

MONDAY, May 6, 1957

An adjourned meeting of the Municipal Council was held in the Municipal Hall, 4000 Grandview-Douglas Highway, on Monday, May 6th 1957 at 7.30 p.m.

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

1
Mr. John Drysdale, appeared and introduced himself as the Progressive Conservative Candidate for Burnaby-Richmond riding in the forthcoming Dominion election and advised that he would be willing to assist the Municipal Council should he become elected.

Arthur B. Jacobson Realty Limited submitted a letter applying for the rezoning of Lot 6, Blocks 11, 16, 19, D.L.159 from residential single family to residential two family in order to construct a duplex thereon.

2
Moved by Councillor Morrison, seconded by Councillor Hean "That this application be tabled pending receipt of information as to the decision of the Town Planning Board of Appeal before whom a request for a relaxation of the Town Planning By-law is at the moment."

Carried Unanimously.

Rutherford-McRae Limited submitted an application for rezoning of Lot 4, Block 8A, and Lot A - Block 8A, D.L.155A to Gasoline Service Station.

3
Moved by Councillor W.P.Philps, seconded by Councillor F. Philps "That this application be tabled pending a report from the Town Planning Commission and Planning Engineer."

Carried Unanimously.

4
Burnaby Citizens' Association submitted a letter advising of a project being undertaken by the Burnaby Area of the Girl Guides on the Sechelt Peninsula, near Wilson Creek, which involves a capital expenditure of \$6,000.00. The Chairman of the Campaign Committee advised that the Guide Constitution prohibits them from making a direct appeal for funds and as the Citizens' Association feels the cause is a worthy one, they agreed to undertake the task of raising funds for this project, and requested, on behalf of the Girl Guides Association, that Council consider a contribution to assist the Guides in fulfilling their plans.

Moved by Councillor Hean, seconded by Councillor Cafferky "That this matter be referred to the Municipal Solicitor to determine the legality of making such a grant, and, if the Solicitor's report is favourable - then the application be referred to the Committee on Grants for consideration and recommendation."

Carried Unanimously.

5
Vancouver Art Gallery submitted a communication setting out the financial position of the Gallery and describing a few aspects of its operation and requesting that in view of the deficit and the fact that a number of Burnaby residents use their facilities, Council consider rendering financial assistance to them.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That the Vancouver Art Gallery be advised we are unable to make a grant to them because of the provisions of the Municipal Act."

Carried Unanimously.

North Burnaby Board of Trade submitted a letter requesting that either Mr. Archie Brownjohn or Mr. Paul Seifner of their Board be permitted to speak to Council the next time the matter of Hastings Street Widening is discussed.

6
North Burnaby Board of Trade submitted a further letter requesting that expropriation proceedings be completed upon property contained in the present Hastings Street Expropriation By-law and also that a further by-law be prepared for the expropriation of all property required for the widening of Hastings Street.

Moved by Councillor Hughes, seconded by Councillor Morrison "That both letters be received and the Board advised of the progress made to date by Council in respect of the Hastings Street widening project."

Carried Unanimously.

7
Mrs. E. Johnson submitted a letter requesting the provision of bus service on Holdom Avenue, suggesting in this connection, that a bus route be established to travel along Halifax to Holdom and thence north to Kitchener Street. Mrs. Johnson contended that the area is developed sufficiently to warrant such a service and alleged that it is three-quarters of a mile to the nearest bus route.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That this matter be referred to the Transportation Committee for consideration and recommendation."

Carried Unanimously.

Dr. William F. Wolsey, of the Canadian Temple of the More Abundant Life, submitted a letter in furtherance to the rezoning of Lot "B" Block 1, D.L.79, Plan 6642, to Gasoline Service station, contending that the action of the Municipal Council in rejecting their application is prejudicious and advising that they intend to take their application to a Court of Law for redress.

1

Moved by Councillor Hean, seconded by Councillor Morrison "That the letter be received and the Archbishop be advised of the action of the Town Planning Commission and Municipal Council, and also that the Council contemplate taking no further action on their application at this time."

Carried Unanimously.

Scottish Agencies Limited submitted an application for the rezoning of Lots 28 and 29, Block 36, D.L.120 and 121 to Local Commercial, enclosing therewith a petition signed by 14 owners of property located in the immediate vicinity of the subject property, supporting the application for Local Commercial zoning.

2

Moved by Councillor Hean, seconded by Councillor F.Philps "That this application be tabled pending receipt of a report from the Town Planning Commission and Planning Engineer."

Carried Unanimously.

W. W. Kask submitted an application to purchase Parcel "A", Block 2, D.L.215, Plan 3082 which is located adjacent to property owned by him, in order that he may enhance his development. Mr. Kask contended that the parcel by itself is of no value and can only be utilized beneficially if done in conjunction with the development on his present holdings. Mr. Kask advised that he was under the impression that the parcel in question had been reserved for park purposes and suggested that the cost of developing it as such would be prohibitive. Mr. Kask also requested that he be given prior notice of the date when his application is to be considered so that he may be able to make further representations.

3

Moved by Councillor Hean, seconded by Councillor Hughes "That this application be referred to the Property Manager and the Parks Superintendent for a report with expediency."

Carried Unanimously.

Mr. F. Walsh appeared on behalf of Mr. Kask and requested an opportunity to address Council on this matter.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That Mr. Walsh be heard."

Carried Unanimously.

Mr. Walsh advised he concurred with the decision just made with Council and suggested that the two officials to whom the application had been referred contact Mr. Kask when they are prepared to inspect the site, in order to gain a fuller understanding of the matter.

Mr. H.E.Norlander submitted a letter in connection with his application to purchase Lot 25, Blocks 1 to 5, D.L.159 which had been rejected by Council a short time ago, advising that in the development of other property adjacent to Lot 25, he had been required to pay a sum to cover the cost of water and road services, which resulted in Lot 25 becoming fully serviced after the construction of these works. Mr. Norlander contended that in view of this that he was entitled to receive a refund of a portion of the cost of services paid.

4

Moved by Councillor Hughes, seconded by Councillor F.Philps "That this matter be referred to the Chief Administrative Officer for a report on the availability of processing the necessary work required in the determination of the exact route of the east/west road linking Buller Avenue with Gilley Avenue."

Carried Unanimously.

Nelson's Laundries Limited submitted a letter relative to a request of the Council concerning the re-siting of their proposed building on property at Kingsway and Marlborough Avenue, and submitted the following suggestions as a means of solving the problem:

1. That 15 or 20 feet of each of the two lots abutting the rear portion of their property be acquired by the Municipality and transferred to them in exchange for the 23' frontage on Kingsway bordering on Marlborough Avenue, on the understanding that the Company would be entitled to receive compensation for the difference in values between these two parcels; the amount to be decided by mutual agreement between the Municipality and the Company.

5

(Nelson's Laundries Limited.....continued)

- (2) That if this exchange is not possible, the Company immediately proceed with the erection of their building according to plans for which they now have a building permit and that it be understood between the Company and the Corporation that 10' of frontage on Kingsway bordering Marlborough Avenue be held by the Company subject to purchase by the Municipality.
- (.) That the plan referred to in item (2) above be substituted with the third plan placing the building in a different position on the lot and bringing the front of the building directly to Kingsway so as to provide the Municipality with a possible 15' of Kingsway bordering Marlborough Avenue, on the understanding that the Municipality purchase this 15' strip.

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Mr. Ross further advised that in the event Council are able to acquire the property at the rear the Company will commence construction on the understanding that this property will be available as outlined on previous occasions, and that should the Municipality not be successful in obtaining this property, the Company will proceed immediately with one of the other buildings. Mr. Watson concluded by respectfully requesting that this matter be finalized as expeditiously as possible.

Moved by Councillor Morrison, seconded by Councillor Hughes "That this letter be tabled until later in the evening."

Carried Unanimously.

Burnaby School Board submitted a letter in connection with the development of Kensington Avenue as a primary road advising that the members of the Board had expressed concern over this proposed development and though they were confident of the fact that Council has final authority in such matters and are best able to appraise all aspects of such a proposal, they would prefer some other alternative road which would by-pass the Kensington Junior High School in order to preclude a situation similar to those now obtaining at the two Senior High Schools.

Moved by Councillor F. Philips, seconded by Councillor Hughes "That the Planning Engineer be directed to discuss informally with the School Board the matter of major north/south roads."

Carried Unanimously.

British American Oil Company Limited submitted an application for a pipeline easement, 40' inwidth, parallel and adjacent to the existing pipeline easement granted to Imperial Oil Limited, as shown on Drawing No. D-SX-6014-V-0, and travelling through District Lots 100, 101 and 148. The Company further advised that the purpose of such an easement was to provide a means by which crude oil could be piped from the Trans Mountain Oil Pipe Line Company to the refinery which the B.A. Oil Company contemplates constructing in the City of Port Moody.

Moved by Councillor Hughes, seconded by Councillor Hean "That this application be referred to the Planning Engineer for study and recommendation."

Carried Unanimously.

Mrs. D. C. Charters submitted a letter protesting the development of a section of Burnaby Mountain as the Centennial Project, objecting mainly to the method by which such a choice was made, and contending that to develop the park in the manner as proposed would only create problems which would be difficult to overcome. Mrs. Charters requested that her letter be read at the Council meeting.

Moved by Councillor Hughes, seconded by Councillor Hean "That the letter be received and filed."

Carried Unanimously.

Mrs. Jean V. Wallace submitted a letter in regard to the Centennial Project, submitting reasons why such an undertaking should be proceeded with.

Moved by Councillor W.P. Philips, seconded by Councillor Morrison "That the letter be received."

Carried Unanimously.

South Burnaby Board of Trade submitted a letter advising that the executive of the Board had given its unanimous approval of the selection of the Burnaby Mountain development as the Centennial Project.

Moved by Councillor W.P. Philips, seconded by Councillor F. Philips "That the letter be received."

Carried Unanimously.

Moved by Councillor Hughes, seconded by Councillor Brown "That letters be sent to both the North Burnaby and South Burnaby Boards of Trade, urging that they seriously consider amalgamating the two Boards for the purpose of solidifying their objectives."

Carried Unanimously.

Mr. John W. Roper submitted a letter requesting permission to hold a parade to commence at Pender and Gilmore, thence north on Gilmore Avenue to Hastings Street, thence east on Hastings Street to Beta Avenue, thence north on Beta Avenue to Confederation Park, on Saturday - May 11th at 1 p.m., as part of the official opening of the North Burnaby Babe Ruth League.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That permission be granted subject to the approval of the R.C.M.P."

Carried Unanimously.

Mrs. F. Kirkpatrick Maton and Owner, Kirkpatrick Rest home, submitted a letter in connection with an Order of the Fire Marshall which required her to instal door closers on doors at the head of two stairways, advising that these door closers represent a hazard to her patients in that they are put in danger of being pushed down the stairs by the automatic closing operation. Mrs. Kirkpatrick also advised it was now necessary she utilize the services of an extra girl to hold the door open whenever trays of medications are taken up the stairs to her patients. Mrs. Kirkpatrick also protested a requirement to instal French Doors on the Verandah which open out thereby making it possible for her patients to fall.

A Petition was also submitted by a number of patients of the Kirkpatrick Rest Home protesting the installation of the door closers and advising that rather than use the doorways which have these closers, the patients use the fire escape to get downstairs.

Moved by Councillor W.P. Philps, seconded by Councillor F. Philps "That this matter be referred to the Chief Administrative Officer for investigation and report."

Carried,
Councillor Hughes against.

The Committee on Grants submitted a report recommending the following grants be made:

Girl Guides Association - \$700.00
Salvation Army - 100.00
Greater Vancouver Tourist
Association 1000.00
Burnaby May Day Association 1000.00
Greater Vancouver Metropolitan
Industrial Development Commission - \$2,500.00.

Moved by Councillor F. Philps, seconded by Councillor Hughes "That the recommendation of the Committee on Grants be adopted with the following exceptions:

1. That the Tourist Association grant be increased to \$2,000.00
2. That the Salvation Army grant be increased to \$200.00
3. That the Burnaby Little Theatre group be made a grant of \$200.00.
4. That the Canada Day Association be made a grant of \$1,000.00."

Carried Unanimously.

The Reeve submitted a report in connection with the Special Committee set up to deal with Central Park development, recommending that Councillors S.E. Hughes and A.F.C. Hean be appointed to this Committee.

Moved by Councillor Morrison, seconded by Councillor W.P. Philps "That the recommendation of the Reeve be adopted."

Carried Unanimously.

REPORT OF THE PLANNING COMMITTEE

Your Committee met on Monday, April 29, 1957 and recommend:

That, in view of a proposal received from Mr. A. Iannucci regarding the acquisition of a 20 foot strip for the widening of Hastings Street, the Property Manager be authorized to negotiate with Mr. Iannucci with respect to the purchase of the 20 foot portion in question.

Moved by Councillor Morrison, seconded by Councillor F. Philps "That the recommendation of the Planning Committee be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report relative to a complaint of B.W. Silk regarding a requirement of the Planning Department for a north/south lane on the westerly side of their property, advising that the original application to subdivide this property showed the creation of two lots with frontage on Grant Street, but in processing this application, the Planning Department found a garage situate on the property which appeared to be in such a position that it might interfere with the lane allowance which would be required if the property was divided as requested and therefore, as a result, the Planning Department, suggested the property be subdivided with two lots fronting on Fell Avenue, with the following allowances being requested:

1. 33' road allowance for widening Grant St.
2. 10' lane allowance at rear of lots parallel to Fell Avenue.
3. 7' strip adjacent to Fell Avenue for widening of Fell Avenue.

(continued.....)

The Chief Administrative Officer further advised that services which included clearing the lane allowance and the 33' of Grant Street were estimated to cost \$470.00 and that all of the above was normal procedure in matters of this kind. In response to the specific questions asked by Mr. and Mrs. Silk, the Chief Administrative Officer replied as follows:

(1) When and how was notice given setting out that Lot 129 was to be subdivided with the lane running north and south?
Answer - No Notice given and none is required to be given.

(2) What plan exists covering this subdivision and where may it be examined?

No overall plan exists but as each existing parcel is the subject of an application to subdivided it is considered in its relation to adjoining lands.

(3) When and where was a public meeting called to deal with this matter, and when, if so, was it approved by Council.?

No public meeting is required. The Council by By-law sets out principles and requirements regarding subdivision of land and the Approving Officer is guided by the provisions of the By-law. A copy of this By-law is available at the office of the Municipal Clerk.

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In this connection the Chief Administrative Officer advised that the above by-law provides for the following:

Section 37. A lane system shall ordinarily be provided through each block, in order that, as far as possible, secondary access shall be afforded to every parcel. Where, however, the parcels in a block designed for residential use are one-quarter of an acre or more in size and of at least 66 feet in frontage, and where driveway accommodation can conveniently be provided for each parcel leading into an abutting minor street, the Approving Officer, may in his discretion, dispense with the requirement of any lane system in such block.

Section 38. Lane shall be twenty feet in width and shall, where possible, be free from curves along their boundaries. The Approving Officer may in his discretion allow the creation of a lane ten feet in width where there is reasonable expectation that additional width may be acquired through subdivision of contiguous parcels.

Section 39. At right angle bends in a lane, triangular corner cutoffs, measuring not less than ten feet each way from the corner, may be required by the Approving Officer.

Moved by Councillor Morrison, seconded by Councillor Brown "That the report of the Chief Administrative Officer be received and the complainant advised of its contents."

Carried Unanimously.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your Committee met on April 29, 1957 and recommend as follows:

(1) That Lots 9 and 10, D.L.85, Plan 3322 be purchased from Mr. Fraser, for park purposes at a cost of \$11,000.00.

Moved by Councillor Morrison, seconded by Councillor F. Philips "That the recommendation of the Committee of the Whole be adopted, subject to the approval of the Property Manager as to price."

Carried Unanimously.

ADDENDA TO COMMITTEE OF THE WHOLE REPORT.

Your Committee met on May 6, 1957 and recommend:

(1) That the sum of \$400.00 be advanced to the Centennial Committee in order that they may proceed with certain preliminary works in connection with the Centennial undertaking.

Moved by Councillor Hughes, seconded by Councillor F. Philips "That the recommendation of the Committee of the Whole of May 6th, be adopted."

Carried Unanimously.

A Special Committee submitted a report relative to office accommodation for the Park Board advising they are of the opinion the present Ladies' Lounge Room, adjoining the Park Board office, currently required by the Park Board staff and that the Ladies' Lounge Room, approximately 12' x 14' can be reconstructed adjoining the Park Board office in the general purpose room, and also that this work could be done by the Municipal carpenter for an estimated cost of \$250.00. The Committee recommended that the above mentioned alterations be made to provide more office space for the Park Board staff.

Moved by Councillor Hear, seconded by Councillor Morrison "That the recommendation of the Special Committee be adopted."

Carried Unanimously.

Cr. Morrison withdrew from the meeting.

The Medical Health Officer and Chairman of the Health Committee submitted a report in response to information concerning the appointment of a psychiatric social worker, advising that the Mental Hygiene Division of the Metropolitan Health Committee presently consists of:

- 1 whole-time psychiatrist.
- 1 whole-time psychologist
- 1 whole-time psychiatric social worker,

and as these personnel are employees of the Vancouver Health Department, the Municipality of Burnaby obtains their services on the following basis:

- Psychiatrist - $1\frac{1}{2}$ days per month with 3 extra days a year.
- Psychologist - $3\frac{1}{2}$ days per month.

Psychiatric Social Worker - 6 days per month.

The Special Committee further advised that the function of a mental hygiene service is to deal with problems arising from emotionally disturbed children, mentally retarded children, behaviour problems prevalent in children, etc., and that the following method is employed in handling these cases. Public Health nurses and teachers generally find the cases although referrals are also made by general practitioners and parents. The children are then examined by the psychiatrist who also interviews the parents, and conferences are held with the teacher, principal public health nurse and other interested parties, from which recommendations are made. The Public Health Nurse carries on with the follow-up work and supportive therapy and if more intensive treatment is recommended, this is followed up by the Psychiatric social worker. The Committee further advised that School Board officials and Public Health staff requested of the Metropolitan Mental Hygiene service that they be given a better proportion of time for the services of these personnel, but as this is not possible it was deemed expedient to provide a full time psychiatric social worker as a member of the Mental Hygiene clinic but who would be devoted entirely to Burnaby casework. The Committee advised that such a person would be able to do treatment work with some of the more seriously disturbed children and parents under the direction of the clinic psychiatrist and would also be able to consult with and otherwise assist Public Health nurses in their follow-up work of other clinic cases. The Committee reported that a psychiatric social worker would be required to have the following qualifications:

- A Masters Degree in Social Welfare and
- Post Graduate experience in the field of Mental Hygiene.

The Committee also felt that in view of the confliction between the use of the term "social worker" with that commonly associated with the Welfare Department, that such a person could be referred to as a Mental Health Consultant. The Committee added that in a few years time it will probably be necessary to appoint a full time psychologist and later on also employ a full time psychiatrist to handle this class of work.

Moved by Councillor Brown, seconded by Councillor F. Philips "That a mental Health Consultant be appointed as from September 1, 1957".

Carried Unanimously.

A Special Committee submitted a report in connection with a sanitary problem emanating from the operations of Fresh Pak Company at 2812 McKay Avenue, advising that waste water containing a considerable amount of food particles is discharged by this Company into a storm drain which is fed into an open water course north of Kingsway in the Central Park Garden Village area and that after being informed of this insanitary condition the Sanitary Department notified the Fresh Pak Company to correct this condition. The Special Committee further advised that one solution would be to connect the premises to the sanitary sewer on McKay Avenue but as this sewer is but 6" in diameter and has .80 % grade, the sewer system would become overloaded with the addition of the plant discharge should the rate of discharge on the existing 2" water service be used to full capacity, but as it has been observed that the water consumption during the peak months in 1956 was considerably below the capacity of a 2" service, it would be permissible to allow a connection provided the rate of discharge of waste water not exceed the consumption attained during the peak month in 1956. The Committee recommended the installation of an approved commercial garbage grinder at the Plant before such a connection to the sewer is made due to the amount of soluble solids in the waste water. The Committee also advised that the owner was reluctant to pay for the cost of extending the 6" sewer to service his plant since he had been given permission previously to discharge into the storm sewer for which he was required to pay the cost of an 8" drain to connect to the 12" storm sewer on Willingdon Avenue and in view of this the Committee requested authority to instal the 6" connection at an estimated cost of \$495.00 at the expense of the Municipality. The Committee added that there have been a number of requests in unsewered areas to establish industries using water and discharging the resultant wastes to open ditches or to storm sewers and recommended that a policy be established whereby no water except storm water be discharged directly to a ditch or storm drain in order to avoid future difficulties such as the one in question.

Moved by Councillor F. Philips, seconded by Councillor Morrison "That the recommendations of the Special Committee be adopted."

Carried Unanimously.

1
The Municipal Treasurer submitted a report advising that ventilation in the Tabulating Office, Cashier's office and in the P.B.X Switchboard office is very poor and that after an inspection by the Chief Building Inspector, the solution to the problems would be, in the case of the Tabulating Office - the installation of an air conditioning system at an estimated cost of \$1,988.00; in the case of the Cashier's office and the P.B.X. Switchboard office - installation of grill work in the concrete blocks in the back part of these two offices at an estimated cost of \$150.00. The Treasurer recommended that the above works be authorized.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That the recommendations of the Municipal Treasurer be adopted."

Carried Unanimously.

2
The Municipal Treasurer submitted a report advising it will be necessary to obtain the services of three tax clerks to handle the \$28.00 tax rebate and requested authority to engage three temporary clerks for the period, May 6th and August 15th, at an estimated cost of \$2500.00.

Moved by Councillor W.P.Philps, seconded by Councillor Brown "That the Treasurer be authorized to engage three temporary clerks for the purposes described."

Carried Unanimously.

The Municipal Treasurer submitted Disbursements for the two week period ended May 3, 1957 in the amount of \$418,649.50.

Moved by Councillor W.F.Philps, seconded by Councillor Brown "That the disbursements of the Municipal Treasurer be approved."

Carried Unanimously.

3
The Municipal Treasurer submitted a report relative to the acquisition of Lot 4, Block 14 pt., D.L.131, Map 13179 from Giovanni B. Dolcetti advising that taxes outstanding as at December 31, 1956 against this property were \$89.52 and requesting authority to make an allowance of this sum.

Moved by Councillor Hughes, seconded by Councillor W.P.Philps "That authority be granted the Municipal Treasurer to make an allowance of \$89.52 as requested."

Carried Unanimously.

4
The Municipal Treasurer submitted the Budget for the year 1957 as revised by Council in Committee and approved by the Minister of Municipal Affairs on April 26th, 1957. The Treasurer further advised that the expenditures as submitted will require a mill rate of 40.5.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That the budget for the year 1957 be received."

Carried,
Councillors Hughes and
Morrison against.

5
The Municipal Treasurer submitted a report in connection with the maintenance and development of the grounds around the Municipal Hall, 4000 Grandview Highway, advising that the sum of \$10,500.00 has been provided in the current budget for such purposes, as follows:

Planting, maintenance, etc.	\$9,100.00.
Equipment	900.00
1 10' x 12' concrete block toolshed	500.00
	<u>\$10,500.00</u>

The Treasurer recommended that the Park Board be authorized to spend \$9,100.00 for maintenance and development work and also to spend the sum of \$900.00 on the purpose of equipment, and also that the construction of the toolshed be placed under the direction of the Chief Building Inspector.

Moved by Councillor Hean, seconded by Councillor Hughes "That the recommendation of the Municipal Treasurer be adopted, provided the siting of the toolshed is referred back to Council before the final location is determined."

Carried Unanimously.

The Municipal Engineer submitted Detailed Account of Works for the period, April 15th to 29th, 1957.

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

Carried Unanimously.

The Municipal Engineer submitted Board of Works Estimates for the two week period, May 13th to May 26th, 1957 in the total amount of \$76,450.00.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Engineer's Estimates be approved."

Carried Unanimously.

The Municipal Engineer submitted Water Works Estimates for the two week period, May 13th to 26th, 1957 in the total amount of \$12,975.00.

Moved by Councillor Cafferky, seconded by Councillor Brown "That the estimates as submitted be approved."

Carried Unanimously.

The Municipal Engineer submitted Garbage Collection Estimates for the two week period, May 13th to 26th, 1957 in the total amount of \$7,375.00.

Moved by Councillor Brown, seconded by Councillor Morrison "That the estimates as submitted be approved."

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE.

Your Committee met on May 2, 1957 and dealt with the following applications to purchase property:

- (1) Application of John Schmidt to purchase 3.37 ac. ptn. of Blocks 27/28, D.L.157, Blk.48 of D.L.157, Block 49 of D.L.157, Lots 1 to 9, of Blk.50, D.L.157. 1
- The Committee recommended that this land be sold to the applicant for the sum of \$61,045.00 subject to the purchaser consolidating the land with his present holdings and re-subdividing it in accordance with a plan dated August 20th, 1955, prepared by D.H.Burnett and further subject to them entering into a contract to complete installation of services according to the specifications of the Municipal Engineer within a period of one year, and further that portions shown outlined in green on the aforementioned plan be re-conveyed to the Corporation upon filing of the subdivision plan.

Moved by Councillor Hean, seconded by Councillor Morrison "That the recommendation of the Staff Land Sale Committee be provided a clause be written into the contract allowing the applicant extensions of time on the matter of completion of services."

Carried Unanimously.

- (2) Application of A. Walisser to purchase Lot 7, Blk.37, D.L.69 for Residential use. 2
- The Committee recommended that this property be sold to the applicant for the sum of \$750.00 plus services estimated to cost \$1900.00.

Moved by Councillor F.Philps, seconded by Councillor Hughes "That the recommendation of the Staff Land Sale Committee be adopted."

Carried Unanimously.

- (3) Application of Fun Wong to purchase Lot 20, Blk.7, D.L.116N $\frac{1}{2}$ for commercial purposes. 3
- The Committee advised that this property had been applied for previously and upon instruction from Council, the property was advertised for sale by public tender for the price of \$6,000.00 and as no bids had been received the Committee recommended that the lot be sold to Mr. Wong for the sum of \$6,000.00.

Moved by Councillor Morrison, seconded by Councillor Hean "That the recommendation of the Staff Land Sale Committee be adopted."

Carried Unanimously.

The Special Committee submitted a report relative to an application of D.Demchuk to establish row housing on property described as Lot 3, except E.156.91' Block23 D.L.1, Plan 4231 advising that the property is presently zoned for small holdings and is served by a temporary road along the Rochester Street allowance and also a short length of water main (temporary) extending from North Road and to accommodate the proposed development approximately 800' of water main would be required. The Committee further advised that the existing pattern of subdivision in this area is quite haphazard and although the future road pattern has not been thoroughly explored, it would appear quite evident that additional rights-of-way will be required possibly from the subject property. The Committee also reported that the applicant had submitted a sketch indicating the placement of 28 units on the subject parcel in four rows of seven attached units, extending along the north/south access with 75' between the building faces and that the proposed accommodation would consist of basementless semi-detached units of 480 square feet floor area per unit, linked by carports. The Committee recommended that this application be not approved due to (1) generally unsatisfactory environment of the area for multiple family use;----namely its proximity to the industrial district and commercial strip on North Road; and also lack of public open space; (2) obligation which would likely fall to the Corporation to instal Municipal services that would otherwise be supplied by the developer, if residential subdivision or industrial development of contiguous lands was to occur; (3) the below minimum floor area of the proposed units for permanent type family rental housing; 4

Moved by Councillor Hughes, seconded by Councillor F. Philps "That the recommendation of the Special Committee be adopted."

Carried Unanimously.

The Chief Building Inspector submitted a report in reference to the Corporate Sub-division in District Lot 11 and in particular with regard to the various styles of house construction to be included in the possible restrictive covenant being placed on the sale of properties in this subdivision advising that the one and one-half storey house with basement was omitted from the previous report because this style of home is seldom encountered to-day and also because it was felt the height and bulk aspect of this building might become incompatible with the building styles commonly in vogue, but that to be prepared for this type of possible house construction, the Building Inspector suggested the following conditions: be imposed for one and one-half storey homes with basement:

- (a) that the main floor elevation be a maximum of 3' above finish grade.
- (b) that the maximum height be 1½ storey.
- (c) that the minimum floor area be 850 sq. ft.

The Chief Building Inspector also explained an item in his report of December 3rd 1956 pertaining to minimum floor areas advising that the areas suggested were superficial on the main floors and that added to these areas would be the floor areas of the upstairs as in the case of a 1½ storey building and basements as in the case of a split level or basement type building.

Moved by Councillor F. Philps, seconded by Councillor Brown "That the report of the Chief Building Inspector be received."

Carried Unanimously.

The Municipal Clerk submitted a report in connection with Forest Glen replotting and more particularly with respect to property held by the Director, Veterans' Land Act, under agreement to Francis Joseph Owens and Paul Edwin Jones respectively advising that the area of the land allotted to each of these persons is less than the area of the former parcel and as the regulations under the Veterans' Land Act requires a certain minimum acreage, arrangements were made between the Director, Veterans' Land Act, the Purchasers and the Corporation whereby the Corporation will convey to the Director, the following described property:

Lot 9, D.L.32, Plan 17168 to Francis J. Owens.
Lot 48, D.L.32, Plan 17168 - Paul Edwin Jones,

on the understanding that when the purchaser has paid for his land in full the Director, will re-convey the said lots 9 and 48 to the Corporation for the nominal sum of \$1.00. The Municipal Clerk further advised that an agreement embodying the above transaction has been drawn and approved by our Municipal Solicitor, and requested authority to execute the said agreements on behalf of the Corporation.

Moved by Councillor Morrison, seconded by Councillor W.P. Philps "That the necessary authority be granted to execute the agreements described."

Carried Unanimously.

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

Carried Unanimously.

Moved By Councillor W.P. Philps, seconded by Councillor Hean "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 Brown "That the "Burnaby Revenue By-law 1957" be now passed."

Carried,
Councillor Hughes and
Morrison against.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That "Burnaby Percentage Additions By-law 1957" be 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 Councillor W.P. Philps, seconded by Councillor Morrison "That the by-law be read by short title."

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 re-convened.

Moved by Councillor W.P. Philps, seconded by Councillor Morrison "That "Burnaby Percentage Additions By-law 1957" be now passed."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That "Burnaby Town Planning By-law 1948, Amendment By-law No.5, 1957" be introduced and that the Council sit as a Committee of the Whole to consider the by-law."

Carried Unanimously.

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

Moved by Councillor Morrison, seconded by Councillor Brown "That the by-law be read clause by clause."

Carried Unanimously.

The Clerk proceeded to read the By-law clause by clause.

Moved by Councillor Hean, seconded by Councillor Hughes "That Item 3 - covering the rezoning of Lot 3, Block 7, D.L.173 from Agricultural to Heavy Industrial, be deleted from the by-law and brought forward after the Chief Administrative Officer has consulted with the applicant."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That the Committee rise and report the by-law complete as amended."

Carried Unanimously.

The Council re-convened.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Town Planning By-law 1948, Amendment By-law No.5, 1957" be now passed."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That "Burnaby Land Acquisition By-law No.3, 1957" be 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 Councillor Morrison, seconded by Councillor Hean "That the by-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council reconvened.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Land Acquisition By-law No.3, 1957" be now passed."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Hean "That "Burnaby Water-works Loan By-law 1955, Amendment By-law 1957" be now reconsidered."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That "Burnaby Water-works Loan By-law 1955, 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 Hughes "That "Burnaby Corporate Land Sale By-law No.1, 1957" be now reconsidered."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hughes "That "Burnaby Corporate 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.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That "Burnaby Land Acquisition By-law No. 2, 1957" be reconsidered."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That "Burnaby Land Acquisition By-law No. 2, 1957" be 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 Hughes "That "Burnaby Land Sale By-law No.6, 1957" be reconsidered."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hughes "That "Burnaby Land Sale By-law No.6, 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 Hughes "That "Burnaby Town Planning By-law 1948, Amendment By-law No.4, 1957" be now reconsidered."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hean "That "Burnaby Town Planning By-law 1948, Amendment By-law No.4, 1957" be 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 Hughes "That the Council resolve itself into a Committee of the Whole."

Carried Unanimously.

A discussion took place concerning the proposals of Nelson's Laundries Limited and in this connection a report was submitted by the Planning Engineer advising that following discussions with the principals and others he was of the opinion the following alternatives existed:

1. That the Company could proceed with the revised building and lay-out plan with an additional 15' of property added to the depth of the site which would allow the future surrender of 23' for the widening of Marlborough Avenue and which would entail an immediate cost of approximately \$17,000.00 with an opportunity to recover \$12,000.00 plus or minus the cost of financing the resale of the residence. The Planning Engineer advised that the eventual purchase of the 23' would be necessitated and the Company had suggested that an option be granted at this time setting out the terms.
2. That the Company could proceed with their original development scheme allowing for a 10' widening of Marlborough Avenue to give a total allowance of 43' which would involve no immediate cost to the Corporation but would necessitate the eventual purchase of the 10' strip.
3. That the Company could proceed with the revised building, assuming no additional depth for frontage added to the site which would allow an eventual total allowance for Marlborough Avenue of 43' by the future purchase of 15' but that the Company would probably expect the Corporation to immediately compensate them for the re-designing of the building; estimated at \$2,000.00.
4. That the Corporation could impose a Building Line as provided by the Town Planning Act to include the easterly 23' of the Company's site.

The Planning Engineer further reported that if alternative #4 is not acceptable, he favoured alternative #1 provided the cost of acquiring the Company's property is very substantially less than has been indicated to him to date, but as the Company do not seem prepared to accept the segment of the Standard Oil Company property and is primarily concerned with obtaining a site suitable for their own needs, and since alternative #1 would provide for this, the Planning Engineer felt there was not much hardship involved and that therefore compensation should not be in the terms of market value. The Planning Engineer concluded that if the Company requires in addition to the 15' strip to the north, full compensation for the 23' on Marlborough Avenue, only the market value allowance for the 15' added to their site, then he would be unable to recommend this transaction as the improvement to Marlborough Avenue is of sufficient importance to receive this priority and that should this prove to be the case, it would seem to him that alternative #3 would be the most likely alternative course of action.

Moved by Councillor Hean, seconded by Councillor Hughes "That the Council accept the offer as per item 3 of the letter from Nelson's Laundries Limited to relocate the building in a different position, and that the Council advise they are prepared to negotiate with respect to the acquisition of the 15' referred to therein."

Carried Unanimously.

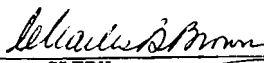
The Council reconvened.

Moved by Councillor Hughes, seconded by Councillor Hean "That the recommendation of the Committee of the Whole be adopted."

Carried Unanimously.

The meeting then adjourned.

Confirmed:


CLERK


REEVE