

Monday, September 24th, 1956.

A Public Hearing into applications for rezoning of the following properties was held at the Municipal Hall, 4000 Grandview-Douglas Highway, on September 24th at 7.15 p.m.:

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

- (1) Lot 4, Block 85, D.L.127, Plan 4953 - from Residential Two Family to Residential Multiple Family Type III.

No representations were made for or against this proposed rezoning.

- (2) Lot 6, Block 68, D.L.33, Plan 8115 - From Residential Two Family to Gasoline Service Station.

Mr. Edwards, Barrister and Solicitor, appeared on behalf of the applicant, submitting that his client's application had been before the Council for some considerable length of time and that the delays were causing some concern to his clients. Mr. Edwards submitted that the property directly opposite was commercial and would soon accommodate a large commercial development thus deprecating his client's property from a residential viewpoint.

Mr. J. Hayward and others submitted a Petition opposing the rezoning of the property for gasoline service station purposes. Mr. Hayward appeared and expressed the opposition of the residents in the area.

Mrs. Sutton appeared and submitted that the proposed service station would create traffic problems at Willington Avenue and Grange Street. It was submitted by Mr. Edwards that a petition had been filed previously registering favour by a number of residents to the proposed rezoning and it was submitted by Mrs. Mathisen that the residents expressing favour were situated some distance from the site.

The Hearing then adjourned.

A regular meeting of the Municipal council was held in the Council Chambers, 4000 Grandview Highway, following the Public Hearing held this date.

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

Reeve MacSorley led in the Lord's Prayer.

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

Carried Unanimously.

Adeline M. Jarroch submitted an application for rezoning Lots 19 and 20, Block, 32, D.L.186 for apartment purposes.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the application be received and referred to the Planning Engineer and Town Planning Commission for report."

Carried Unanimously.

William Hugh Allan Barregar and Canada Trust Company as Committee of the Estate of William Haslam Smith wrote requesting the rezoning of Lot 1, Block 1, D.L.40 Plan 3048 for Light Industrial purposes.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the application be tabled and referred to the Planning Engineer and Town Planning Commission for consideration and report."

Carried Unanimously.

Mr. and Mrs. Stan. Forester and others submitted a Petition for rezoning the area bounded by Douglas Road, Second Avenue, Gilmore Avenue and McDonald Avenue from Heavy Industrial to Residential.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the application be tabled and referred to the Planning Engineer and Town Planning Commission for report."

Carried Unanimously.

Lower Mainland Regional Planning Board of B.C. submitted accounts for work spent on preparing a master plan for the revision of House Numbering in the Municipality amounting to \$2,028.28.

Moved by Cr. Hean, seconded by Cr. Hughes "That the accounts be paid."

Carried Unanimously.

R. L. Skippen submitted an application for permission to establish a camping area for tourists on a 2.11 acre property on the North Road, submitting that the site would contain tenting sites together with such facilities as are necessary for such an enterprise.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the application be received and referred to a Committee of the Planning Engineer and Chief Sanitary Inspector for report."

Carried Unanimously.

Home Bakery Limited submitted an application for consideration by the Council of the granting of an easement through private property to bring water service to their industrial site at 3312 Still Creek Avenue. The Company submitted that the requirements of the Engineer in this regard were that their Company was obliged to pay the sum of Two Thousand dollars for the installation of a water main. It was pointed out that it was their intention to establish a distribution centre on a comparatively small parcel of land and that their water requirements would be light and could be handled by the private easement. The Assistant Engineer in charge of Water Works reported that it was desirable to install a ten inch main on Still Creek Avenue between Douglas Road and Willington Avenue at a cost of \$3,500.00 and that the cost of an equivalent length of 6" main was being levied against the Home Bakery Limited amounting to \$2,100.00 with the Municipality absorbing the remaining \$1400.00. The Engineer recommended that the application for an easement be not entertained since it would parallel the road of the proposed main and would be of no assistance to serve other properties in the area.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the report of the Water Works Engineer be adopted and that the applicants be so advised."

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the application be received and referred to the Municipal Engineer for report."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Morrison "That the Chief Administrative Officer and Municipal Engineer be requested to consider the adoption of a modified servicing policy which would provide for more flexibility than the existing policy."

Carried Unanimously.

T. Farrington wrote further with reference to the installation of services on Bond Street objecting to the rigid policy of the Council with respect to the installation of services requesting that he be given favourable consideration to his application for installation of road and water services to his property at the expense of the Municipality.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the letter be received and referred to the Chief Administrative Officer and Engineer for consideration in conjunction with their report on a proposed new servicing policy."

Carried,
Cr. Hughes against.

A. W. Dow and others submitted a request that the Council consider extending the boundaries of the recently announced Westridge Sewer area to Union Street on the south, Kensington Avenue on the west.

Moved by Cr. Morrison, seconded by Cr. Hean "That the petition be received and the writer be advised of the circumstances surrounding the sewer area boundaries."

Carried Unanimously.

The Engineer submitted a report on the complaint of Mrs. Henry Merwin regarding the condition of Aubrey Street east of Kensington Avenue advising that a private developer had apparently constructed a roadway to gain access to development taking place on this portion of Aubrey Street and that no monies were on deposit for construction of the road, nor had any reference been made to the Municipality for opening this street.

Moved by Cr. F. Philips, seconded by Cr. Hughes "That the report be received and the complainant be notified."

Carried Unanimously.

The Chief Building Inspector submitted a report on the operations of his Department for the period, August 13th to September 7th, 1956.

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

Carried Unanimously.

The Fire Chief submitted a report on the operations of his Department for the month of August, 1956.

Moved by Cr. F. Philips, seconded by Cr. Charlton "That the report be received."
Carried Unanimously.

The Chief Licence Inspector submitted a report on the operations of his Department for the month of August, 1956.

Moved by Cr. Hean, seconded by Cr. Charlton "That the report be received."
Carried Unanimously.

The Treasurer submitted Disbursements for the two week period ended 21st September 1956 in the total amount of \$269,919.95.

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

Carried Unanimously.

Report of Committee of the Whole.

Your Committee met on Monday, September 10, 1956 and recommend:

(1) That the Treasurer be authorized to call for tenders for Hospital Debentures to be received at 10.00 a.m., Thursday, September 27th.

(2) That position of Buyer-Purchasing Department be created at a salary range of \$303. - 316. - 332. - 347 - 364, and that Mr. K. Williams be appointed to this position effective as from April 3, 1956.

(3) That Staff Appointments be approved as follows:

Foreman - Board of Works - Robert C. Ford

Foreman - Sidewalks - L. B. Willis.

Clerk III - Treasurers' Dept. - Clifford Innes.

Tradesman - Auto Mechanic - John A. Howie.

Subdivision Control Clerk-Planning Dept. - R. Lee.

Clerk-Stenographer I - Legal Department - Miss Irene Monk.

Clerk II - Welfare Department - be reclassified as Clerk-

Stenographer I and that Miss June Cullen be appointed.

Recreational Director-Parks Board- Mr. Gordon Squire.

Clerk-Stenographer II - Clerk's Department be reclassified to Clerk Stenographer III as from May 7, 1956 -Mrs. Alda Hendrie.

Clerk III - Clerk's Department - be reclassified as Clerk IV as from May 7, 1956 - Mr. E. Ward.

Clerk III - Treasurer's Department - be reclassified as Accounting Clerk I as from September 19, 1956 - Mr. H. Hargreaves.

Tax Collection Supervisor - position be created at salary range of \$347. 364. 379. 398. 417 and that Mr. R. Hardy be appointed to position as from April 3, 1956 at top range.

Clerk III - Assessment Department - Mr. William Gray.

(4) That Easement be secured from E. Ewasiuk covering west five feet of Lot 6, Block 7, J.L.13 for consideration of \$70.00.

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

Carried Unanimously.

REPORT OF THE COMMITTEE OF THE WHOLE.

Your Committee met on Monday, September 17th and recommend that:

1. Tentative acceptance of tender submitted by Mason Bros. Ltd. be made for renovation of the old Municipal Hall and that a Committee of the Treasurer and Building Inspector be appointed to discuss financial aspects of the project with the tenderer prior to formal acceptance of the bid.

2. That Messrs. A. Wells and S. Porter be reclassified to the position of Clerk IV effective July 9, 1956, provided that the said appointments will be considered on a temporary basis pending final disposition of the Public Administration Survey report.

The Engineer submitted a recommendation that Mr. J.W. Milne, Sewer Superintendent, be authorized to attend the Pacific North West Sewage Convention to be held at Boise, Idaho from October 4th to 6th inclusive. The Medical Health Officer submitted a recommendation that Mr. J. Edwards of the Sanitation Department be authorized to attend the conference of the Pacific North West Sewage and Industrial Wastes Association to be held at Boise, Idaho, from October 4th to 6th inclusive.

Moved by Cr. Charlton, seconded by Cr. Morrison "That permission be granted both Messrs. Milne and Edwards to attend this conference."

Carried Unanimously.

The report of the Municipal Engineer relative to the proposed sewer project in the Westridge area dated September 14, 1956 tabled from the meeting of September 17th was brought forward and lifted from the table.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report of the Engineer be adopted and the necessary notice of Intention By-law be brought down."

Carried Unanimously.

The Engineer submitted a formal report pursuant to the provisions of the Local Improvement Act detailing estimated costs, special assessments and the lifetime of the works involved in the proposed sewer construction - Westridge Combined area.

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

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Charlton "That a Committee of Council be appointed by the Reeve to assist in the drafting of a notice to accompany the formal Notice of Intention to residents of the Westridge Combined area giving details of annual costs, et cetera."

Carried Unanimously.

The Committee appointed included Councillors Morrison, Charlton and Hean.

The Engineer submitted Detailed Account of Works for the two week period ending September 16, 1956.

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

Carried Unanimously.

The Engineer submitted Board of Works Estimates for the two week period, October 1st to 14th, 1956 in the amount of \$52,556.00.

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

Carried Unanimously.

The Engineer submitted Water Works Estimates for the two week period, October 1st to 14th in the total amount of \$12,975.00.

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

Carried Unanimously.

The Engineer submitted Garbage Collection Estimates for the two week period, October 1st to 14th 1956 in the total amount of \$7,375.00.

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

Carried Unanimously.

The Municipal Solicitor submitted a report on Petitions received from the Automotive Retailers' Association representing operators of gasoline service station establishments in the Municipality conducting the sale of gasoline, submitting figures indicating total signatures acceptable together with relative percentages of the licensed occupiers of such businesses. The Solicitor expressed the opinion that the Council cannot be satisfied that the petition presented is signed by 75 per cent of the licensed occupiers of gasoline service stations and garages selling gasoline. The Solicitor further reported with regard to the Petition for repeal of "Burnaby Sale of Gasoline Regulation By-law 1943," submitting that of the 76 signatures presented 64 were considered valid and that 48 represented 50% or sufficient to warrant repealing the said by-law if it chooses so to do.

Moved by Cr. F. Philips, seconded by Cr. Charlton "That the report be received and this matter be tabled for a period of two weeks."

Carried Unanimously.

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The Chief Administrative Officer submitted a report on the structure and operation of the Planning Department.
Moved by Cr. F. Philips, seconded by Cr. Hean "That the report be tabled pending consideration in conjunction with the report of the Public Administration Service on Tuesday, October 9th, at 7.30 p.m."
Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE

Your Committee met on Tuesday, September 18, 1956 at 9.30 a.m. and considered the following items:

- (1) Application of Mr. and Mrs. G.H. Clarke to purchase the North 20' Lot 34, Block 1, District Lot 158 for Residential use.

It was recommended that this property be sold to the applicant subject to consolidation with the N.W. quarter of Lot 34, and as the land in question is Corporate land, the money received for the sale of same to be set aside for the Highway Acquisition Fund. Sale price \$500.00.

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

- (2) Application of Mary M. Miller to purchase all Municipal land between Summer, Grandview, Willington and Still Creek for Industrial use. Assessed value \$50,485.00.

It was recommended that as this land is very low-lying and poorly drained, it should be withheld from sale until such time as sewers can be made available. It is the opinion of the committee that the development of this area in its present state without sewerage would be detrimental and could constitute a drainage nuisance.

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

- (3) Application of John Ernest Watts Walker to purchase Lots 24 to 26 and 28 to 35, S.J. 1 to 6, and 9 - 10, Block 9-10, J.L.80 and Lots 7 - 12, S.J.3, Block 9 - 10, J.L.80 for Residential use. Assessed value \$5,250.00.

- It was recommended that this application be referred to the Planning Department for a plan of proposed subdivision of this area.

Moved by Cr. Morrison, seconded by Cr. F. Philips "That the recommendations of the Committee be adopted subject to the applicant submitting a plan of the proposed re-subdivision of the area after consultation with the Planning Engineer."
Carried Unanimously.

- (4) Application of Nicholas Kalyk to purchase the remainder of Lot 11, S.J. 4, Blk. 1N2 J.L.38 for Residential use. Assessed value \$ 305.00.

It was recommended that this property be sold at a price of \$1300.00 plus \$560.00 cost of services, said \$560.00 being made up of \$260.00 for watermain extension and \$300.00 for road extension.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the recommendation of the Committee be adopted."
Carried Unanimously.

- (5) Application of David Holm Johansson to purchase Lot 23, Block 62, J.L.188 for consolidation. Assessed value \$295.00.

It was recommended that this property be sold to the applicant subject to consolidation with Lots 24 and 25, Block 62, J.L.188. Sale price \$1100.00.

ERRATA

- (6) Application of W. & H. Holdings Ltd. to purchase Lot 3, Blk. 8, J.L.127 for Residential use. Assessed value \$320.00.

It was recommended that this property be withheld from sale owing to a large water course which the Engineering Department report should be retained.

ERRATA

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

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

- (7) Application of Nicholas Kalyk and Alfred Hope Clary to purchase Lots 5, 6, and 7, Block 1, J.L.69 for storing machinery. Assessed value \$1,465.00.

It was recommended that this property be sold to the applicant at a price of \$3,000.00 subject to the following conditions:

REPORT OF STAFF LAND SALE COMMITTEE (continued.....)

7 (continued)

- (a) A strip of land 25' wide be dedicated for the widening of Still Creek Avenue. Said strip extended from Boundary Road easterly to the westerly boundary of the road allowance of Esmond Avenue.
- (b) This property to be subject to consolidation with Lots 1 and 2 which front on Boundary Road.
- (c) The creation of 20' drainage easement traversing the property corresponding to the north-south lane. This easement would be necessary to carry drainage water in a northerly direction after the consolidation is effected, which would remove the lane to which this drainage is presently being channelled.

- (d) The purchaser to pay services in the amount of \$3,200.00 - the breakdown of these services are as follows:

| | |
|----------|-----------|
| Water | \$1400.00 |
| Road | \$1000.00 |
| Drainage | 800.00 |

\$3,200.00

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the recommendation of the Committee be adopted."

Carried Unanimously.

- (8) Application of Bergen Bros. Woodwork Ltd. to purchase Lots 1 to 8, Block 15, J.L.161. This property is in an area which is suitable for industrial development but the existing subdivision layout is not considered desirable. Your committee is of the opinion that the sale of a small number of lots to small industrial concerns might seriously prejudice the sale of further land. It is the recommendation of your committee that the Industrial Committee of the Council should look into the matter of proper development of the whole area in J.L.161, bounded on the east by Greenall Avenue, on the North by Scott Street, on the west by Boundary Road and on the south by the B.C. Electric right-of-way. The area should be replotted to provide a more efficient and economical industrial area than the present subdivision layout allows.

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

Carried Unanimously.

- (9) Application of Gamma Finance Co. Ltd. to purchase Lots 4 and 5, Block 2, J.L.206 for Commercial use. Assessed value \$6,440.00.

It was recommended that this property be sold to the applicant at a price of \$21,780.00 plus cost of services of \$6,000.00. Breakdown of said services is: Water \$2,000. Road \$4000. Your committee would further recommend that this sale be made subject to the following conditions:

- (a) That Council retain the right of approval to a Commercial Development scheme, which would overcome any objectionable effect that might otherwise be occasioned to the nearby Junior High School.
- (b) Said commercial scheme would provide adequate off-street parking and sewage disposal facilities.
- (c) Reservation of the south 14' of the properties concerned for the widening of Curtis Street.
- (d) Reservation of the west 10' of Lot 5, Block 2, J.L.206 for the widening of Kensington Avenue.

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

Carried Unanimously.

- (10) Application of Clary and Kalyk to purchase Lots 7 - 12, Blk.1, J.L. 13 for Residential use. Assessed value \$2205.00.

It was recommended that this property be sold to the applicant subject to consolidation with a portion of Block 1, J.L.13 and that resubdivision be made in accordance with the proposed resubdivision sketch prepared by the Planning Department. Said sketch sheet No. 67. Sale price of the above described property is recommended at \$8,400.00. Sale is further subject to the following conditions.

- (1) Purchaser to pay all costs of services required in creation of the subdivision as shown on the aforementioned plan.
- (2) Purchaser to provide necessary sewer easement to enable the land created in accordance with the new subdivision plan to be sewered.

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

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE (continued...)

- (11) Application of Chain Saws Limited to purchase Lots 4, 5W¹/₂, 6W¹/₂ and 7, Block 1, J.L.160 for Industrial use. Assessed value \$4,715.00.

This application covers an area of 2.72 acres. It is recommended that this property be sold at a price of \$13,600.00. Said price to include cost of water main extension of \$2,100. and sale of the above described property is subject to the purchaser granting a 10' easement for drainage purposes down the east side of the land in question.

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

Carried Unanimously.

The Property Manager submitted Property Sales Slip #8745 as follows:

| Sales No. | Purchaser | Property | Assessed Value | Sales Price |
|-----------|------------------------|--|----------------|-------------|
| 8745 | Canada Safeway Limited | Lot "J" Blk. 21 & 30, J.L. 53 Plan 16808 | | |
| | | Lot "C" S.J. 50 and 51, Blk. 2 J.L. 95 Plan 16808 | \$15,285.00 | \$23700.00 |

Moved by Cr. Morrison, seconded by Cr. Charlton "That property sales slip #8745 be approved."

Carried Unanimously

REPORT OF TOWN PLANNING COMMISSION. - September 13, 1956.

- In connection with the acquisition of the necessary right-of-way to permit the opening of Grange Street between Willington Avenue and Pioneer Avenue, thus making Grange Street through from Patterson to McKercher, and Council's request for an opinion as to the desirability of extending the Commercial zone on the north side of Kingsway through to Grange Street and possibly across Grange Street, the Town Planning Commission would advise that a Committee study is underway on this matter. The Town Planning Commission would respectfully request that Council withhold action to alter the current status of land zoning in this area until this study is completed and a report compiled for Council consideration. For Council's information this Committee will report to the next regular meeting of the Town Planning Commission.

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

Carried Unanimously.

- Cr. Hean withdrew from the meeting.

Application of Hean, Wylie and Hyde on behalf of S. Penner for rezoning of Lot 8, S.J. 2, Blk. 3, D.L. 162 from Residential Single family to Residential Two Family zone.

The subject parcel is a 62.5' x 138' lot on the south side of Keith Street, east of Royal Oak Avenue. This property is now zoned for Residential Single Family use and designated a Type II district pursuant to the Subdivision Control by-law. Thus this parcel now only qualifies for Single Family usage. Certain non-conforming buildings such as a three suite dwelling east of the subject property and semi-detached dwellings in the next block east of the subject property have existed prior to the 1955 amendment of the Town Planning By-law and Subdivision Control By-law. The predominant development of the area is by new Single Family dwellings.

In view of the current development in the vicinity of the subject property the Town Planning Commission recommends the application not be approved.

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

Cr. Hean returned to the meeting.

Carried Unanimously.

- Application of the Imperial Oil Company Limited for the rezoning of the easterly 138' Lot 1, S.J. "J", Blk. 1/8, J.L. 4 from Local Commercial to Gasoline Service Station usage.

The subject property, located on the northwest corner of the intersection of Government Road and North Road was the subject of a similar application for Gasoline Service Station usage in November, 1955. The current application differs from the previous application only in that the depth along Government Road has been reduced to equal the depth of the present unused Local Commercial zone on the west side of North Road.

Conditions pertaining to this application have not appreciably altered since November, 1955 and the Town Planning Commission would re-affirm its previous recommendation that this application not be approved.

REPORT OF TOWN PLANNING COMMISSION (CONTINUED).....

Item 3.

A spokesman appeared.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the delegation be heard."
Carried Unanimously.

Mr. Ellis, Barrister and Solicitor, spoke on behalf of the applicants, submitting that certain changes had occurred in the vicinity of his client's property since the prior application had been considered.

It was pointed out that concentrated commercial development was in progress on the opposite side of North Road, and also recent approval had been granted for the Dominion Stores project to the west of his client's property.

Moved by Cr. F. Philips, seconded by Cr. Hean "That the application be approved for further consideration."

Carried,
Cr. Hughes and Morrison
voting against.

4. Application of Standard Oil Company of B. C. Ltd for the rezoning of all portions of land which lie to the north of the property line established by Plans Cancellation No. 7 and the McGill Park Land Exchange By-law 1955, between Carlton Avenue and Madison Avenue but including Madison Avenue, from Residential Two Family to Heavy Industrial.

The Town Planning Commission has viewed maps showing the subject property. It is further understood that Oil Storage tanks would be set back from the westerly property line at least 25 feet in order to provide for a perimeter service lane and the necessary cut-slope for foundations. Residential property will not abut directly upon this proposed Industrial Tank Storage area because of the intervening McGill Park, which can serve as a "buffer area".

In view of the foregoing circumstances the Commission would recommend that this application be approved.

Moved by Cr. Charlton, seconded by Cr. W. P. Philips "That the recommendation of the Commission be adopted and the application be approved for further consideration."

Carried Unanimously.

5. Application of Mrs. Jora Davis for the rezoning of Lot 26, Block 1/3, S.J. 48/49, J.L.95N from Residential Two Family to Gasoline Service station zone.

The subject property is located on the northeast corner of the intersection of 19th Street and 17th Avenue and is presently occupied by a modest older type dwelling. Immediately across 19th Street from the subject property is a recently zoned Light Industrial area. At the time this Light Industrial zone was established a 50' wide "buffer strip" was provided along the 19th Street frontage of the Industrial zone.

The Town Planning Commission would recommend that this application not be approved because the attempt to protect the Residential amenity of the area by the provision of the above noted "buffer strip" would be wasted by the encroachment of a non-residential use into the Residential area. Secondly, current land zoning two blocks northwest of the subject property permits Gasoline Service Station usage.

A delegation appeared.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the delegation be heard."

Carried Unanimously.

The owner of the property spoke drawing to Council's attention the fact which the industrial zoning on the opposite side of the street had on this property and submitted that in view of the potential industrial development the zoning of his property for gasoline service station purposes was considered suitable.

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

In favour - Crs. Morrison and Cr. Hughes,
Against - Crs. Hean, F. Philips, Drummond,
W.P. Philips and Charlton.

MOTION LOST.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the application be approved for further consideration."

Carried,
Cr. Hughes against.

Report of Town Planning Commission - - continued.

6. Application of F.A. Trotter for the rezoning of Lot 2 "A" pt. S.J. "B" Blk. 47, Ex. Sk. 12831, J.L.151/3 from Residential Two Family to Residential Multiple Family zone.

The subject property is occupied by an older type, medium sized dwelling converted to Multiple Family occupancy. Immediately east and west of the subject property are two new apartment buildings erected with Council approval of sites prior to the 1955 Residential Multiple Family zoning. These two apartment buildings must now be considered non-conforming uses in a Residential Two Family zone.

In view of the type of existing development adjacent to the subject property the Town Planning Commission would recommend that the subject property be rezoned to Residential Multiple Family I use. The Commission would further recommend that the two parcels adjoining the subject parcel, now used as apartment sites, also be rezoned Residential Multiple Family I use in order to remove the existing non-conforming use. These recommendations are made subject to acceptance by the Municipal Engineer of the additional load to be imposed on the Sanitary Sewer system, and on the understanding by the Town Planning Commission that the applicant, Mr. F. A. Trotter, is prepared to provide public lane access to the subject property.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the application be approved for further consideration."

Councillor Hean withdrew from his Council seat.

Carried Unanimously.

7. Application of Broadway Agencies for the rezoning of Lot 5, S.J. 35, Block 49, J.L.151/3, from Residential Two Family to Residential Multiple Family.

The subject property is located on the south side of Maywood Street west of the intersection of Maywood, Imperial and Sussex Streets, and is occupied by a well maintained single family dwelling. Adjoining development in the block is generally by single family dwellings. Apartment zones have not as yet been established on the south side of Maywood Street, one reason being that the Sanitary Sewer system serving the West Burnaby area has been badly overloaded in this vicinity. Some relief lately has been afforded this Sewer system, but any further extension of the apartment district in this West Burnaby area cannot yet be recommended. It is felt the rezoning of the subject parcel at this time could lead to further requests for extension of the apartment district on the south side of Maywood west of Sussex Avenue.

In view of the foregoing circumstances the Town Planning Commission recommends this application not be approved.

Mr. Hean, speaking as a private citizen and owner of the property, submitted that an inquiry of the Sewerage Engineer had revealed that the sewerage facilities in the area were not overloaded except during heavy rainstorms indicating that storm water was entering this sewer. It was submitted that on this basis the addition of new connections to the sewer was possible, provided steps were taken to determine the source of storm waters into the sewer system.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the application be approved for further consideration and that the report of the sewer situation be obtained from the Municipal Engineer for consideration at the Public Hearing."

Carried Unanimously.

8. Application of H.T. Smith for the rezoning of Lot "B" Sk. 12357, Block 2 and 3, J.L.2 from Small Holdings to Commercial.

The subject property is located on the west side of the North Road, north of the Loughheed Highway, and within a general triangle of land bounded by the Loughheed Highway, North Road and Government road.

This general triangle of land bounded by the aforementioned roads has been the subject of study and report by the Town Planning Commission to the Council and Commission has suggested that favourable consideration could be given to a comprehensive Commercial development of the consolidated triangle provided certain conditions were met, but that piece-meal Commercial development of any portion of the triangle would lead to uneconomic utilization of the property and establish continuing problems such as off-street parking provision, sewage control, service access etc. for the Municipality to cope with.

In view of this previous report, as briefly outlined above, the Town Planning Commission would recommend the current application not be approved.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the recommendations of the Commission be adopted."

Carried Unanimously.

Report of Town Planning Commission :... (continued)

9. Application of R. Hartfield for the rezoning of Lot "A", S.J. "A", Blk. 1 (42)
J.L. 125 from Residential and Heavy Industrial to Gasoline Service Station.

The subject property is located at the southeast intersection of Loughheed Highway and Springer Avenue. The current application is for the rezoning of the 100' x 125' corner of this property. The northerly 60' of the property abutting the Loughheed Highway is residentially zoned, and the remainder of the property is zoned Heavy Industrial.

The Town Planning Commission recommends this application not be approved because: (1) current zoning permits Heavy Industrial use of the bulk of the parcel, and (2) utilization of the requested 100' frontage immediately abutting the Loughheed Highway would be one further step toward the spread of ribbon development along the Highway.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the application be approved for further consideration."

Carried Unanimously.

Reports of the Planning Engineer relative to all the foregoing applications were read.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That (1) Bart McCafferty, Treasurer, and/or Howard Karras, Deputy Treasurer, together with Charles B. Brown, Municipal Clerk, and/or John H. Shaw, Deputy Clerk be and are hereby authorized for and on behalf of the Company to make, sign, draw, accept, endorse, negotiate, lodge, deposit or transfer all or any cheques, promissory notes, drafts, acceptances, bills of exchange, orders for the payment of money, contracts for letters of credit and forward exchange, whether or not an overdraft is thereby created in any account of the Company; also to execute any authority to any officer of the Bank to accept and/or pay all or any drafts, bills of exchange or promissory notes on behalf of the Company; also to execute receipts for and orders relating to any property of the Company held by or on behalf of the Bank; also to do all acts and things and execute all documents requisite to give to the Bank any security authorized by the Bank Act, including security in the form of mortgages, hypothecations, charges, pledges, assignments and/or transfers of all or any real or person, immovable or movable property of the Company; and in particular, without limiting the generality of the foregoing: lien or other notes, conditional sale contracts or instruments or agreements made or entered into respecting the sale of goods, wares and merchandise and money payable thereunder; warehouse receipts, bills of lading, security under Section 82 or under Section 88 of the said Act; and mortgages upon real and personal property pursuant to The National Housing Act 1954; and also to execute any agreement relating to any transaction between the Bank and the Company and defining the rights and powers of the Bank in respect of any property of the Company.

(2) That Bart McCafferty, Treasurer, is hereby authorized for and on behalf of the Company to negotiate or deposit with or transfer to the Bank (but for the credit of the Company's account only) all or any cheques, promissory notes, drafts, acceptances, bills of exchange and orders for the payment of money, and for such purpose to draw, sign or endorse the same, or any of them, or to deliver the same, or any of them, to the Bank endorsed with the name of the Company impressed thereon by a rubber stamp or other device; also to receive all paid cheques and other debit vouchers charged to any account of the Company and to execute from time to time the Bank's form of receipt therefor and agreement as to the settlement, balance and verification of all books and accounts between the Company and the Bank.

3. That all acts and things done and documents executed on behalf of the Company as hereinbefore authorized may be relied upon by the Bank and shall be valid and binding upon the Company and whether or not the corporate seal of the Company has been affixed to any such document.

4. That the Company shall provide the Bank with a certified copy of this resolution and a list of the names of the directors, officers, and employees of the Company authorized by this resolution to do any act or thing, together with specimens of their signatures, to be acted upon by each branch of the Bank with which any dealings are had by the Company until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such branch."

Carried Unanimously.

The Municipal Clerk submitted a report advising that negotiations had been conducted with James Edward MacDonald, for acquisition of Part Lot 1, Block 1, D.L. 125, Plan 3520 required for the extension of Buchanan Street, recommending that the offer of the vendor to convey the south 80' x 120' of this property for the sum of \$2,500.00 plus the cost of obtaining a partial discharge of mortgage, be accepted.

Moved by Cr. Hean, seconded by Cr. Morrison "That the recommendation of the Clerk be adopted."

Carried Unanimously.

The Municipal Clerk submitted Certificates of Sufficiency covering petitions received for the paving of the following streets under the provisions of the Local Improvement Act:

- (1) Edmonds Street from 6th Street to 4th Street.
- (2) Rosewood Street from Humphries Avenue to Mary Avenue.
- (3) North Ranelagh Ave. from Dundas St. to Cambridge Street.
- (4) Napier Street from Douglas Road to McDonald Avenue.
- (5) Portland St. from Buller Ave. west to the ravine.
- (6) Elford St. from Holmes Avenue to 10th Avenue.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Certificates be received and referred to the Municipal Engineer for report as to costs, pursuant to the provisions of the Local Improvement Act."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Sale By-law No. 11, 1956" be introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the said by-law."

Carried Unanimously.

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

Moved by Cr. Morrison, seconded by Cr. W.P. Philps "That the by-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Cr. Morrison, seconded by Cr. W.P. Philps "That "Burnaby Land Sale By-law No. 11, 1956" be now passed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hughes "That "Burnaby Road Acquisition and Dedication By-law No. 8, 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

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

Moved by Cr. Charlton, seconded by Cr. Drummond "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council reconvened.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Road Acquisition and Dedication By-law No. 8, 1956" be now passed."

Carried Unanimously.

Cr. Hughes withdrew from the meeting.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Acquisition By-law No. 3, 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

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

Moved by Cr. Morrison, seconded by Cr. Hean "That the by-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council reconvened.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Land Acquisition By-law No. 3, 1956" be now passed."

Carried Unanimously.

- 1 Moved by Cr. W.P. Philps, seconded by Cr. Hean "That "Burnaby Cab and Commercial Vehicle By-law 1951, Amendment By-law 1956" be now reconsidered."

Carried Unanimously.

Moved by Cr. W.P. Philps, seconded by Cr. Hean "That "Burnaby Cab and Commercial Vehicle By-law 1951, Amendment By-law 1956" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate Seal thereto."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. W.P. Philps "That "Burnaby Easement Authorization By-law No. 8, 1956" be now reconsidered."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That "Burnaby Easement Authorization By-law No. 8, 1956" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Cr. Hughes returned.

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Town Planning By-law 1948, Amendment By-law No. 13, 1956" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That "Burnaby Town Planning By-law 1948, Amendment By-law No. 13, 1956" be now finally adopted and that the Reeve and Clerk be authorized to sign the by-law and affix the Corporate seal thereto."

Carried Unanimously.

W. P. Philps addressed the Council advising that one of the local Service clubs were desirous of erecting bus shelters on boulevards in the vicinity of the Burnaby General Hospital.

Moved by Cr. Hughes, seconded by Cr. Morrison "That this matter be referred to the Chief Administrative Officer for report on the powers of the Council to instal such shelters on Municipal boulevards."

Carried Unanimously.

2 Councillor Charlton reported that Mr. J. Hunter had been nominated as Municipal representative on the proposed Pollution Board and that the name of Mr. John Brackenridge had also been submitted as a choice for a second Municipal member to the Board.

Moved by Cr. Drummond, seconded by Cr. F. Philps "That the report be received."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That Councillor Hean be appointed Acting Reeve for the period, October 1st to 6th inclusive during the absence of His Worship Reeve MacSorley and Acting Reeve, W. P. Philps."

Carried Unanimously.

The Medical Health Officer reported that the resignation of Dr. A. B. Singleton had been received to become effective September 30th and recommended that permission be granted to appoint Dr. Leonard Zimich on a part time basis of five morning sessions per week as from October 1st, 1956.

Moved by Cr. Hean, seconded by Cr. Morrison "That authority be granted as requested"

Carried Unanimously.

3 Moved by Cr. Charlton, seconded by Cr. Morrison "That the Clerk be instructed to write the Honourable, the Minister of Highways, requesting that his Department undertake the widening of East Hastings Street upon completion of current expropriation proceedings along this Highway."

Carried Unanimously.

4 The Parks Superintendent submitted a report on the engagement of Mr. P. L. Stockstadt as Park Planner, advising that the Board had considered it desirable to employ such a person to work in close liaison with the Parks Board and other Municipal Departments in conjunction with the forthcoming development pro-

gram proposed to be undertaken as a result of submission of a Debenture by-law at the forthcoming election. The Parks Superintendent submitted that it was not the intention of their Board to increase staff without Council's knowledge.

Moved by Cr. Hughes, seconded by Cr. Hean "That approval be granted to the retention of the services of Mr. Stockstad pending the introduction and passage of the proposed park development debenture by-law."

The meeting then adjourned.

Carried Unanimously.

Confirmed:

Charles B. Brown
Clerk.

Chas MacLoney
Reeve.