

Community Planning Association submitted Notice of its National Conference to be held September 29th, 30th and October 1st and 2nd in Hotel Vancouver.

① Moved by Councillor W.P. Philps, seconded by Councillor Hughes, "That the notice be received and the appointment of suitable representation be left in the hands of the Reeve."

Carried
Unanimously.

The following letters were received by the Council concerning the Burnaby Mountain Centennial Project:

- ②
- (a) Letter from Burnaby Mountain Small Holding Association supporting the selection of the Burnaby Mountain Project by the Centennial Committee.
 - (b) Letter from North Burnaby Canada Day Committee approving the choice of the Burnaby Mountain development as the permanent Centennial project.
 - (c) Letter from W.A. Steppler expressing favour of the Burnaby Mountain Centennial Project.

Moved by Councillor Hean, seconded by Councillor W. P. Philps "That the letters be received and referred to the Centennial Committee."

Carried Unanimously.

The Chairman, Burnaby Centennial Committee, submitted correspondence as follows for the information of the Council:

- (a) Westridge Parent-Teacher Association extending full endorsement of the proposed Burnaby Mountain Project.
- (b) Westridge Community Centre Association submitting concurrence in the choice and location of the Burnaby Mountain Centennial Project.
- (c) Canadian Legion, Branch 148, endorsing the Burnaby Mountain Centennial Project.

Moved by Councillor Morrison, seconded by Councillor Hean "That the letters be received."

Carried Unanimously.

Burnaby School Board submitted its Annual Estimates for the year 1957 showing a gross estimate of \$4,298,496.00 with a 1957 Levy after revenue deductions of \$2,165,788.00.

③ Moved by Councillor Morrison, seconded by Councillor Hean "That the estimates be received and referred to the Estimates Committee."

Carried Unanimously.

The Municipal Solicitor submitted an opinion that it would be preferable to establish a special Cemetery Zone rather than amend the existing Town Planning By-law to permit Cemeteries within Two Family Zones.

④ Moved by Councillor Hean, seconded by Councillor Morrison "That the letter be received and referred to the Planning Engineer to define the boundaries of the existing Cemetery sites for inclusion in a cemetery zone."

Carried Unanimously.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your Committee met on Monday, March 11th, 1957 and recommend as follows:

- ⑤
- (1) That the Dominion Bridge Company be granted permission to erect footings for a travelling crane to be built on property described as 13.11 acre parcel of D.L. 118, Sk. 12331, Group 1, N.W.D. in accordance with Plan F.1 dated and revised February 15th, at a lessor distance than 25 feet from the south property line of the Lougheed Highway on condition that the Company agree to remove the said footings and crane within 48 hours of notice from the Corporation so to do.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the report be adopted."

Carried,
Cr. Hughes voting against.

REPORT OF THE PLANNING COMMITTEE.

Your Committee met on Monday, February 25th and recommend:

- ⑥
- (1) That partial use of Building Department personnel be authorized for the conduct of Municipal planning surveys, provided that the Building Inspector report to the Council on the use of his staff for these duties, including:

REPORT OF PLANNING COMMITTEE (continued....)

- (1)
- (a) Maintenance of new construction location maps.
 - (b) Survey of sub-standard housing.
 - (c) Survey of non-conforming land uses.
 - (d) Survey of industrial and commercial development.
 - (e) Housing occupation survey.
- (2) That approval in principle be granted to a road diversion plan by the Planning Department in the area south of the B.C.E.R. Central Park right-of-way between Gilley Avenue and McPherson Avenue as presented to the Planning Committee on February 18 and 25, 1957. (1)

Your Committee met also on Monday, February 18, 1957 and recommend:

- (2) (1) That the Engineering and Planning Engineer be authorized to explore the best method of obtaining a drainage survey in the "Big Bend" area estimated to cost approximately \$15,00.00 (fifteen hundred dollars). (2)

Moved by Councillor Hean, seconded by Councillor Hughes "That the report of the Planning Committee be adopted."

Carried,
Cr. Cafferky against.

REPORT OF ADMINISTRATION COMMITTEE

Your Committee met on Monday, March 4th and dealt with the following matters:

1. Official Opening of the new Police Headquarters.

We would recommend that the Public Relations Director be authorized to invite the persons shown on the lists as submitted, with the addition of the Burnaby Hospital Board and representation from each of the Vancouver and New Westminster Bar Associations, to attend the Official Opening on Friday, March 15th at 2.00 p.m. (3)

2. Industrial Editions.

We would recommend that a 7" x 10" advertisement to cost an estimated \$336.00 be placed in the 12th Annual Report on B.C. of the Financial Post to be published on March 23, 1957. (4a)

Moved by Councillor Hean, seconded by Councillor Morrison "That the report of the Administration Committee be adopted."

Carried Unanimously.

REPORT OF THE PUBLIC UTILITIES COMMITTEE.

Your Committee met on Monday, March 4th to further consider a request to re-institute the bus service on Marine Drive between Trapp Road and Willard Avenue and would recommend that the service remain unchanged as we feel the additional facilities which would be provided if 14th Avenue was designated a bus route would not materially improve the service to residents of this area and would not therefore justify the expenditure required to make the street suitable for bus traffic. (4b)

Moved by Councillor W.P. Philps, seconded by Councillor Hean "That the report of the Public Utilities Committee be adopted."

Carried Unanimously.

REPORT OF FINANCE COMMITTEE.

Your Committee met on Friday, March 8th and recommend the purchase of the following securities for the Coupon Account:

\$500.00 Ontario Hydro Electric 3 3/4% - 15 January 1966	- \$463.75
\$500.00 Ontario Hydro Electric 3 3/4% - 15 December 1965	\$4425.00
	\$4888.75

Moved by Councillor Morrison, seconded by Councillor Hean "That the recommendations of the Finance Committee be adopted."

Carried Unanimously.

The Municipal Engineer submitted Detailed Account of Works for the period, February 18th to March 3rd, 1957.

Moved by Councillor F. Philps, seconded by Councillor Morrison "That the report be received."

Carried Unanimously.

The Municipal Engineer recommended that Messrs. Goode and Francis of his Department be authorized to attend the forthcoming Pacific Northwest Waterworks Convention to be held in Tacoma from May 2nd to 4th, 1957.

Moved by Councillor F. Philips, seconded by Councillor Brown "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The Parks Board submitted detailed Account of Works for the two week period ending March 3, 1957.

Moved by Councillor Morrison, seconded by Councillor Hean "That the report be received."

Carried Unanimously.

Councillor Morrison withdrew from the meeting.

The Treasurer submitted Disbursements for the two week period ended March 8, 1957 in the total amount of \$319,737.55.

Moved by Councillor W. P. Philips, seconded by Councillor Hean "That the disbursements as submitted be approved."

Carried Unanimously.

① A Committee of the Chief Administrative Officer and Property Manager submitted a report on the applications of Pacific Metals Limited and Superior Construction Limited to purchase Lots 5 and 6, S.D. "A" Block 9, D.L. 125, and Lots 9, 10 and 11, D.L. 74N $\frac{1}{2}$. The Committee advised that following approval of the sale by the Council the Company were informed of conditions and of a purchase time limit. The Committee reported that the sale was not completed within the time limit and that two extensions had been made, but that since the application had still not been taken up, the original approval be withdrawn.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That the report be received and referred to the Committee of the Whole."

Carried Unanimously.

Councillor Morrison returned to the meeting.

A Committee of the Chief Administrative Officer and Property Manager submitted the following details of a request from Solicitors for the Greater Vancouver and District Joint Sewage and Drainage Board for permission to enter upon and do preliminary work preparatory to the laying of the Central Valley Trunk Sewer:

"A" Portion fronting on North Road.

Proposal: For that parcel fronting on North Road, to obtain a 30 foot easement for purposes of constructing, operating and maintaining the intercepting sewer and to maintain an access road on the easement after construction. This easement is shown on the plan outlined in yellow. It is also desired to obtain an easement for the Brunette River, shown in pale green on the plan. Failing an access road through the Hamilton property, some formal arrangement must be made for a permanent access road from the sewer easement to North Road through this parcel.

Temporary Proposal: To use a strip of the property approximately 70 feet wide for construction purposes of the sewer, but after construction is complete to contain the access road and sewer completely within the 30-foot easement. To also use that portion of the property fronting on North Road for access purposes while negotiations are underway with Mr. Hamilton.

② "B" Portions in Blocks 7 and 8, D.L. 1

Proposal: For those parcels fronting on both sides of Craig Street, to obtain a large section of the property as easements for both the river and the sewer.

"C" Proposal: For that parcel east of Craig Street to obtain a large section of the property as an easement for both the river and the sewer.

"D" Proposal: For the portions owned by the Municipality of Burnaby lying further north to obtain easements of various shapes and widths which are merely extensions of the sewerage board's existing easements. These extensions will contain the sewer, an access road and a portion of the river.

The Committee, recommended that permission be granted and that steps be instituted by the Council to negotiate proposals as set forth above.

Moved by Councillor F. Philips, seconded by Councillor Hean "That the recommendation of the Committee be adopted, subject to a general approval of the Municipal Engineer."

Carried Unanimously.

(1)

Moved by Councillor Hughes, seconded by Councillor Hean "That authority be granted to execute an Agreement between the City Bench Company and the Corporation relative to the location of Advertising Benches at strategic locations in the Municipality."

Carried Unanimously.

Moved by Councillor W. P. Philps, seconded by Councillor Hughes "That "Burnaby Special Debenture Retirement Account By-law No.1, 1957" 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 Councillor W. P. Philps, seconded by Councillor Hughes "That the By-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Councillor W. P. Philps, seconded by Councillor Hughes "That "Burnaby Special Debenture Retirement Account By-law No.1, 1957" be now passed."

Carried Unanimously.

Moved by Councillor W. P. Philps, seconded by Councillor Morrison "That "Burnaby Special Debenture Retirement Account By-law No.2, 1957" 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 Councillor W. P. Philps, seconded by Councillor Morrison "That the By-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council reconvened.

Moved by Councillor W.P. Philps, seconded by Councillor Hughes "That "Burnaby Special Debenture Retirement Account By-law No.2, 1957" be now passed."

Carried Unanimously.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That "Burnaby Special Debenture Retirement Account By-law No.3, 1957" 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 Councillor W.P. Philps, seconded by Councillor Morrison "That the By-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council reconvened.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That the "Burnaby Special Debenture Retirement Account By-law No.3, 1957" be now passed."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P. Philps "That "Lake City Industrial Corporation Ltd. Land Sale By-law No.1, 1957" be now reconsidered."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P. Philps "That "Lake City Industrial Corporation Ltd. Land Sale By-law No.1, 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 representations of Mr. Marshall, Solicitor for Mr. Dressel, were lifted from the table.

The Engineer reported that his understanding of the servicing policy was that a developer could deposit a sum equal to the Engineer's estimates and undertake the physical work or alternatively deposit a sum and request construction by the Municipality. In the case of the latter, no guarantee of time is given to developers since such factors as water and ground conditions have an important bearing on the time factor. It was submitted that the weather and ground factors being ignored could double or triple the estimates given. The Engineer submitted that to continue dressing the lane as requested by Mr. Dressel at this time would require additional funds from general revenue and that with ground conditions as exist at this time of year, no lane construction would meet the heavy traffic being carried on the subject lane. The Engineer advised further that under his instructions a "Road Closed to Truck Traffic" sign had been placed at the entrance to the lane. In response to the claims of the contractor that the costs involved in improving the lane at this time would be mild, the Engineer submitted that such costs would be quite excessive and that if the trucker wished to use the lane under present conditions that he should be expected to improve the lane through his own resources.

Moved by Councillor Hughes, seconded by Councillor Morrison "That the submission be received and the legal point raised relative to servicing be referred to the Solicitor for report and that the Engineer be instructed to remove the restrictive signs provided the developer agrees to maintain the lane in a passable condition."

Carried Unanimously.

Moved by Councillor Hean, seconded by Councillor Morrison "That the Treasurer and Solicitor investigate the possibility of allowing a deposit of a surety bond to guarantee performance rather than the deposit of a cash bond."

Carried Unanimously.

Moved by Councillor Cafferky, seconded by Councillor F. Philips "That the Engineer be instructed to proceed with work on the lane as soon as possible."

Carried Unanimously.

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

1. C.M.C. Burnaby re the application of the Sunlight Greenhouse Co. Ltd. for the rezoning of Lots 2 and 3, Block 2, D.L.206 from Light Industrial to Commercial.

The Commission reported that this property was adjacent to another 4.8 acre tract recently zoned for commercial use and apart from this was served by residential development. Furthermore, the property was located off the main north-south street, Sperling Avenue and was not well located to attract trade from outer districts. It was submitted the area was already served by an existing shopping development at Sperling Avenue and Hastings Street.

The Commission recommended the application be not approved and that the subject property be rezoned from Light Industrial to Residential Two Family Type II.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That the recommendation of the Planning Engineer be received and approved for further consideration."

Carried Unanimously.

2. C.M.C. Burnaby re application of Ewen MacKay and Co. Ltd. on behalf of Dad's Cookie Co. Ltd. for rezoning portion of Block 10, Sk.6635, D.L.29 Plan 3055 from Residential Type I Two Family to Light Industrial.

The Commission recommended this application be not approved in view of the predominant residential development in the area and the existing parochial school on adjacent property.

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

Carried Unanimously.

3. C.M.C. Burnaby re application of Mr. and Mrs. O. car Johnson, 6730 Willingdon Avenue, for the rezoning of Lots 8 and 9, Block 2, D.L.119E $\frac{1}{2}$ Plan 2855 from Residential Type 1 Two Family to Light Industrial.

4. C.M.C. Burnaby re application of Mr. and Mrs. A.C. Rogers for rezoning of Lot "A" except N.52' Block 3, D.L.119E $\frac{1}{2}$, Map 10580 from Residential Type 1 Two Family to Light Industrial or Commercial.

The Town Planning Commission recommended against granting these applications due to the potential piecemeal commercialization of the area and the fact that sewage disposal in the area was inadequate, the property being situated in an area involving sewage pumping facilities.

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

Carried,
Councillor Hean abstaining.

5. C.M.C. Burnaby re application of C. B. Riley Limited for the rezoning of Lots 1 to 10 incl., Block 71, D.L.124, from Residential Type 1 Single Family to Commercial. (1)

The Town Planning Commission considered the Lougheed Highway-Willingdon Avenue intersection to be one of major importance in the Municipality and for this reason felt that every effort should be made to insure the future traffic carrying potential of the two streets. The Town Planning Commission noted with agreement that only one crossing from the Lougheed Highway is proposed, and that the comprehensive development of the block provides ample off-street parking space, and that reasonable setback for the building is proposed.

With the foregoing conditions in mind, the Commission recommended that the north half of Block 71, D.L.124, except the West 60 feet thereof, except the north 60 feet thereof, and except the east 60 feet thereof, be rezoned from Residential Type 1 to Commercial, and recommend that the east 60 feet and the south 60 feet of the south half of Block 71, D.L.124 be rezoned from Commercial to Residential Type 1.

Moved by Councillor Cafferky, seconded by Councillor Hughes "That the application be approved for further consideration."

Carried Unanimously.

The meeting then adjourned.

Confirmed:

Charles B. Brown
CLERK.

Chas. MacKenzie
REEVE.