Mountain advising of its endorsement of this project and expressing the Board's willingness to co-operate with the Centennial Committee toward the successful completion of the development, and as it is to take place within a Park site requested that the Centennial Committee maintain close liaison with the Board during the planning and development stages of the project as it is most probable that the improvements made to the land in question will become the responsibility of the Burnaby Park Board.

Moved by Cr. Morrison, seconded by Cr. Brown "That the report be received and the request referred to the Centennial Committee for its attention."

Carried Unanimously.

The Municipal Engineer submitted a report in connection with the costs involved in the construction and widening of 10th Avenue from Newcombe Street to Kingsway, advising that the estimate presented in the amount of \$100,000.00 covering an overall length of 8,900' will include the widening of the existing pavement on 10th Avenue, the construction of a curb sidewalk on the Burnaby portion and the installation of storm sewers where necessary.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the report of the Municipal Engineer be received and the information contained therein referred to the Committee on Estimates for consideration."

Carried Unanimously.

The Engineer submitted Detailed Account of Works for the period ended February 3rd 1957.

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

Carried Unanimously.

Moved by Cr. W.P.Philps, seconded by Cr. Morrison "That "Burnaby Street Naming By-law 1957" 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. W.P.Philps, seconded by Cr. Morrison "That the by-law be read by short title."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Cr. W.P.Philps, seconded by Cr. Morrison "That "Burnaby Street Naming By-law 1957" be now passed."

Carried Unanimously.

Moved by Cr. W.P.Philps, seconded by Cr. Hean "That "Burnaby General Borrowing By-law 1957" 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. W.P.Philps, seconded by Cr. Brown "That the By-law be read by short title."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Cr. W.P.Philps, seconded by Cr. Hughes "That "Burnaby General Borrowing By-law 1957" be now passed."

Carried Unanimously.

Cr. Hughes withdrew from the meeting.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 2, 1957" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P.Philps "That "Burnaby Land Sale By-law No. 2, 1957" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P.Philps "That "Burnaby Land Sale By-law No. 3, 1957" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P.Philps "That "Burnaby Land Sale By-law No. 3, 1957" 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. Hughes returned to the meeting.

Moved by Cr. F.Philps, seconded by Cr. Hughes "That "Burnaby Road Acquisition and Dedication By-law No. 2, 1957" be now reconsidered."

Carried Unanimously.

Moved by Cr. F.Philps, seconded by Cr. Hughes "That "Burnaby Road Acquisition and Dedication By-law No. 2, 1957" 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. F.Philps, seconded by Cr. W.Philps "That "Becker Easement Authorization By-law 1957" be reconsidered."

Carried Unanimously.

Moved by Cr. F.Philps, seconded by Cr. Hughes "That "Becker Easement Authorization By-law 1957" be now finally adopted and that the Council authorize the Reeve and Clerk to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That "Cushing Easement" Authorization By-law 1957" be now reconsidered."

Carried Unanimously.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That "Cushing Easement" Authorization By-law 1957" 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.

The Report of the Town Planning Commission tabled from the meeting of February 4th 1957 was then brought forward:

1. Application of Burnaby Centre Realty Limited for rezoning Lots 1 and 2, Blk. 25, J.L. 121 (southeast corner of Gilmore Ave. and Union Street) from Residential Two Family Type 1 to Gasoline Service Station).

The subject properties are located at the southeast corner of the intersection of Gilmore Avenue and Union Street, having 122 feet frontage on Gilmore Avenue and 66 feet frontage on Union Street and are served by a sanitary sewer and Municipal lane. The Commission advised the property is generally developed with older type dwellings although a few new homes have been built lately and tend to fill-in this area to sustain Residential property values.

The Commission recommended this application be not approved because:

- (a) A 66' x 122' site is considered insufficient area by current service station standards.
- (b) Service station usage of the property in this Residential area would adversely effect surrounding Residential properties.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the recommendation of the Town Planning Commission be adopted."

Carried Unanimously.

2. Application of A. B. Wenaus and Sons Limited for rezoning of Lot 1, S.J. "A", Blk. 4 J.L. 206 Plan 8391 and S.J. "A" S $\frac{1}{2}$  Blk. 4, J.L. 206 Plan 5278 from Light Industrial to Residential.

The properties are located on the west side of Juncan Avenue, north of Union St. and adjacent to the Westridge Elementary school.

The Commission recommend that the area bounded by Frances Street, Sperling Ave. Union Street, Juncan Avenue and the north boundary of Lot 1, S.J. "A" N $\frac{1}{2}$  Block 4, J.L. 206, Plan 8391 and S.J. "A" S $\frac{1}{2}$  Blk. 4, J.L. 206, Plan 5278 be rezoned from Light Industrial to Residential Two Family Type II for the following reasons:

- (a) To stabilize and insure continued residential property values in the area.
- (b) To avoid an intermingling of a Residential and Industrial usage in close proximity to Westridge Elementary school.
- (c) To protect the public investment in Westridge School facilities.

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

Carried Unanimously.

3. Application of A. G. Ebner for rezoning Lot 3, Block 9, J.L. 186 from Residential Two Family Type 1 to Residential Multiple family zoning.

The Town Planning Commission recommended this application be not approved because:

- (a) A 60 foot lot frontage is insufficient to meet REQUIREMENTS for any Residential Multiple Family zone as currently required by by-law.
- (b) Piecemeal rezoning of an individual lot within this area would result in development that would be out of keeping with the character of the area and would adversely effect the established Residential property values.

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

Carried Unanimously.

4. Application of F. Trehubenko for rezoning Lots 15 and 16, S.J.7, Blocks 1 and 2, J.L.207 from Residential Two Family type II to Residential Multiple Family use.

The Commission advised the subject parcels are located on the north side of Curtis Street, west of Phillips Avenue and have 200 feet frontage on Curtis Street and a depth of 428 feet. One of the parcels is vacant and the other used for mushroom growing and single family use, development in the area being sparse. Apart from the general unsuitability of the use of this property for Residential Multiple Family occupancy, some technical objections are present:

- (a) Existing water main does not permit adequate water supply for Residential Multiple Family use.
- (b) Sewage disposal via septic tank and tile field method for Residential Multiple Family occupancy on this property could prove extremely difficult to control in a satisfactory manner.

In view of the foregoing, the Commission recommended the application be not approved.

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

Carried Unanimously.

5. Application of Burnaby Orchids Limited to rezone a portion of Lot "A" Block 35, J.L.151/3 from Residential Two Family Type 1 to Residential Multiple Family zoning.

The Commission recommended that this application be not approved due to the inadequate sewage facilities in this area, further pointing out that the West Burnaby area is well served by four different apartment areas ranging from Royal Oak Avenue to Patterson Avenue.

Moved by Cr. F.Philps, seconded by Cr. Hean "That this application be tabled and the Planning Engineer be asked to make a personal inspection of the property to thoroughly familiarize himself with the physical aspects and to report back to Council on same."

In favour - Cr. F.Philps, Hean, W.P.Philps.

Against - Crs. Morrison, Hughes, Cafferky and Brown.

MOTION POST.

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

CARRIED:

Cr. F.Philps, Hean, W.P.Philps voting against.

6. Application of W. Zeorowski to rezone Lot "C" Block 1, J.L.90 from Residential Two Family Type 1 to Commercial.

The Town Planning Commission recommended that this application be not approved and drew to Council's attention the applicant's advice that on October 13th, 1955 the town Planning Board of Appeal granted:

- (a) Approval for a three-year period, subject to re-appeal after that time, to the operation of an Egg grading station on this property.
- (b) Approval under (a) above subject to no further structural expansion.
- (c) Approval under (a) above subject to compliance with all other Municipal regulations.

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

Carried Unanimously.

The Reeve adjourned the meeting until after the Council had met with the Park Board to discuss their interim budget.

Mr. Clay, Chairman of the Park Board, spoke advising that the over-all budget was felt to be the barest minimum required this year to put into use efficiently, park property and that this budget represented part of a long range objective of the Board to develop Municipal parks. Mr. Clay further advised that a survey had been made of Parks to determine their order of priority development-wise and as a result, the Board felt it would be best not to favour any particular area, but instead "spread" development throughout the Municipality. Mr. Clay advised

that the items listed on the interim budget represented those which it was essential to give priority to.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the interim budget of the Park Board in the amount of \$83,750.00 be approved."

Carried Unanimously.

The Council reconvened to consider the Town Planning Commission report at 9.25 p.m.

Town Planning Commission Report.

7. Application of Barbara Martin and John Lakness for rezoning part Block 8, J.L.4 Sketch 1506A and Sk.696C, Map 845 from Small Holdings to Residential.

The Commission advised the subject property is located on the north road between Government Road and Cameron Street, and has a frontage of 246 feet on North Road and a depth to the west of 1340 feet. The Commission were of the opinion that subdivision of an individual parcel in this area cannot be undertaken sensibly unless subdivision is in conjunction with adjoining parcels, in order that:

- (a) Ample lot size can be obtained.
- (b) Municipal street and lane services can be provided.
- (c) Future development of adjoining parcels is not prevented.

In view of this, the Town Planning Commission recommended this application be not approved.

Moved by Cr. F. Philips, seconded by Cr. Brown "That the recommendation of the Town Planning Commission be adopted.

Carried Unanimously.

Moved by Cr. F. Philips, seconded by Cr. Brown "That the Planning Engineer make an investigation to determine the minimum number of parcels that would be required to effect suitable subdivision of this area and contact the persons so affected to solicit their opinions on his proposal."

Carried Unanimously.

8. Application of J. Bert Thomas for rezoning of Lot "T", Block 6, J.L.74S<sub>2</sub> from Residential Two Family Type 1 to Gasoline Service Station.

The Commission advised that due to the location of this property with respect to the curve of the Grandview Highway at this point, the visibility of the property from the Highway is extremely limited, and they were of the opinion that the turning movements of automobiles, resulting from a Service station at this point, would introduce a serious traffic hazard on the Highway. For this reason, the Commission recommended that the application be not approved.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the recommendation of the Town Planning Commission be adopted."

Carried Unanimously.

9. Application of McKee and Gray, Architects, for rezoning of Lot 19, Block 14, J.L.120 from Commercial to Residential Multiple Family zoning.

The Commission were of the opinion that judging by the growth and current state of development of the existing Commercial facilities it is apparent that an over abundance of Commercial property has been set aside to serve the needs of the Residential neighbourhood. While it is true that the current By-law regulations permit a modified type of apartment development on Commercially zoned property, the subject application envisaged the overall development of this property by an integrated apartment development providing no Commercial facilities. Thus the Commission felt the property need be rezoned, or the applicants directed to the Town Planning Board of Appeal. The proposal submitted by the applicants does not conform with the density or height requirements for Residential Multiple Family type 1 or Type II zones.

Apart from the foregoing, the Commission advised they generally favoured the establishment of apartment development on the property, rather than commercial development and therefore recommended the subject property of this application be approved for rezoning from Commercial to Residential Multiple Family Type 1.

The Planning Engineer submitted a report on this application concurring substantially with the Commission's views, but recommending that in addition not only the subject property be rezoned to Multiple Family Type 1, but that Lot 22, Block 13, J.L.120 and Lot "B", Block 15, J.L.120 be likewise rezoned.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the recommendation of the Planning Engineer be adopted, and the rezonings be approved for further consideration."

Carried Unanimously.



10. Re-application of Edwards, Edwards and Edwards for rezoning of Lot 6, Blk.68 J.L. 33 from Residential Two Family type 1 to Gasoline Service station (on behalf of Carl Troseth).

The Town Planning Commission submitted a history of the application and of the consideration given by them to this application, and advised they would strongly re-affirm to Council the recommendation contained in the October 1956 report that rezoning of the property at the northwest corner of Willingdan Avenue and Grange Street, described as Lot 6, Blk.68, J.L.33 be not approved for gasoline service station usage.

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

Carried Unanimously.

11. Application of C. Mortensen for rezoning Lot 1, E.75' of S.147' Block 4, J.L.206 from Residential two Family Type II to Gasoline Service station.

The Commission reported that the business operating on this property constituted a non-conforming use in that it had been established prior to the recent rezoning of property in this vicinity from Light Industrial to Residential, and in this regard suggested that had the applicant made representation at the Public Hearing held when this area was under consideration, it would have been very likely that the site of the service station would have been excluded from the residential zone, but that conversely the legitimate purpose of the rezoning process is to accomplish changes in land use, and that often in this process, non conforming uses will be created. In view of the foregoing the Commission recommended that the application be not approved, although it is noted that the applicant seeks only that which has been granted in recent similar cases.

Moved by Cr.Morrison, seconded by Cr.Cafferky "That the recommendation of the Town Planning Commission be adopted and the applicant be directed to the Board of Appeal to seek a relaxation of the Town Planning By-law to permit him to use the property for the requested purpose."

Carried Unanimously.

12. Application of Canada Trust Company and William Hugh Allan Barregar -Committee for the estate of William Haslam Smith for rezoning Lot 1, Block 1, J.L.40, Plan 3048 from Residential Single Family type III to Light Industrial.

The Commission advised they did not favour industrial uses of this parcel for the following reasons:

- (a) The subject parcel forms part of the sound Residential neighbourhood unit centred about Government Road and that piecemeal encroachment into this Residential unit by Industrial uses would adversely affect Residential property values, besides threatening the economic justification of this Residential unit in providing for its various Municipal services - i.e. School, Park, Transportation.
- (b) The subject parcel, in itself due to its topography, is not considered well suited to Industrial development. Dependent on the type and size of Industrial activity, drainage of the parcel, disposal of sewage and industrial waste could prove extremely difficult to control.
- (c) Future road development along the north side of the Railroad right-of-way considered to be highly desirable in view of the Heavy Industrial zone south of Winston Street, could be unduly delayed or prevented by overall Industrial use of the subject parcel.

The Commission recommended therefore that the application be not approved and that the subject property remain Residential Single Family Type III.

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

Carried Unanimously.

(13) Application of S.L.Klein to rezone Lots 12 and 13, S.J.19 and 20, Blocks 1 and 3 J.L.95N from Residential Two Family Type 1 to Residential Multiple Family.

The Commission were of the opinion that the use of this property for Multiple Family purposes would not be in keeping with surrounding development and further that establishment of an apartment on the subject property would retard apartment construction on the existing, adjoining residential multiple family Type II zone located west of the site and recommended in view of the above that the application be not approved.

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

Carried,  
Cr. Cafferky against.

A suggestion was put forth that consideration be given to the construction of a foot-path on the diagonal road allowance of McPherson Avenue between Keith Street and Marine Drive to permit residents in the area to have access to Marine Drive.

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

Carried Unanimously.

The meeting then adjourned.

Confirmed:

*Charles R. Brown*  
Clerk.

*Chas. MacSally*  
Reeve.

2