

Monday, January 30, 1956.

A regular meeting of the Municipal Council was held in the Council Chambers, 1930 Kingsway, on Monday, January 30th, 1956 at 7.30 p.m.

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

Rev. Allen led in an Opening Prayer.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the minutes of the previous meeting be ~~confirmed~~ ^{adopted} as written and confirmed."

Carried Unanimously.

South Burnaby C.C.F. Club wrote requesting an opportunity to address the Council with regard to the removal of Oakalla Prison Farm from the bounds of the Municipality. A delegation appeared.

Moved by Cr. Morrison, seconded by Cr. Hean "That the delegation be heard."

Carried Unanimously.

Mr. Dowding, spokesman for the delegation, suggested that the Council in Company with other interested bodies make overtures to the Provincial Legislature during the present sitting to have Oakalla removed from this Municipality. Mr. Dowding gave statistics indicating the growth of the prison over the past ten years and expressed concern over the future growth at the same or an accelerated rate and the result and effect which would occur to the amenities of the Municipality.

Mr. Dowding suggested that the recreational merits of Deer Lake were worthy of consideration and the removal of the Prison would facilitate improved development in this regard. Mr. Dowding also stressed the outdated reform facilities at the existing Prison and suggested that modernization of these facilities was needed.

Councillor Hean reviewed the action taken by the Council a short time ago when overtures were made to the Attorney-General containing certain suggestions for the removal and relocation of the Prison Farm. Mr. Hean stated the reception given by the Provincial Government to the Council's overtures and expressed the opinion that further representations at this time would be futile. The opinion was expressed by Councillor Drummond that the matter of improved prison facilities and the removal of Oakalla from the Municipality should be kept before the Provincial Government continuously.

Moved by Cr. Drummond, seconded by Cr. Hean "That the letter be received and the delegation thanked and the Council go on record as favouring the submission of any further material such as that presented pressing for the removal of this Prison to the Provincial Government."

Carried Unanimously.

2 B.C. Electric Railway Company submitted an application for rezoning property described as 0.83 acre portion of Block 30, J.L. 97 to Light Industrial.

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

Carried Unanimously.

3 Patricia M. Fahlman submitted an application for rezoning of:

Lots 5 to 9 incl. of pt. Lot 1, Blk. 13 and part of Lot 1, Blk. 14,

J.L. 79, Plan 11962 consolidated with a parcel of approximately 3.6 acres legally described as:

3 Lot 1 of Blocks 12 and 13, J.L. 79, Plan 2298, save and except part subdivided by Plan 11962 and Lot 1 Blk. 14, J.L. 79, Plan 536, save and except part (.106 acres) shown coloured red on sketch 1213 and save and except the North 33' and save and except part subdivided by Plan 11962, for Light Industrial.

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

Carried Unanimously.

4 H.V. Sharples wrote with reference to property described Lots 4 to 9 incl., Blk. 4 J.L. 14 owned by his client, Mr. Matthew Sutton. Mr. Sharples requested that the Council give consideration to a proposal to exchange this land valued by his client at \$90,000.00 for industrial lands of a similar value. It was suggested that the subject lands were suitable for park purposes being located on water frontage at the east end of Burnaby Lake. Mr. Sharples advised he would accept payment of 5% of the aforementioned value netting a cash payment of \$4,500.00.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the letter be received and acknowledged and that the writer be advised the Council is not prepared to entertain this proposal at the present time."

Carried Unanimously.

Capitol Hill Ratepayers' Association submitted the following matters considered by their Association to be in need of attention:

- (1) Complaint of inefficient septic tanks of new home owners on Springer and Parker Avenues. It was considered the owners of these individual homes were being penalized for the mistakes of either the builder or building inspectors.
- (2) The lane servicing properties on the north side of Empire Drive, westward from the intersection of Capitol Drive, being the only access to homes in this area, was left in an impassable condition subsequent to the laying of sewers in the area. The Association requested that this condition be rectified.
- (3) Improved transportation facilities for the North Burnaby area were requested including the provision of a downtown service from Vancouver to Sperling and Juthie Avenues.
- (4) Attention was drawn to the timing of traffic lights on East Hastings Street at Gilmore and Willingdon Avenues, suggesting that in order to halt traffic tie-ups occurring at the present time, the timing of these lights be altered to provide a continuous progression of traffic along the Highway.

A Committee of the Chief Sanitary Inspector and Chief Building Inspector submitted a report as a result of a Petition received from the owners of properties on Springer and Parker Avenues, complaining against the operation of the septic tanks installed to serve the septic tank effluent from their newly acquired premises (see Item 1 above).

The Committee reported having conducted a survey of these properties resulting in some evidence of minor contamination. The Committee advised that the septic systems were constructed pursuant to regulations in effect during the year 1953 which regulations were not as stringent as those at the present time.

The Committee reported having discussed the legal aspects with the Municipal Solicitor and that the opinion was that the onus of the responsibility lie with the owner of the premises and that where nuisances occurred, notices should be issued pursuant to the Health regulations.

Moved by Cr. Hean, seconded by Cr. Drummond "That the Petitioners affected by the sewage drainage problem be advised of the result of the survey conducted by the officials and that a re-check of the properties be made by the Sanitary Department when ground conditions improved and that the Department take whatever steps are necessary to rectify any contravening conditions which exist. Further, that a copy of the report of the officials be forwarded to the Petitioners and the Capitol Hill Ratepayers' Association."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That Item 2 of the Capitol Hill Ratepayers' Association communication be referred to the Engineer and Items 3 and 4 be referred to the Traffic Committee for report."

Carried Unanimously.

Capitol Hill Ratepayers' Association wrote requesting that an extensive programme of road improvements be carried out in the Capitol Hill area, and further that a survey of street lighting be conducted with a view to improvement.

A delegation appeared.

Moved by Cr. Morrison, seconded by Cr. Drummond "That the delegation be heard."

Carried Unanimously.

Mr. Seifner spoke and reviewed previous requests for road and other improvements in the Capitol Hill area, elaborating on conditions as they exist at the present time with particular emphasis on the roads. Mr. Seifner stressed the need for an alternate road to parallel Hastings Street between Hastings St. and the Lougheed Highway.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the letter be received and the submissions be referred to a Committee of the Engineer and Chairman of Board of Works Committee (Councillor Charlton) for report in conjunction with the current estimates."

Carried Unanimously.

Burnaby Ratepayers' Council wrote submitting their endorsement of the proposal by the North Burnaby Board of Trade made recently to the Council that the sum of \$200,000.00 be set aside towards widening of Hastings Street.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the letter be received and the Ratepayers' Council be thanked for their interest in this and other matters of public concern."

Carried Unanimously.

Burnaby Ratepayers' Council wrote with reference to the dispute raised by the residents in the Elks Avenue areas as a result of a proposed subdivision by the Corporation for that area. The Ratepayers' Council suggested that a meeting be held between the Corporation and affected Residents to remove the misunderstandings and dispute which has arisen.

Mr. Hill requested an opportunity to speak.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That Mr. Hill be heard."

Carried Unanimously.

Mr. Hill advised that there appeared to be an unwarranted burden placed on the owners of property backing on to Elks Avenue, owing to the high cost of servicing their properties. Mr. Hill suggested that in view of the misunderstanding of the residents that a general meeting be held to clarify the situation as soon as possible.

Carried Unanimously.

2 The Clerk read a report prepared by the Municipal Engineer in this connection giving information concerning the servicing of the proposed subdivision and the benefits which would accrue to the existing property owners. The Engineer submitted that the dispute which had arisen over the cost of services was unfounded since an estimate prepared had indicated a total cost of \$2,755.00 which would be chargeable to the said property owners in the event of their subdividing their property, representing a cost of about \$310.00 per 56' lot. The Engineer pointed out this would represent the cost of the installation of a water main only and that it was the intention of opening Elks Avenue and Drummond Street in conjunction with the proposed subdivision.

Moved by Cr. Charlton, seconded by Cr. F. Philips "That the letter be received and that a copy of the report of the Engineer be supplied to each of the property owners concerned."

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the said owners be advised that should they be still dissatisfied after considering the report of the Engineer the Council will be prepared to hear their further complaints at a regular Council meeting."

Carried Unanimously.

3 The North Burnaby Board of Trade submitted a request that the crush on Municipal property lying between Jelte and Hythe Avenue, bordering on Hastings Street be removed to improve visibility of motorists on Hastings Street and Capitol Drive.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That the letter be received and the Engineer be instructed to have this crush removed."

Carried Unanimously.

4 R.G. Bigelow and others protested the further expansion of the Williams Concrete Company on Aubrey Street, pointing out that the existence of this business was contrary to the zoning by-laws. The Petitioners requested the Council to not allow the newly acquired residential land for expansion of new buildings or increased storage area.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the Petition be received and that the Petitioners be advised of the decision of the Board of Appeal and its effect beyond the jurisdiction of the Municipal Council."

Carried Unanimously.

Burnaby School Board wrote requesting that consideration be given to the installation of a concrete sidewalk along Rumble Street fronting the south side of Nelson Avenue school site. The Board drew attention to the dangerous condition existing due to frost damage and roots of trees planted on the boulevard. The Board suggested that if the sidewalk work were undertaken certain drainage improvements would be carried out to the site at the same time.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the letter be received and this matter be referred to the Engineer for consideration in conjunction with the current estimates."

Carried Unanimously.

Burnaby Parent Teacher Council wrote requesting that their organization be represented on the Library Board and suggested that their representative fill the vacancy left due to the recent resignation of Mr. Mulligan.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the letter be received."

Carried Unanimously

District Engineer, Department of Highways, requested submission of estimate of proposed expenditures on classified Highways for the fiscal year 1956-1957.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the letter be received and referred to the Municipal Engineer."

Carried Unanimously.

Lower Mainland Regional Planning Board of B.C. submitted its 1955 Annual Report for the information of the Council.

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

Carried Unanimously.

Burnaby May Jay Association submitted an application in an amount of \$500.00 towards the 1956 May Jay Celebration.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "that the application be received and referred to the Committee on Grants."

Carried Unanimously.

The Finance Committee of the Salvation Army submitted an application for a grant towards their activities for the year 1956.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That the application be received and referred to the Committee on Grants."

Carried Unanimously.

The Fraser Valley Municipal Association submitted notification of their next Regular meeting on Tuesday, January 31st at the City Hall, New Westminster.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the notice be received and that those who are able be in attendance at this meeting."

Carried Unanimously.

Public Administration Service submitted an account for services in connection with the organization and administration survey ~~administered~~ conducted by their Organization amounting to \$850.00.

Moved by Cr. Hean, seconded by Cr. Morrison "That the account be paid."

Carried Unanimously.

REPORT OF COMMITTEE OF THE WHOLE.

Your Committee met on January 16th inst. and recommend:

- (1) That the Burnaby Library Board be authorized to engage the services of a Librarian at a salary of \$4,800.00
- (2) That matter of acquiring land required for road widening or other municipal purposes be placed in the hands of the Property Manager to negotiate with the owners concerned.

Moved by Cr. Morrison, seconded by Cr. Charlton "That Item 1 be tabled and Council give consideration to presenting another by-law to people in December."

MOTION LOST. Cr. Charlton and Cr. Morrison
in favour.
Cr. F. Philips, W.P. Philips, Hean, Drummond
against.

Moved by Cr. Drummond, seconded by Cr. Hean "That Item 1 of the report be adopted."

Carried.
Cr. Charlton and Cr. Morrison
dissenting.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That Item 2 of the report be adopted."

Carried Unanimously.

COMMITTEE REPORTS.Property and Building Committee.

Your Committee met on Monday, January 23, 1956 and recommend:

- (1) That the application of B.C. Society for Prevention of Cruelty to Animals to lease Lot 5, Block 42, D.L.30 be not favourably considered.

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

Carried Unanimously.

Parks, Planning and Public Relations Committee.

Your Committee met on Monday, January 23, 1956 and recommend:

- (1) That the application of H. Norlander to purchase Lot 9, Block 11, D.L.156 reserved for a lot area be not favourably considered.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the recommendations of the Committee be adopted."

Carried Unanimously.

Justice, Power and Transportation.

Your Committee met on Monday, January 23, 1956 and recommend:

- (1) That approval be granted to the payment of an account of the Provincial Department of Highways amounting to \$176.26 being 50% of the cost of installation of additional traffic signals at Edmond Street and Kingsway, plus \$8.39 being service charge in this regard.

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

Carried Unanimously.

Board of Works Committee.

Your Committee met on Monday, January 23, 1956 and recommend:

- (1) That this Corporation accept 70% of the cost estimated by the B.C. Electric Co. of \$3,092.00 involved in necessary alterations to wiring on the north side of Kingsway to permit the installation of a modified type of ornamental lighting standards.
- (2) That Parks Board estimates of work for the period, January 23rd to February 5th, 1956 in the amount of \$2,600.00 be approved.
- (3) That this Corporation pay to the B.C. Telephone Company the sum of

BOARD OF WORKS COMMITTEE (continued)

- (3) \$12,195.30 representing a contract price for removal of portion of their building in return for a conveyance of the north 20' of their property situated at the south east corner of Hastings Street and Carlton Avenue subject to the following conditions:
- (a) That this payment will constitute the full obligation of the Corporation with respect to the acquiring of the north 20 feet of the Company's property. No extras to the contract will be paid for by the Corporation unless previously authorized in writing by the Municipal Engineer and confirmed by Council.
 - (b) That the Company agrees to the removal of all structures within the proposed 20 foot widening strip to be completed not later than May 15th, 1956.
 - (c) That the Company execute the form of Consent provided by our Solicitor.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the recommendations of the Committee be adopted as written."

Carried Unanimously.

Cr. Morrison withdrew during reading of Finance Committee recommendations.
Finance Committee.

Your Committee met on Monday, January 23, 1956 and recommend:

- (1) That permission be granted the Kinsmen Club of North Burnaby to hold their Mother's March on Police campaign on Saturday, February 18th between the hours of 6.30 and 7.30 o'clock p.m.
- (2) That permission be granted the Victorian Order of Nurses to hold their annual campaign commencing with a "Blitz" on the evening of May 7th followed by a two week canvass.
- (3) That the Council go on record as approving and endorsing National Health Week sponsored by the National Health League of Canada in co-operation with Departments of Health and Education throughout the Dominion and urge full co-operation on the part of all organized groups during National Health Week.
- (4) That the claim of V.R. Jookey in an amount of \$28.01 covering damage suffered as a result of his automobile having struck an excavation in the 4600 Block East Hastings Street be settled in the full amount.
- (5) That claim of W.J. Carmichael for flood damage suffered by his premises in November, be settled in full in the sum of \$200.00.
- (6) That the claim of Mrs. M. Oliver for flood damage to her premises as a result of a drainage ditch overflowing on the north side of Clinton Street, be settled in full in the sum of \$250.00.
- (7) That rates for Penalty additions on unpaid taxes for the year 1956 be set as follows:

July 17, 1956	- 5%
Nov. 20, 1956	- 5%
- (8) That Disbursements for the period ended January 13, 1956 in the amount of \$76,425.49 be approved.

Moved By Cr. W.P. Philips, seconded by Cr. Drummond "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Personnel Director submitted the following recommendations re staff appointments and reclassifications:

1 Clerk-Stenographer I - Assessment Department - Recommended that Mrs. Patricia de Vries be appointed to the position.

2 Clerk II - Assessment Department - Recommended that Mr. Wm. Gray be appointed to this position.

3 Fire Captain Sr. - Recommended that Mr. Sam Davies be appointed to the position.

4 Fire Captain Jr. - Fire Dept. - Recommended that Mr. John R. Sutherland be appointed to this position.

5 Fire Captain Jr. - Fire Dept. - Recommended that Mr. H.J. Anderson be appointed to the position.

6 Fire Fighter-Fire Department. - Recommended that Mr. R. M. Campbell be appointed to the position.

7 Clerk-Stenographer I - Planning Department. - Recommended that this position/ held by Ethel Chapple, be reclassified as a Clerk-Stenographer II as from Jan. 1st, 1956.

8 Clerk Stenographer II - Personnel and Civil Defence Department. Recommended that this position be reclassified as a Clerk-Stenographer III as from January 1st, 1956. - held by Mrs. Jane Bell.

9 Clerk II - Civil Defence Dept. - Recommended that this position, held by Wm. G. Roaf, be reclassified as a Clerk III as from January 1st, 1956.

Moved by Cr. Morrison, seconded by Cr. Hean "That the recommendations of the Personnel Director be adopted."

Carried Unanimously.

10 The Special Committee appointed to consider the application of C. Troseth for a reduction in the amount required by the Corporation for extension of a 6" water main from Willington Avenue to his property on Sallis Street, reported having considered the matter and submitted that the original estimate of \$690.00 had been reduced to \$475.00 due to the fact that the owner was unaware that the property was unserviced until buildings had been erected thereon.

The Committee submitted that it would set a dangerous precedent if the owner were required to pay only a portion of the servicing with the remainder being paid out of general revenue. Such a change in policy could require a large outlay by the Corporation. In view of the circumstances the Committee recommended that the applicant be required to pay the reduced amount before a service application is accepted for this property.

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

Carried Unanimously.

11 The Chief Licence Inspector submitted a report on the Sheep Protection Act claim submitted by J.H. Walton for the loss of 6 (six) chickens killed by a stray dog advising that investigation had disclosed the fencing surrounding the chicken pen was not substantial enough to keep marauding dogs from gaining entrance, and recommended that the claim be disallowed.

Moved by Cr. Charlson, seconded by Cr. F. Philips "That the recommendations of the Chief Licence Inspector be adopted."

Carried Unanimously.

12 The Chief Licence Inspector submitted a report on the application of A. Bryant for permission to establish an auto wrecking business at 2820 Kingsway, advising that the area be used for this purpose was hidden from view from Kingsway behind an existing service station, the yard surrounded by a 5' wooden picket fence. The Chief Licence Inspector recommended that the application be approved provided the fence is raised to a height of at least 6' and that all wrecking and marking of partially wrecked vehicles be done within the fenced area.

Moved by Cr. Drummond, seconded by Cr. Morrison "That the recommendation of the Chief Licence Inspector be adopted."

Carried Unanimously.

The Traffic and Traffic Safety Committee submitted the following recommendations:

- 1 (1) That the Provincial Government be requested to install a "Caution-School Children" sign at Keswick Avenue and Lougheed Highway intersection.
- 2 (2) That re-lectorized posts be installed at Douglas Road and 10th Avenue to clarify the change in width of roadway at this point. It was further recommended that the City of New Westminster be requested to consider the desirability of installing warning signs of the narrowing of pavement, west of 10th Avenue.
- 3 (3) That parking be prohibited on the north side of Douglas Road from Edmonds Street to Wedgewood Street, in view of the conflict between parked vehicles and moving traffic at the north-west corner of the intersection of Edmonds Street and Douglas Road.
- 4 (4) That the B.C. Electric Company be asked to move all bus stops on Edmonds Street to far side locations and that a street light luminaire be installed at the said intersection; further, that a sidewalk be installed at the north side of Mary Avenue, from Edmonds Street to Vista Crescent.
- 5 (5) That the B.C. Electric Company be asked to relocate the east bound bus stop at the intersection of Gilley Avenue and Marine Drive, to a position parallel to the most westerly commercial building and that parallel parking signs be installed in front of the shop frontages at each of the above suggested bus stops.
- 6 (6) That the Provincial Government be requested to install an overhead lighting fixture to light the established crosswalk at McMurray Avenue and Kingsway.

Moved by Cr. Hean, seconded by Cr. W.P. Philips "That the recommended installation of a sidewalk at the north side of Mary Avenue be referred to the Engineer for consideration in conjunction with the current estimates."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That the remainder of the Traffic and Traffic Safety Committee report be adopted."

Carried Unanimously.

The Treasurer submitted Disbursements for the period ended 31st December 1955 in the total amount of \$846,286.65.

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

Carried Unanimously.

The Staff Land Sale Committee submitted a report as follows:

- 7 (1) Application of Central Park Realty to purchase east half Lot 4; east half Lot 11 and east half Lot "A", Blk. 24, J.L. 53; Lots 1 to 7 incl., Blk. 27, J.L. 53; Lots 1 to 7 west half incl. and Lot "A" Blk. 28, J.L. 53. This application is for Industrial use and involves partial cancellations of plan and rezoning from Residential to Light or Heavy Industrial. Your Committee recommend the matter be referred to Planning Engineer and Town Planning Commission for report and recommendation.

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

Carried Unanimously.

- 1 (2) Application of C.R. Custer to purchase E¹ Lot 3, Blk. 44, J.L. 69. This is a 33 foot lot situated on south side of Norfolk St., 165 feet east of Esmond Ave. and had been previously sold to A.C. Redgrove for consolidation with lot owned by him adjacent. The sale was foreclosed in March 1955 for failure to keep up payments. Mr. Redgrove has also submitted a new application to purchase.

Your Committee would recommend that the property be sold to Mr. Redgrove, for consolidation with Lot 4 (now owned by Redgrove) for the sum of \$400.00, said price takes into consideration that he had already paid \$100.00 toward purchase price at time of foreclosure.
Moved by Cr. Charlton, seconded by Cr. F. Philips "That the recommendation of the Committee be adopted."

Carried Unanimously.

- 2 (3) Application of A. Evansky to purchase west half Lot 52, S.J. 6/8, Blk. J, J.L. 96 situated on Julian St., east of Gilley Avenue. Size of lot 33 x 122 in Light Industrial zone. Sanitary Dept. report land swampy and difficult to drain.

Your Committee recommend property be not sold until sewer service can be provided.

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

Carried Unanimously.

Councillor Drummond was absent during consideration of the above item 3.

- 3 (4) Application of M.A. Miller to purchase Lot 1, Blk. 7, J.L. 151/3 (Corporate Land) situated on south-east corner of Kingsway and Patterson. This lot was acquired by Corporation in connection with widening of Kingsway and portion of lot was used for this purpose. Mr. Miller is presently leasing the balance of the lot.

Your Committee recommends property be retained as it may be required for improvement to the intersection.

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

Carried Unanimously.

- 4 (5) Application of Metropolitan Estates Ltd. to purchase Lots 1 to 5 and 13 & 14 Blk. 12, J.L. 29 on Hilda Street, between 11th and 12th Avenues. Planning Engineer advised School Board were desirous of establishing a primary school in this area and recommended Corporation land be reserved for possible school use.

Your Committee recommends this land be reserved for School purposes.

- 5 (6) Application of Harry Wright to purchase Lot 76 S.E. 1/2 and 77 S.E. 1/2, S.J. 34/8 J.L. 95N situated on 16th Ave. 132' west of 16th Street. Sanitary Inspector reports these lots suitable for septic tank disposal provided size of lot not reduced in any way. Planning Engineer advised 16' of these lots will be required for widening 16th Avenue.

Your Committee recommends property be withheld from sale pending road widening and sewer installation.

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

Carried Unanimously.

- 6 (7) Application of Mainland Clay Products to purchase Part of Lot "B", J.L. 215 (presently under lease) situated on Barner Road.

The applicants are operating a non-conforming type of business on this property and in the opinion of your Committee no sale should be considered until the area is zoned for the type of business carried on, and would recommend the Town Planning Commission be requested to submit a report as to possible rezoning.

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

Carried Unanimously.

Chief Building Inspector submitted a report on the application of Mutual Estates Limited on behalf of Wosks Limited for approval of Lot 17 or Lot 18, Block 6, J.L.151/3 for parking purposes for tenants, customers or Wosks Limited. The Building Inspector reported having studied the sketch plan submitted and that some confliction existed with the provisions of the Town Planning By-law in that an eleven place car shelter was proposed. The Building Inspector drew attention to the definition of a "parking lot" as shown in the Town Planning By-law and as permitted in a residential zone, and further drew attention to the definition of a private garage which provided for the erection of a building with a capacity for housing not more than three automobiles. Under the latter definition the Building Inspector assumed that a carport could be included within the definition of a private garage and taking into consideration the area of the subject lot it was submitted that garage accommodation 4.5 automobiles only could be permitted rather than the eleven as proposed. Under the circumstances the Chief Building Inspector advised that his Department had been unable to issue the Building Permit for the structure shown on the plans and he was referring the application to Council for further consideration and direction.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the application for approval of the property for parking lot purposes as proposed be denied and that it be suggested that application be made to the Town Planning Board of Appeal for such permission." Carried.

Cr. Morrison, Drummond, Hean,
W.P. Philips, Reeve MacSorley
in favour.

Cr. F. Philips and Charlton against.

REPORT OF TOWN PLANNING COMMISSION.

The Town Planning Commission submitted the following recommendations:

- (1) Application of S.G. Freeze Realty Co. for the rezoning of N. 82' and S. 40' of Lot 7, Blk. 37, J.L.159 from Residential to Gasoline Service Station use.

2. In their application the S.G. Freeze Realty Co. Ltd. on behalf of their clients, agreed to observe a setback of seven feet on the east side of their property from Gilley Avenue, and a setback of ten feet on the north side of their property from Rumole Street for purposes of street widening. The applicants, on behalf of their clients, also indicated willingness to erect a fence or planted screen on the south and west sides of the property to protect the amenity of adjacent Residential development.

The Commission would recommend that this application be approved and the property be rezoned from Residential to Gasoline Service Station usage, and would suggest that the above noted widening strips be acquired by the Corporation.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That this application be laid over pending negotiations to acquire the land as recommended for road purposes." Carried.

Crs. F. Philips and Morrison against.

2. Application of Campbell, Meredith and Murray for the rezoning of a 6.11 acre portion Block "B", J.L.80N from Residential to Commercial.

3. In considering this application, the Commission viewed a preliminary plan of the proposed development and heard a preliminary report on sewage disposal facilities for a fifty-room Hotel and Super Market, prepared by a local firm of Consulting Engineers.

The conclusion reached by the Commission after studying this application and noting the contents of the report of a Consulting Engineer was that this proposal is premature until such time as Municipal Sewers are available. Other problems of topography of the site and highway traffic conditions in the immediate vicinity were considered to impose considerable obstacles in the way of satisfactory development of this type. The Commission, in view of these factors, would recommend that this application be not approved.

Moved by Cr. Drummond, seconded by Cr. Charlton "that the application be tabled and the Sanitary Inspector and Building Inspector be requested

to contact the Consulting Engineers to discuss the drainage problem and the type of sewage disposal plan necessary to efficiently control the sewage effluent and to bring down a report thereon.

Carried Unanimously.

3. Application of Rivers Realty Ltd. for rezoning Lot 17 and 18, Blocks 1 to 4 and 6, J.L.125 save and except Parcel "A" Expt. Plan 9639 of Lot 18 from Residential to Gasoline Service Station and Residential Two Family use.

The Commission does not favour the use of any portion of the property for gasoline service station purposes, because,

(a) Two new residences fronting on Broadway, immediately north of the subject property - initial stage of a larger Residential block, would be detrimentally affected.

(b) Present zoning in the immediate vicinity of the subject property provides amply for this type of development i.e.:

- Unused Service Station site at the northeast intersection of the Lougheed Highway and Holm Avenue.
- Unused Service station site at the southwest intersection of the Lougheed Highway and Holm Avenue.
- Unused Commercial zone on the southeast corner of the intersection of Holm Avenue and Broadway.
- Unused Local Commercial zone on the northeast corner of Holm Avenue and Broadway.

The Commission, while realizing that drainage and number of units would require strict control, would favourably consider an application for two-family usage of the entire tract, provided that the parcels were re-subdivided and a 33 foot access road dedicated along the north side of the Lougheed Highway.

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

Carried Unanimously.

4. Application of H.A. Roberts Ltd. for the rezoning of Lot 1, except W.179' Blocks 1 and 8, J.L.4, Map 3877 from Small Holdings to Gasoline Service Station.

After lengthy consideration, the Commission would recommend that this application not be approved, since,

(a) The proposed development would tend to depreciate existing Residential properties without a compensating appreciation to the general community.

(b) The development of the subject parcel could eventually lead to strong representations being made for the establishment of a Commercial strip on the north side of Government Road & this situation the Commission could consider highly undesirable.

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

Carried Unanimously.

5. Application of N. Kalyk to purchase Municipal lands bounded by Mission Ave. Marine Drive, and the ravine east of Gilley and east of 14th Avenue.

The Commission has given further consideration to the above matter, referred back to the Commission by Council December 21st, 1955. The Commission re-affirms its previous recommendations of May 2nd, 1955 and December 15th, 1955 that Council withhold from sale all Municipally owned land in the area bounded by the ravine east of Gilley Avenue, Marine Drive, 10th Ave. and 20th Street. The Commission's major reason for re-affirming the previous recommendations is the desirability for Burnaby to obtain a right-of-way for a major traffic artery from Marine Drive, and possibly the Anacis Island River Crossing facility, to the Burnaby Street system located on the upper level in the Kingway-Edmonds vicinity. Some traffic artery from Marine Drive to the Upper-Burnaby Street system at a grade more favourable than the presently established Stride Avenue is desirable regardless of the proposed Anacis Island River Crossing, and the use of a portion of this property provides the only logical location for such a traffic artery.

TOWN PLANNING COMMISSION REPORT (continued...)

5. Three general alignments were considered and it was agreed that the most suitable choice was contingent upon location factors unknown to date - these being the best location of a major road crossing of the B.C. Electric tracks, and the probable location of an Annapolis Island crossing.

Study of the topography of the area and of possible trackage extensions would indicate, however, that a large portion of the area could be serviced by rail, and that portions of the remainder would be suitable for smaller industrial sites. Until the location of this traffic artery can be definitely determined, the Commission is handicapped in advising of the best land-use of property in the above described area.

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

Carried Unanimously. —

6. Further to the Commission's recommendation of December 15, 1955, that the area bounded by Trapp Road, Williams Avenue, Thorne Avenue, B.C.E. right-of-way, Meadow Avenue, 14th Avenue and Marine Drive save and except the south half of Lot 20, Block 10, J L173, be rezoned from Heavy Industrial to Agricultural use, the Commission would further recommend that the necessary amendments to the Town Planning By-law be framed to effect the following Regulations to control the use of land or buildings in the Agricultural district:

- (a) Any use permitted in a Residential Single Family District.
- (b) The conducting of farming; truck garden and orchard cultivation; nursery cultivation; and animal and poultry husbandry subject to Council approval.
- (c) Sites in this District shall be of a minimum of three-quarters of one acre and shall have a frontage of not less than 100 feet.
- (d) All buildings shall be sited in accordance with regulations pertaining to Single Family Residential Districts except that the front yard depth may be reduced to a minimum of 30 feet for single family dwellings.

The Commission would also draw to Council's attention the fact that the Subdivision Control By-law will need to be amended to effect the site requirements indicated in (c) above.

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

Carried Unanimously.

7. The Commission reported that the annual election of officers was conducted.

Geo. J. McLean was returned as Chairman of the Burnaby Town Planning Commission for the year 1956.

Ivor L. Parry was returned as Vice-Chairman of the Burnaby Town Planning Commission for the year 1956.

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

Carried Unanimously.

The Planning Engineer submitted advice that he was in agreement with the recommendations set forth in the report of the Town Planning Commission under date of January 30, 1956.

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

Carried Unanimously.

The Engineer submitted Detailed Account of Works for the two week period ending January 22, 1956.

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

The Engineer submitted Board of Works Estimates for the period, February 6th to 19th, 1956 in the following amount:

Board of Works - General - \$47,025.00

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

Carried Unanimously.

The Engineer submitted Water Works estimates for the period, February 6th to February 19th, 1956. Water Works - General - \$12,975.00

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

Carried Unanimously.

The Engineer submitted Health and Sanitation Estimates of work for the two-week period, February 6th to 19th, 1956 as follows:

Health & Sanitation-General - \$6,300.00

Moved by Cr. Drummond, seconded by Cr. Hean "That estimates as submitted be approved."

Carried Unanimously.

The Municipal Engineer submitted a report on a proposal to construct an extension to the Glenbrook Sewer to be known as Trunk Area #3. The Engineer submitted plans and details of location, lying roughly between 10th Avenue, 1st Street, Armstrong Avenue and Langley Street. It was reported the work consisted in the main of an area where combined sewers would be installed and two smaller areas where sanitary sewers only would be constructed. 572 properties would be serviced occupied at present by 440 homes. The Engineer requested and recommended that the Local Improvement method of financing be employed with the issuance of a 20 year debenture issue. The total cost of the job was estimated to be \$274,323.00 representing an annual repayment charge of \$20,184.60 over a twenty year period. In arriving at the proportion to be borne by the Municipality it was pointed out that pursuant to Section 21 certain charges were mandatory upon the Municipality and that under sub-section 3 of the said section, the Corporation may assume their costs. It was recommended that the basis of assessed value be on land only and in tabulating the numbers of properties involved as against the total cost it was determined that a typical average annual charge would be in the neighbourhood of \$23.28 provided the Corporation assume a maximum share of 32% of the overall cost.

The tabulation further indicated that based on 1955 assessments 75% of all the properties in the area would be \$27.00 more or less per year. The Engineer advised further that the Capitol Hill sewer was nearing completion and in order to maintain a continuous programme it was recommended that the necessary by-laws be prepared and Local Improvement notices circulated at the earliest possible date.

Moved by Cr. Charlton, seconded by Cr. Hean "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The Municipal Engineer submitted a formal cost report on the proposed Glenbrook Sewer Construction area No. 3 pursuant to Section 30 of the Local Improvements Act.

Moved by Cr. Morrison, seconded by Cr. Hean "That the report of the Engineer be received."

Carried Unanimously.

The Parks Board submitted Detailed Account of Works for the two week period ending January 22, 1956.

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

Carried Unanimously.

2 The Parks Board submitted a report on the constitution of the Recreation Commission recommending that the said Commission comprise the Board of Park Commissioners and that an Advisory Committee on Recreational matters be set up by the Board to include representatives of Council, School Board, Community groups and interested private citizens.

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

Carried Unanimously.

The Parks Board submitted a recommendation that the following reserved park sites be dedicated for park purposes:

Wesridge Park (Cliff Ave. and Pandora Street).
Lochdale Park (Clare Ave. and Hastings Street).
Forest Glen Park (Nelson Ave. and Bond Street).
Barne Beach Park.

Wesburn Park (Patterson Ave. and Moscrop Street)
Moved by Cr. P. Philips, seconded by Cr. Charlton "That the recommendation of the Parks Board be adopted and the Clerk be instructed to bring down a necessary Park Dedication Bylaw."

Carried Unanimously

2 The Parks Board submitted a recommendation that the sum of \$15,000.00 be set aside from the Tax Sale Lands Moneys Trust in addition to a like amount set aside last year for the development of Barne Beach Park and particularly the construction of a pedestrian underpass under the C.P.R. Tracks.

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That the report be received and this matter be referred to the Committee on Estimates."

Carried Unanimously.

3 The Parks Board submitted estimates for the year 1956 giving a breakdown of the various items of development and maintenance according to park areas. The Board requested that the interim estimate covering the period January 1st to April 30th and amounting to ~~\$11,000.00~~ ^{\$11,921.00} for maintenance and development be approved pending consideration of the estimates by the Estimate Committee.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the interim estimate of the Parks Board be approved."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the balance of the Parks Board estimates be referred to the Estimates Committee."

Carried Unanimously.

4 Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That His Worship Reeve MacSorley be and is hereby appointed as Council representative to the Burnaby Library Board for the term ending January 31st, 1957 and that the following appointments be also made to the said Board for the terms as indicated:

Mrs. R.C. Hill, term ending January 31, 1957.
Mr. R.C. Grant, term ending January 31, 1958.

Tenders were received for demolition of House No. 3, Barne for the purchase of materials contained in the said building:

5 Moved by Cr. Morrison, seconded by Cr. Hean "That Tenders Next be opened."

Carried Unanimously.

Tenders were then opened revealing the following:

Tender No. 1 - \$57.50
Tender No. 2 - 25.00

Moved by Cr. Morrison, seconded by Cr. Hean "That Tender No. 1 be accepted."

Carried Unanimously.

6 Tenders were received for the purchase of Lots 15 and 16, Block 8, and Lots 3 to 6 incl., and Block 11, J.L. 76.

Tender No. 1 - \$9,685.00

Moved by Cr. Charlton, seconded by Cr. Hean "That the tender in the amount of \$9,685.00 be accepted."

Carried Unanimously.

7 Tenders were received for Lot 17E, Blks. 11/16/19 J.L. 159 as follows:

Tender No. 1 \$800.00
Tender No. 2 1100.00
Tender No. 3 756.00
Tender No. 4 1056.00

Moved by Cr. Morrison, seconded by Cr. Charlton "That tender No. 2 be accepted."

Carried Unanimously.

The Municipal Clerk submitted Certificates of Sufficiency covering the paving of the following streets:

- (a) Clinton St. from Gray Ave. to Dow Avenue.
- (b) Barker Crescent from Hazelwood Cresc. to Price Crescent.

Moved by Cr. Charlton, seconded by Cr. Drummond "That the certificates be received and referred to the Engineer for cost report pursuant to the provisions of the Local Improvement Act."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the Reeve and Clerk be authorized to sign and affix the Corporate Seal to the following documents:

- (a) Temporary Housing release - J.I. Edmondson.
- (b) Temporary Housing release - Wm. and Margaret Eliuk."
- (c) Temporary Housing release - C.G. and Edna M. Jones.
- (d) Temporary Housing Agreement - John S. and Sheila Wosnuk.
- (e) Petition to Lieutenant-Governor in Council re tax over-payment - Margaret E. Otto.
- (f) Easement Release - Central Park Garden Villages Limited

Moved by Cr. W.P. Philips, seconded by Cr. Charlton "That S.B. McCafferty, the Treasurer of the Corporation of the District of Burnaby (hereinafter called "the Corporation") be and is hereby authorized for and on behalf of the corporation to negotiate with, deposit with, or transfer to the Royal Bank of Canada (but for credit of the corporation's account only) all or any cheques and other orders for the payment of money, and for the said purpose to endorse the same or any of them on behalf of the corporation either in writing or by rubber stamp.

2. That all cheques of the current account of the corporation be drawn in the name of the corporation and be signed on its behalf by C.W. MacSorley and/or W.P. Philips, Acting Reeve, and countersigned by S.B. McCafferty, Treasurer and/or L.A.J. Rattrum, Deputy Treasurer.

2A. That all cheques of the non-personal No. 1 savings account of the corporation be drawn in the name of the corporation and be signed on its behalf by G.A. Grant, Chairman, Joint Retirement Board and signed by S.B. McCafferty, Treasurer.

2B. That all cheques excepting those of the current account and non personal No. 1 savings account of the corporation be drawn in the name of the corporation and be signed on its behalf by C.B. Brown, Clerk and/or J.H. Shaw, Deputy Clerk, and countersigned by S.B. McCafferty, Treasurer, and/or L.A.J. Rattrum, Deputy Treasurer and/or R.H. Hardy, Acting Deputy Treasurer.

3. That S.B. McCafferty, Treasurer be and is hereby authorized for and on behalf of the corporation from time to time to receive from the said bank a statement of the account of the corporation together with all relative vouchers and all unpaid bills lodged for collection by the corporation and all items returned unpaid and charged to the account of the corporation and to sign and deliver to the said Bank the Bank's form of verification, settlement of balance and release.

4. That S.B. McCafferty, Treasurer, be and is hereby authorized for and on behalf of the corporation to obtain delivery from the said bank of all or any stocks, bonds and other securities held by the said Bank in safekeeping or otherwise for the account of the corporation and to give valid and binding receipts therefor.

5. That this resolution be communicated to the said Bank and remain in force until written notice to the contrary shall have been given to the Manager for time being of the branch of the said Bank at which the account of the corporation is kept, and receipt of such notice duly acknowledged in writing.

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Charlton "That the said form of Lease and Rules, Regulations and Conditions applicable thereto, be and the same are hereby approved, and that S.B. McCafferty, Treasurer and/or L.A.J. Rattrum, Deputy Treasurer TOGETHER WITH C.B. Brown, Clerk and/or J.H. Shaw, Deputy Clerk be and they are hereby authorized to sign the said agreement and to have access to and control of the contents of such safe deposit box, with full power to each of them to appoint substitutes in their place and stead, and the present resolution shall apply not only to the said safe deposit box but to any other safe deposit box that may be leased by this company, and that the present resolution be communicated to the Bank and remain in force until notice in writing

to the contrary be given to the Manager of the Branch of the Bank in which any box is leased and receipt of such notice duly acknowledged in writing."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Drummond "That Burnaby Local Improvement Sidewalk Construction By-law No.1, 1955, Amendment By-law 1956" be now introduced and the Council sit as a Committee of the Whole with the Reeve in the chair to consider the by-law."

Carried Unanimously.

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

Moved by 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 re-convened.

Moved by Cr. Charlton, seconded by Cr. Drummond "That Burnaby Local Improvement Sidewalk Construction By-law No.1, 1955, Amendment By-law 1956" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That Vancouver Sporting and Bench Rifle Club Lease Authorization By-law 1956" be now introduced and 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 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 re-convened.

Moved by Cr. Morrison, seconded by Cr. Hean "That Vancouver Sporting and Bench Rifle Club Lease Authorization By-law 1956" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. Hean "That Lake-City Industrial Corporation Ltd. Land Sale By-law 1956" be now introduced and the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

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

Moved by 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 re-convened.

Moved by Cr. Morrison, seconded by Cr. Hean "That Lake-City Industrial Corporation Ltd. Land Sale by-law 1956" be now passed."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That Burnaby Land Sale By-law No.1, 1956" be now reconsidered."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That Burnaby Land Sale By-law No.1, 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. Drummond, seconded by Cr. Charlton "That the Council do now resolve into a Committee of the Whole to consider "Burnaby Town Planning By-law 1948, Amendment By-law No.1, 1956"

Carried Unanimously.

Moved by Cr. Drummond, seconded by Cr. Charlton "That "Burnaby Town Planning By-law 1948, Amendment By-law No.1, 1956" be now passed."

MOTION REPEATED):

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

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Road Dedication By-law No.1, 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. Morrison "That the by-law be read by short title only."

Carried Unanimously.

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

Carried Unanimously.

The Council re-convened.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Road Dedication By-law No.1, 1956" be now passed."

Carried Unanimously.

The meeting then adjourned, sine die.

Confirmed:

Robert B. Brown

Clerk.

Chas. MacLorby

Reeve