

MONDAY, AUGUST 12, 1957

A Public Hearing was held in the Committee Room, Municipal Hall, 4000 Grandview Highway on Monday, August 12, 1957 at 7.15 p.m. to consider the following applications for rezoning:

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

- (1) Lots 1 to 10 inclusive, Block 71, D.L.122/3/4 save and except the west 60 feet, the north 60 feet and the east 60 feet. FROM RESIDENTIAL SINGLE FAMILY TO COMMERCIAL.

Mr. MacRae appeared on behalf of the applicant advising that his client intends to establish a shopping centre on all that property contained in Block 71 except that portion at the south-west corner of the Block under separate ownership, and that included in the proposed plan is provision for parking on the perimeter. Mr. MacRae advised that his client had purchased the property on the understanding it would be completely zoned to Commercial and contended that as other properties in the same block enjoy entire commercial zoning, it would not be fair nor consistent to restrict the zoning of his client's property. Mr. MacRae further advised that the applicant had taken the widening of the Loughheed Highway into account in formulating his plan of development and also the development as contemplated will not encumber the already - aggravated traffic situation with respect to the Highway. Mr. MacRae further contended that zoning of the property in the manner proposed by the Council would adversely effect the value of the land.

Cr. Cafferky arrived and took his place at the meeting.

Mr. Macrae representing Standard Oil Company, owners of one of the parcels in the subject Block also appeared and contended that rezoning of a 60' strip of his client's property would result in that portion of the building located within the sixty foot area becoming non-conforming, and in the event the building was destroyed the Company might be in a precarious position in gaining permission to re-build.

Mr. Marshall appeared on behalf of the Bank of Montreal, another owner of property in the Block in question and advised that his client would be placed in the same position as Standard Oil Company in respect of non-conforming uses.

- (2) Application of Central Estates Development Corporation Limited for rezoning of Block 14S $\frac{1}{2}$, D.L.95N, Plan 556 from Residential Two Family to Commercial.

The Municipal Clerk advised of the description which should read "save and except the east 33' thereof".

No one appeared in regard to this application.

- (3) Application of Toy-Pak Company for rezoning of 1.5 acre portion of Blocks 1 and 8, north of the Highway, D.L 4, save and except the south 60 feet thereof - from Small Holdings to Light Industrial.

No one appeared in regard to this application.

The Hearing then adjourned.

An adjourned meeting of the Municipal Council was held in the Committee Room following the Public Hearing.

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

Webb and Knapp (B.C.) Limited submitted a letter advising that they are in the process of preparing a comprehensive map relating to industrial development in the Metropolitan area of Vancouver and requesting to assist them in this connection, information as to existing industries be planted on a street map and forwarded to them so that they may incorporate this data on their comprehensive map.

Moved by Councillor Hughes, seconded by Councillor Morrison "That the letter be received and the necessary information be relayed to the Company."

Carried Unanimously.

Assistant Deputy Minister, Department of Highways submitted a communication confirming a discussion which took place on July 31st between the Municipal Engineer, Waterworks Engineer, Chief Administrative Officer, Messrs. Garret, Wilkins and himself, in regard to the 12" water main on Edmonds Street, advising that his Department was agreed that the pipe in question would not be replaced and that pavement would be laid over the main. The Assistant Deputy Minister further advised that the reason why his Department had taken its original stand on this matter was that it had received someunreliable information as to the present condition of the water pipe.

Moved by Councillor Bean, seconded by Councillor Cafferky "That the communication be received."

Carried Unanimously.

1
General Manager of Transportation, B.C. Electric Railway Company Limited, submitted a letter requesting approval of a revision in the routing of the outer terminus of the Vancouver Heights Bus to reverse the direction of the looping of the bus via Willingdon, Albert, Rosser, Pandora, and north on Willingdon. The Company also enclosed a plan indicating the proposed re-location of bus stops.

Moved by Councillor Cafferky, seconded by Councillor Hean "That the Company be advised that the proposed revision is satisfactory to the Municipal Council."

Carried Unanimously.

2
Land Inspector, Department of Lands and Forests, submitted a communication confirming that his Department was in receipt of an application on behalf of Burnaby Lake Air Harbour Limited to lease a portion of the foreshore and bed of Burnaby Lake described as a part of Lot 5096, Group 1, and also portions of Lots "K" and "L" D.L.85 for air craft moorage. The Land Inspector advised that his Department was cognizant of Council's interest in this matter and suggested that the Council forward any comments which it may wish to make as soon as possible.

Moved by Councillor Hughes, seconded by Councillor Hean "That this letter be tabled to allow the Chief Administrative Officer time to make a review of previous correspondence and submit same to Council so that they may be in a position to proceed."

Carried Unanimously.

3
E.C. Pearce wrote requesting that he be granted the opportunity of addressing Council with respect to a sidewalk on Dow Avenue.

Moved by Councillor W.P. Philips, seconded by Councillor Hean "That Mr. Pearce be heard."

Carried Unanimously.

Mr. Pearce advised that the people on Dow Avenue between Imperial Street and Victory Street had been given to understand that a sidewalk would be provided and since no steps had been taken in that direction by Council, requested that a proper sidewalk be installed. Mr. Pearce contended that there was a great need for a sidewalk on this street as there is a goodly number of elderly people residing thereon.

His Worship, the Reeve, explained the situation with respect to sidewalk construction in terms of budget, commitments.

REPORT OF TOWN PLANNING COMMISSION.

The Town Planning Commission met on July 25th, 1957 and recommend as follows:

1. Application of P.H. Bibby (Pacific Propane) for rezoning of Lot "B" S.D.1 to 4, Block 2, D.L.57 and 58, Sketch 12655, from Residential Single Family Type III to Industrial.

4
The Commission noted that the property is within the Government Road Residential District, and that this District is bounded on the north by the Lougheed Highway and partly by the Heavy Industrial zone of Lake City Industrial Development. In view of these two conditions, the Commission is of the opinion that the property within the Residential zone on the south side of the Lougheed Highway can not be considered desirable for Residential development. It was considered that a Light Industrial belt along the south side of the Lougheed Highway would serve to graduate the land use from the Heavy Industrial north of the Highway through to the Residential use along the Government Road Area.

For this reasoning, the Commission would recommend that the property subject of the application of Bibby's Pacific Propane Ltd. be rezoned from Residential Single Family Type III to Light Industrial, save and except the north sixty feet thereof.

Councillor Hughes submitted a Brief in regard to the encroachment by industry on residential areas and in particular the Government road area and suggested that to protect the right of enjoyment of property owners in this region that (1) the recommendation of the Town Planning Commission covering the above application be tabled pending development of an official Community plan for that area bounded on the north by Lougheed Highway, on the south by Burnaby Lake on the east by Cariboo Road and on the west by Still Creek and Sperling Avenue; (2) The Planning Engineer submit a report as to the feasibility of imposing community plans as provided under Sections 692 to 696 inclusive of the new Municipal Act for other areas of the Municipality.

Moved by Councillor W.P. Philips, seconded by Councillor Morrison "That the application of Pacific Propane Limited and the brief of Councillor Hughes be tabled for one week and the members of Council and the Town Planning Commission be supplied with copies of Councillor Hughes' brief."

Carried Unanimously.

A representative from Pacific Propane Limited requested and received permission to speak to his application.
Mr. Bibby, the representative, pointed out that industrial use of the subject property would not produce or aggravate the traffic problem of the Loughheed Highway.

- (2) Application of Montgomery and Pappajohn for rezoning of Parcel "D" except Explanatory Plan 13681, Block 5, D.L.4 Map 1057 from Residential Single Family Type II to Residential Multiple Family zoning.

On May 22nd, 1957 a Special Meeting of the Commission was held, at which time Row Housing was considered in general terms. After considering the major aspects of Row Housing as a distinct type of accommodation apart from those types presently recognized in our By-law a resolution was passed that the Town Planning Commission was not in favour of amending the Town Planning By-law to recognize the "Row House" type of accommodation, because use of many problem land parcels for Row House development would prevent or unduly delay future subdivision prospects.

In view of the Commission's action with respect to Row Housing generally and after noting the local residential conditions in the neighbourhood of the subject property, the Commission would recommend that this application not be approved.

Moved by Councillor Hean, seconded by Councillor W.P. Philips "That the recommendation of the Town Planning Commission be adopted."

Carried,
Cr. Hughes against.

Moved by Councillor Hean, seconded by Councillor W.P. Philips "That the matter of property usage on all of the Loughheed Highway between Boundary Road and North Road be referred to the Town Planning Commission and the Planning Engineer for study and report."

Carried Unanimously.

- (3) Application of Geo. Butcher, for rezoning Lot 2, Block 7 and 8, D.L.91 Centre, Plan 700, from Residential Two Family I to Residential Multiple Family zoning.

The Commission does not favour the introduction of apartment zone in this area, in view of the quality of new Residential Single-Family and Two-Family construction and in view of the existing apartment zone at Linden Avenue and Elwell Street. The Commission looked into the matter of possible subdivision of this large residential lot and has been advised that subdivision into two parcels fronting on Acacia Avenue is possible without conflicting with the existing dwelling on the property.

In view of the foregoing, the Commission recommend this application not be approved but that the applicant be advised of the possibility of subdividing the property.

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

Carried Unanimously.

- (4) Application of Burrard Brokerage Co. for rezoning of Lot "A" S.D. 1/3, Block 8, D.L.121, Plan 3433 from Residential Two Family Type I To Residential Multiple Family zoning.

Due to the dimensions of this property and the By-law requirements for yards and off-street parking space, it is the opinion of the Commission that the lot could not be successfully developed for apartment purposes.

The Commission was of the opinion that the subject parcel, together with the adjoining parcel immediately south, might be a suitable site for one apartment development if the two parcels were consolidated. At the present time, a Single Family Dwelling is on this parcel.

In view of the physical dimensions of the subject property rendering it inadequate for apartment use, the Commission recommend this application not be approved.

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

Carried Unanimously.

- (5) Application of P. Haluschak for rezoning of North 140' of Lot 12, D.L.159, Plan 1219 from Residential Single Family Type II to Residential Two Family.

The subject property is located within a Residential Single Family Type II Zone and is surrounded by high quality, new Single Family Residential Development. The Commission was advised that sewage control for a Two Family Dwelling on this property cannot be safely maintained via septic tank and disposal field methods.

In view of these conditions, the Commission recommends the application not be approved.

Moved by Councillor Hean, seconded by Councillor Brown "That the recommendations of the Town Planning Commission be adopted."

Carried Unanimously.

6. Application of MacCarthy Agencies Ltd. for rezoning of Pcl."A", of Lots 6 and 7, D.L.4, Plan 845 Plan 4829, from Residential Single Family Type 11 to Gasoline Service Station.

In view of the grade of the Loughheed Highway, the Commission is of the opinion that a service station on the subject property would introduce a traffic hazard as a result of vehicles turning movements, and for this reason, would recommend that the application not be approved.

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

Carried,
Cr. Hean against,

7. Application of J. Derhousow for the rezoning of Block 89, D.L.127, R.S.D.4953 from Residential Two Family Type 1 to Residential Multiple Family zoning.

On the opposite side of Hastings Street, in the same block, are constructed three multiple-family dwellings approved by Council under provisions of Section 13 of the Town Planning By-law, prior to the amendment of the By-law providing Residential Multiple Family Type zoning.

In view of this fact and in view of the fact that the subject property is served by a Municipal Sewer, and that off-street parking space can be provided from the Capitol Drive frontage of the property, the Commission would recommend that this application be approved.

Moved by Councillor Morrison, seconded by Councillor Brown "That the recommendation of the Town Planning Commission be adopted, and the application be approved for further consideration."

Carried Unanimously.

8. Application of Angelo Pulos for rezoning of Lot "F" Block 6, D.L.96 from Residential Multiple Family Type 11 to Residential Multiple Family Type 1 zoning.

When the Residential Multiple Family type zones were brought down in 1955, the Town Planning Commission was aware that a number of apartment buildings had been constructed in the zone proposed for Arcola Street. However, in view of the characteristics of this area, and in particular the fact that sites here were vacant, it was considered desirable to attain a lower density than that proposed for Type 1 zones, wherein an intending Apartment Developer first had to buy out improved Residential sites in order to acquire an apartment site.

The Commission maintains that this reasoning is valid, that the by-law density in Residential Multiple Family Type 11 zones is ample, and that apartment development according to this density is desirable.

With respect to the subject application, the Commission fails to note where the present zoning has been shown incorrect, and therefore recommends that this application not be approved.

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

IN FAVOUR - Councillor Hughes.
AGAINST - Crs. W.P. Philips, Brown, Cafferky,
Hean.

***** ERRATA

9. Application of Messrs. Ewen and Strong for rezoning of Lots "B" "C" "D" Blk.19 D.L.27, Plan 1077 from Residential Two Family Type 1 to Commercial.

The Town Planning Commission notes the neighbourhood surrounding the subject property to be an established Residential area, infilled recently with new Residential construction. It is the opinion of the Commission that introduction of any Commercial activity on the subject property other than the present non-conforming store, would have a detrimental effect on the surrounding residential property values and in addition, would increase a traffic hazard to motorists and to school children, as a result of children from the Second Street School grounds crossing to reach and to hang about the shops.

With regard to the office space suggested by the applicant, the Commission would point out that an abundance of commercial building sites is available in the established Commercial zone on 6th Street. The zone on 6th Street is known and recognized by the public and is readily available by public transit service, whereas the subject property offers no such attribute. The Commission would recommend in view of the foregoing reasons, the application not be approved.

***** ERRATA

Moved by Councillor Hean, seconded by Cr. Cafferky "That all that property on the north and south sides of Arcola Street between Sperling Avenue and Griffiths Avenue presently zoned residential Multiple Family Type 11 be approved for further consideration to Residential Multiple Family Type 1."

Carried, Cr. Hughes & Morrison against.

Item 9 - Town Planning Commission Report (cont'd).

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

Carried Unanimously.

10. Application of A.N.McIntosh Ltd. for rezoning Lot 4, Block 4, D.L.59,136,137 from Residential Single-Family Type III to Commercial to Industrial.

The Commission is advised that an appeal heard June 12, 1957 for permission to use the subject property for a commercial Greenhouse was not approved by the Town Planning Board of Appeal, because utilization of the parcel for Commercial or Industrial purposes would render future subdivision of the parcel unlikely and would seriously handicap subdivision possibilities for adjoining parcels. The Commission believes this is a sound reason for the action taken by the Town Planning Board of Appeal.

The Commission finds the area in which the subject property is located to be a basically sound, good quality Residential District, and believes the introduction of the Commercial or Industrial use applied for in this rezoning application would be incompatible with the existing development. For the foregoing reason, the Commission would recommend that this application not be approved.

Moved by Councillor Cafferky, seconded by Councillor Hean "That this application be tabled and follow the same course as Item #1 above."

Carried Unanimously.

11. The Commission is advised that Council may soon bring down the Tourist Court By-law that has been under study by the Council Committee for some time now. Last year the Commission was notified of the Council Committee's study of a proposed Tourist Court By-law and that Committee's proposal to amend the Town Planning By-law to set up a new zone known as "Tourist Court Zone" with specific regulations applicable to this type of zone. The Commission was provided with a copy of the proposed regulatory By-law and with a copy of the proposed Regulations applicable to the Tourist Court Zone, and asked to consider and comment on the proposed zone regulations.

The matter of this proposed Tourist Court zoning has been on a number of Agendas for Town Planning Commission meetings since last year. Because of the importance of this Tourist Court By-law the Commission has not wished to consider it without there being ample time at hand. For this reason and because of the quantity of rezoning applications considered by the Commission at each of its meetings in the past months, the matter of the Tourist Court zoning has been tabled. However, earlier this year a Special meeting was held at which time the Commission began consideration of the matter of Tourist Court zoning. As the Commission had been provided with a copy of the regulatory by-law and because this matter was of interest to the members of the Commission, the meeting spent some time discussing the proposals in the regulatory by-law and did pass a resolution that the Commission was not in favour of the provision of Trailer Courts, as provided for in the By-law in conjunction with Auto Courts, whatsoever.

The meeting went on to consider the proposal of establishing a Tourist Court Zone, and regulations applicable thereto, but arrived at no specific recommendation.

On view of the time that has elapsed since this whole matter was referred to the Commission and in view of the modifications to the draft By-law that have taken place, it is suggested that Council proceed with consideration of the By-law and set the date of Public Hearing for the amendment of the Planning By-law to provide for the proposed Tourist Court Zone.

Moved by Councillor Hughes, seconded by Councillor Brown "That the report be received."
Carried Unanimously.

The reports of the Planning Engineer on items 1 to 10 inclusive of the Town Planning Commission report were received.

Councillor Cafferky withdrew from the meeting.

His Worship, the Reeve, submitted a report in regard to the revised Class Specification covering the position of Building Inspector, advising that since the position of oil burner inspector was abolished, the Building Inspectors of the Corporation have assumed the duties pertinent to that job which consequently entails additional training being given to members of the Building Department staff in order that they may administer the regulations covering inspection of oil burners and that accordingly the specification was drawn and the increase of one pay grade recommended to be commensurate with the addition of this extra duty and responsibility. The Reeve recommended that the revised Class Specification as set out in the report of the Chief Administrative Officer of August 1st be approved and that the recommendation of the Personnel Director with regard to an increase of one pay grade for the position of Building Inspector be adopted.

Moved by Councillor W.P. Philips, seconded by Councillor Hean "That the recommendation of His Worship, the Reeve, be adopted."

Carried Unanimously.

A Special Committee submitted a tabulation of tenders received for various works at 1930 Kingsway as follows:

Tender No.1	Moving, Alterations Painting, etc.Sec.1	Grading & Paving Curbs-Drainage Section 2	Landscaping Section 3	Total
No.1 C.J.Oliver Ltd.	\$17,073.00	\$12,045.75	\$7,287.90	\$36,406.65
No. 2 Bevenco Construction	16,606.00	15,351.00	8,164.90	40,121.90
No. 3 Berger Smith Landscaping Ltd.	----	-----	8,481.50	---
No.4 and 5 Corporation of Burnaby	9,462.80	10,005.00	6,320.88	25,788.68

recommending that Tenders No.4 and 5 be accepted.

Moved by Councillor Hughes, seconded by Councillor Hean "That the Corporation tenders be accepted, but that the items of work be undertaken only to the extent of the money available, and that the works which must be deleted to conform with the budget appropriation be determined by the Reeve and Chief Administrative Officer."

Carried Unanimously.

His Worship, the Reeve, was also asked to inquire as to the proposed joint development by the B.C.Electric Railway Company and the Corporation of the old Municipal Hall grounds at 1930 Kingsway.

A number of Tenders were received for the supply and delivery of:

- (a) Sewer Pipe and Fittings.
- (b) Manhole Frames and Covers.
- (c) Self-propelled roller compactor.

Moved by Councillor Morrison, seconded by Councillor Hean "That Tenders be opened."

Carried Unanimously.

Tenders were opened revealing the following:

- (a) Sewer Pipe and Fittings -
- No.1 - \$9,955.43 (partial).
 - No.2 - 23,177.86 (complete).
 - No.3 - 20,243.63 (partial).
 - No.4 - 48,664.30 (complete)
 - No.5 - 41,045.89 (complete).

(b) Manhole Frames and Covers:

- No.1 - \$5,893.96 (complete)
- No.2 - 5,698.16 (complete)

(c) Self propelled roller compactor:

- No. 1 - \$5,962.00 (with trade-in allowance)
- No.2 -
 - (a) 4,500.00 (Model No.10)
 - (b) 6,300.00 (Model No.12)
 - (c) 10,900.00 (Model No.2511)
- No.3 10,990.00 (not incl. trade-in allowance)
- No.4 6,603.45
- No. 5
 - (a) 7,793.00 (F.244)(less \$1,020.00 trade-in allowance)
 - (b) 6,780.00 (F.162) (less \$820.00 trade-in allowance)
- No.6
 - (a) 7,837.04 (50 H.P. plus 77 gal.water tank at \$266.56) (\$1900 trade-in allowance).
 - (b) 6,513.76 (40 H.P. with same size water tank and same trade-in allowance as 6(a))

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the tenders be referred to the Board of Works Engineer, Sewer Engineer, Treasurer and Purchasing Agent for tabulation and recommendation."

Carried Unanimously.

The Chief Administrative Officer submitted a report advising that Mr. Terrence Jeffares, at present an Engineering Assistant I, has been performing tasks at the level of an Engineering Assistant II since May 6th of this year, and recommended that his position be reclassified to Engineering Assistant II as from May 6, 1957.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the recommendation of the Chief Administrative Officer be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report in connection with the application of Kirkpatrick Rest Home for reclassification to a Private Hospital status, advising that the Medical Health Officer had reported that he is not in a position to determine the desirability or feasibility of converting the subject premises into a private hospital. The Chief Administrative Officer further advised that approval of the premises rests with the Inspector of Hospitals, but as section 13 of the Town Planning By-law provides the Council with the power to permit the establishment of private hospitals in any zone of the Municipality, recommended that the site in question be approved under the provisions of said section 13.

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

Carried,
Cr. Hughes against.

The Chief Administrative Officer submitted a report relative to By-law Nos. 1914, 3065 and 3102 of the Municipality being:

"Burnaby Automatic Vending Machine By-law 1946"

"Burnaby Club Regulation By-law 1950"

"Burnaby Cab and Commercial Vehicle By-law 1951", respectively,

advising that it will be necessary to amend the aforementioned by-laws to take into account a provision of the new Municipal Act which requires that all licences must be on a six month basis. The Chief Administrative Officer further advised that, in the case of By-law 3102, it will be desirable to also amend the license fee for vehicles under Items 4 and 6 thereof from the current fee of \$15.00 per annum to \$10.00 per six month period, and under Item 7 thereof, from \$5.00 per annum to \$5.00 per six month period, due to the increased costs in having to provide a double set of licence plates and due to additional billing requirements. The Chief Administrative Officer recommended that, in the case of By-law 1914 which provides at present a fee of \$2.00 for the first vending machine and \$1.00 for each additional machine, the By-law be amended to require a fee of \$1.00 per machine each six months and that the present annual licence fee under item (h) of this By-law be amended to provide for a six month licence fee of \$1.50. The Chief Administrative Officer recommended that the above three by-laws be amended to provide for licensing on a six month basis and to also include the increase in fees as set out above.

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

Carried Unanimously.

The Chief Administrative Officer submitted a report in regard to the estimated cost of painting markings on the travelled surfaces of through streets to warn of approaching stop signs, advising that there are approximately 750 stop signs in the Municipality at the present time and that the cost would be \$9.00 per application with at least two applications required annually.

Moved by Councillor W.P. Philips, seconded by Councillor Hean "That the report of the Chief Administrative Officer be received."

Carried Unanimously.

The Chief Administrative Officer submitted a report advising that he was in receipt of a contract form covering policing of this Municipality by the R.C.M.P. for the period between June 1, 1957 and May 31, 1959 which, in all respects, except costs, is the same as the contract presently existing, with a total of 56 men in the Detachment. The Chief Administrative Officer further advised that costs to the Municipality for the period, June 1, 1957 to May 31, 1958 are to be apportioned as follows:

50% for the first five members
75% for each additional member.

The above rates based on the average operating costs during the fiscal year ending March 31, 1958.

The Chief Administrative Officer requested authority to execute the agreement incorporating the above terms and conditions.

Moved by Councillor Hean, seconded by Councillor Morrison "That authority be granted to the Reeve and Clerk to execute the Contract with the R.C.M.P. for the policing of the Municipality for the period June 1, 1957 to May 31, 1959."

Carried Unanimously.

The Chief Administrative Officer submitted a report in connection with the providing of a Group Insurance plan for Municipal employees advising that the Personnel Director had received a letter from Wm. Mercer Ltd. outlining their position with respect to matters of this kind, and in this regard suggested that the services of the Company could be best utilized in assessing the relative merits of the plans proposed by the various insurance companies. The Company signified that they would be prepared to act on behalf of the Company on either of the two following basis:

- (1) They would charge the Corporation a fee based on the time spent on the job.
- (2) They would collect a commission from the successful insurance Company as a result of placing the business with the Company, provided the Corporation authorized them to collect the Commission.

The Company submitted a list of duties which they would perform if appointed by the Corporation as follows:

(continued.....)

(Chief Administrative Officer re Group Insurance)

- (1) They would review the proposed terms of coverage.
- (2) They would study the quotations received to determine the most attractive.
- (3) If necessary, they would negotiate with the selected Insurers to secure improvements in the quotations.
- (4) They would recommend one insurer to the Council.
- (5) They would work with the chosen insurer to institute the plan.
- (6) They would continue to "watch over" the plan, checking the insurers' continuing rates, retention of premiums, dividends, et cetera.

Wm. M. Mercer Limited pointed out that by acting as an agent of Council, they would be responsible to the Corporation rather than to the insurance Company. The Chief Administrative Officer further advised that the Personnel Director felt this firm was an excellent consulting organization and accordingly recommended that consideration be given to appointing them as agent for the Corporation for the purpose of developing the group insurance plan, the fee to be obtained from commissions received by placing the plan with an insurance Company.

Moved by Councillor Hughes, seconded by Councillor Hean "That this matter be tabled pending a report as to the anticipated costs involved in having Wm. M. Mercer Limited charge the Corporation a fee based on the time spent on the job."

Carried Unanimously.

The Chief Sanitary Inspector submitted a report in regard to a drainage situation on Lot 44, S.D. "G" Block 1, D.L. 39E $\frac{1}{2}$ plan 15434, advising that this lot was created by virtue of a subdivision in April 1955 and that his Department, realizing that satisfactory control of sewage could be extremely difficult on the subject lot, requested that the property be not built upon until drainage of the surrounding area was in a satisfactory state. The Chief Sanitary Inspector further advised that the problem which his Department anticipated in regard to drainage of the surrounding property had materialized with the result it was necessary to install perimeter tile on the other lots and a positive outlet in each case for sub-surface drainage, and that in view of this obvious drainage problem, it was the opinion of his Department at that time that approval for building on Lot 44 should be withheld. The Inspector also advised that a remnant of the subdivision was transferred to the Municipality and upon its sale, contained a restrictive clause, creating a 20' easement in order to effect some measure of control for the water course traversing this property. The Inspector further advised that his Department would be prepared to approve a building permit for the lot in question provided the following conditions were met:

- (1) That a 20' easement be created in order that the Municipality can control the water course traversing this property.
- (2) That the easement be situated on the westerly portion of the subject lot.
- (3) That it be understood that all but the ditch portion of the easement be used with control of sewage, if necessary.
- (4) That the design of the dwelling be suited to the property.
- (5) That the portion of the lot intended for use as a sewage field be excavated and a proper type fill provided prior to the installation of the sewage field.

Moved by Councillor Morrison, seconded by Councillor W.P. Philips "That authority be granted to erect a building on the lot in question subject to the conditions set out in the report of the chief Sanitary Inspector."

Carried Unanimously.

The Board of Works Engineer submitted a report relative to work done on 15th Avenue in the 200 and 300 Blocks, advising that the work of reconstruction and paving of the street was halted due to the many leaks which developed in the water main located thereunder and that since there is no provision in the water works by-law for the replacement of the old water main, recommended that the amount of \$4,600.00 be allocated from the contingency account to provide for the installation of a 6" water main in the 200 and 300 Blocks 15th Avenue.

Moved by Councillor W.P. Philips, seconded by Councillor Brown "That the recommendation of the Board of Works Engineer be adopted."

Carried Unanimously.

The Municipal Engineer submitted a report in regard to the provision of a foot-path on the north side of Marine Drive between Royal Oak Avenue and Boundary Road, advising that it would cost \$4,764.00 to construct a foot - path plus \$475.00 for rock dust which would need to be spread on the path to make it useable in wet weather, making a total of \$5,239.00.

Moved by Councillor Hean, seconded by Councillor Brown "That the foot-path be constructed on the north side of Marine Drive between Boundary Road and Royal Oak Avenue and also that rock dust be spread to ensure useability during wet weather."

Carried Unanimously.

The Planning Engineer submitted a report relative to an application from the B.C. Electric Company for the rezoning of Lot "B" S.D.2, Block 1, D.L.77 for Light Industrial use, advising that the applicant's proposed plan of development indicates that the main structures contemplated to be erected on the site will be at least thirty feet from the widened Lougheed Highway allowance and that greater separations are provided on the Sperling Avenue flankage, and that since the proposed use of the property will require neither sewage disposal facilities, nor will it generate traffic movements at this intersection, recommended that the property be rezoned to Light Industrial. 1

Moved by Councillor Morrison, seconded by Councillor Hean "That the recommendation of the Planning Engineer be adopted, and the application approved for further consideration."

Carried Unanimously.

The Council also requested that the Engineer report as to his reasoning in feeling that a 30' set back was sufficient at this location while a 60' set back was required at other points along the Lougheed Highway.

REPORT OF TRAFFIC AND TRAFFIC SAFETY COMMITTEE.

Your Committee met on July 29th and recommend as follows:

1. Adequate signing at Cariboo Road and the B.C.E.R. tracks.

Your Committee was in receipt of a request from the Armstrong Avenue P.T.A. for the installation of caution signs at the above mentioned location. They contended that due to the severe gradient, vehicles travelling up the Cariboo Road hill are inclined to speed in order to make the climb and that in doing so are endangering the lives of children using this thoroughfare as a route to school. Whilst we feel the request may be justified, your Committee is of the opinion that the best solution would be to establish a footpath on Cariboo Road from the bottom of the hill to the top and, accordingly, would recommend that Council authorize the Municipal Engineer to construct such a footpath. 2

Moved by Councillor Morrison, seconded by Councillor Hean "That a report be secured from the Municipal Engineer as to the cost involved in establishing a foot path as mentioned."

Carried,
Reeve MacSorley and
Councillor Hughes against.

2. Proposed lane exchange between the Corporation and Simpson-Sears Limited.

Your Committee discussed the traffic aspects of the proposed exchange and is of the opinion that the proposal as contemplated by the Company is extremely desirable from a traffic control point of view as we feel the present situation is hazardous. We would therefore support Council in its decision to effect the exchange in accordance with the latest plan as outlined by the Company. 3

The Municipal Clerk submitted Certificates of Sufficiency covering petitions received for the paving of:

- (a) Bessborough Drive from Holdom Ave. to Ellesmere Ave.
- (b) Winnifred Street from Sussex Avenue to Bradley Avenue.

Moved by Councillor Morrison, seconded by Councillor Hean "That the certificates be received and referred to the Municipal Engineer for cost reports." 4

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hean "That "Burnaby Procedure By-law 1944, Amendment By-law 1957" be now reconsidered."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hean "That "Burnaby Procedure By-law 1944, Amendment 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.

Moved by Councillor Morrison, seconded by Councillor Hean "That I have be given to introduce "Burnaby Zoning Board of Appeal By-law 1957" and that it be now read a first time."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That the by-law be now read a second time."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That the Council go into Committee of the Whole with the Reeve in the Chair, to consider and report on the By-law."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hughes "That the Committee rise and report the By-law complete."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Morrison, seconded by Councillor Brown "That the Committee's report be adopted." Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Zoning Board of Appeal By-law 1957" be now read a third time." Carried Unanimously.

Moved by Councillor Hean, seconded by Councillor W.P.Philps "That "Burnaby Auto Court By-law 1957" be now read a second time." Carried Unanimously.

Moved by Councillor Hean, seconded by Councillor W.P.Philps "That the Council go into Committee of the Whole with the Reeve in the Chair to consider and report on the By-law." Carried Unanimously.

Moved by Councillor Hean, seconded by Councillor Hughes "That the Committee rise and report progress".

The Council re-convened.

Moved by Councillor Hean, seconded by Councillor Hughes "That the Committee's report be adopted." Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hean "That "Burnaby Liquor License Taxation By-law 1957" be now reconsidered." Carried Unanimously.

Moved by Councillor Hughes, seconded by Councillor Hean "That "Burnaby Liquor License Taxation By-law 1957" be now tabled for one week." Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Electrical Inspection By-law 1928, Amendment By-law 1957" be now reconsidered." Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Electrical Inspection By-law 1928, Amendment 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.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Land Sale By-law No.10,1957" be now reconsidered." Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Land Sale By-law No.10,1957" 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 Councillor Morrison, seconded by Councillor Hean "That "Burnaby Land Sale By-law No.11,1957" be now reconsidered." Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Land Sale By-law No.11,1957" 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 meeting then adjourned.

Confirmed:

Richard Brown
CLERK

Chas MacFarley
REEVE

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