

SEPTEMBER 30, 1957

A regular meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4000 Grandview Highway, on Monday, September 30, 1957 at 7.30 p.m.

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

Rev. F. Humphreys led in Opening Prayer.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That the minutes of the previous meeting be adopted as written and confirmed."

Carried Unanimously.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That Leave of Absence be granted to Councillors Brown and Hean for this meeting."

Carried Unanimously.

Secretary, North Burnaby Board of Trade, wrote in regard to a newspaper article referring to the 3700 and 3800 Blocks Pender Street as a "slum" area, requesting that Mr. Archie Brownjohn be granted the opportunity to address Council and present the view of the members of the Board and the residents affected on this matter.

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

Carried Unanimously. 1

Mr. Brownjohn advised that the people concerned protested the use of the term "slum" in describing the 3700 and 3800 Blocks Pender Street in that there was no justification because the majority of residents in the subject area kept their properties in a reasonably good condition. The Reeve thanked Mr. Brownjohn for his Brief talk on this matter and explained the circumstances which led to the erroneous reporting of the newspaper.

Glenwood Ratepayers' Association wrote concerning the Byrne Road Ditch requesting that a delegation from their Association be granted permission to speak to Council on this subject.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That the delegation be heard."

Carried Unanimously.

Mr. P.C.Munro, President of the Association, spoke and reviewed past endeavours by the Association in attempting to secure remedial action by having the ditch in question cleaned out. Mr. Munro advised that a number of residents had been flooded five or six times last winter because this drainage channel had not been properly maintained and to substantiate this statement submitted written testimony of some of those who were affected. Mr. Munro advised that the people felt this condition was attributable to development of property on the north side of Marine Drive and requested immediate action in order to prevent a recurrence of the flooding conditions which have prevailed over the past few winter seasons and in particular last winter.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the Municipal Engineer be instructed to bring down a definite report by next Monday evening on the cost of cleaning out the Byrne Road Ditch and any other related factors pertaining to the ditch only."

Carried Unanimously. 2

Gaston Tremblay submitted a letter in regard to an article published in the Vancouver Sun recently referring to the 3700 and 3800 Blocks Pender Street as a "potential slum area" advising that he objected to this statement by the newspaper concerned and suggesting that Council take the proper curbing actions against the author in order to prevent any recurrence. Mr. Tremblay also asked that the various mortgage and other finance firms as well as real estate firms be informed that the situation as stated by the newspaper is not true and in fact is no different than many other portions of the Municipality where residences have been built during the same period of time as those in the subject blocks.

Moved by Councillor Cafferky, seconded by Councillor Hughes "That the letter be received and the same information be relayed to Mr. Tremblay as that supplied to the North Burnaby Board of Trade."

Carried Unanimously. 3

Hean, Willie, Hyde, Marshall & Dixon submitted a letter on behalf of S.W. Laughlin advising that negotiations have been carried on with the Planning Department since January of this year for a subdivision of a portion of Block 285½, D.L.32 and that to date no approval has been forthcoming, and that since any further delay would cause Mr. Laughlin considerable financial loss because he is unable to proceed with his intended building programme, requested that immediate action be taken on this matter.

Moved by Councillor Cafferky, seconded by Councillor F.Philps "That this matter be referred to the Planning Committee" for report."

Carried Unanimously. 4

1
Nelsons' Laundries Limited submitted a letter enclosing an account from Davison and Porter, Architects, in the amount of \$2,500.00 covering extra charges incurred in amending their plans in accordance with a request of Council of May 7th.

Moved by Councillor Hughes, seconded by Councillor F.Philps "That the account be paid."

Carried Unanimously.

2
C. E. Lear wrote relative to the condition of the bus stops on the "Smith Avenue" bus route, particularly those at Burke Street and Boundary Road and Kingsway and Boundary Road, requesting that improvements be made to make it safer for those persons using the stops.

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

Carried Unanimously.

3
Glenwodd Ratepayers' Association submitted a letter in connection with the Marine Drive Bus Service advising that they have appointed a Committee to meet with the Public Utilities Committee and, if possible, with representatives from the B.C. Electric Company. The Association also requested that the footpath on the north of Marine Drive from Royal Oak Avenue to Bouddary Road, be extended to Fenwick Avenue in order to accommodate children travelling to Glenwood and Riverside Schools.

Moved by Councillor F.Philps, seconded by Councillor Hughes "That a meeting be arranged and the matter of the footpath be referred to the Municipal Engineer for consideration and report."

Carried Unanimously.

4
Suburban Developments Limited wrote requesting approval to use property located at 3006 Miller Avenue as a parking lot in conjunction with their commercial premises on Kingsway.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That approval be granted."

MOTION WITHDRAWN.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That this application be referred to the proper authorities for consideration and recommendation."

Carried Unanimously.

5
South East Burnaby Ratepayers' Association submitted a letter advising that the members of the Association strongly object to the placing of stop signs at 1st and 2nd Streets at 10th Avenue and suggesting instead that the signs be erected on 10th Ave., due to the difficulty encountered in attempting to climb the hills during the winter months.

Moved by Councillor Hughes, seconded by Councillor F.Philps "That the matter of the traffic control situation on 10th Avenue be referred to His Worship the Reeve, and the Chairman of the Traffic and Traffic Safety Committee to take up with the City of New Westminster with a view to resolving the traffic problem existing on this street."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That the letter from the Ratepayers' Association be received."

Carried Unanimously.

6
Mr. James Massey and Mrs. Jane McMeagan, Trustees, South East Burnaby Ratepayers' Association wrote requesting that Council undertake to carry out the necessary repairs to the roof of the Community Hall on Cumberland Street at 11th Avenue as soon as possible in order to prevent damage occurring to the building as a result of the onset of fall and winter rain and snow. The Trustees advised that their group has up until the present time been able to maintain the premises in a reasonable condition and in this connection outlined the various items of work which their organization has undertaken, but since the item of work in question represents a major expense they are financially unable to effect the repairs required.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That this matter be referred to the Chief Administrative Officer and Chief Building Inspector for a report as to the cost and condition of the Community Hall."

Carried Unanimously.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That a comprehensive report on the development of Community Halls and schools conjunctively be obtained from the Recreation Director."

Carried Unanimously.

South-East Burnaby Ratepayers' Association submitted a further letter in connection with that section of 10th Ave. between Newcombe Street and Cumberland Street and the paving of same, advising that they had heard nothing further in regard to that project. The Association further advised that they have been asked by the residents of 18th Avenue between 2nd Street and 4th Street to inquire as to why this street has not been kept in reasonable repair.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Association be advised of the proposed paving programme planned for the section of 10th Avenue in question and that the matter of 18th Avenue be referred to the Engineer for inspection and report?"

Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Engineering Department notify the affected owners on 18th Avenue of the petition plan for paving and the approximate cost of such work if it were to be undertaken."

Carried Unanimously.

Parkcrest Ratepayers' Association submitted a letter requesting a grant to assist them in putting on a children's Hallowe'en party. The Secretary advised that they are prepared to secure Liability Insurance to cover any mishaps that may occur at the Party.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That this application be referred to the Committee on Grants."

Carried Unanimously.

Inside Workers' Division, Burnaby Civic Employees' Union, submitted a letter in connection with the new classification of Social Worker, advising that the matter of Council not granting the pay increases recommended by the Personnel Director and Social Service Administrator, was the subject of a grievance and that as the Grievance Committee, before whom this dispute came, was unable to reach any agreement with respect to the grievance, the Union was placed in the position of having to apply for a Board of Arbitration. The President further advised that under the terms of the Union Agreement the members to the Arbitration Board must be appointed within seven days of the failure of the Joint Grievance Committee to reach a decision and although it is necessary to protect the parties concerned by abiding by this time factor, the President advised that it was the hope of the Union that this dispute could be satisfactorily dissolved without Arbitration.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That the Administration Committee arrange a meeting with the Union to further negotiate this matter."

IN FAVOUR -Councillors Morrison, W. P.Philps.
AGAINST -Crs.Hughes, Cafferky, F.Philps.

MOTION LOST.

Moved by Councillor F.Philps, seconded by Councillor Hughes "That the Council meet with the Personnel Director and Social Service Administrator to review the report of the Administration Committee and the report of these two officials."

Carried,
Crs.W.P.Philps and
Morrison against.

Moved by Councillor Hughes, seconded by Councillor Cafferky "That Mr. Nemetz, O.C., be appointed as arbitrator for the Corporation."

Carried Unanimously.

The Honorable W.D.Black, Minister of Municipal Affairs, submitted a circular letter advising that Friday, October 4, 1957 has been designated National Civil Defence Day in Canada and that it was his feeling every means possible should be employed to alert all citizens to the need of being prepared for an emergency. The Minister enclosed a suggested form of Proclamation appropriate for use in keeping the people aware of the part the Local Government can play in the overall programme of Civil Defence.

Moved by Councillor F.Philps, seconded by Councillor Hughes "That the communication be received and the request be complied with."

Carried Unanimously.

Social Service Administrator, submitted a letter requesting that permission be granted to Mrs. M. Monkman of his Department to attend the American Public Welfare Conference to be held in Seattle from October 6th to 8th.

Moved by Councillor W.P.Philps, seconded by Councillor F.Philps "That permission be granted."

Carried Unanimously.

Municipal Treasurer, submitted a request that Mr. W. Prentice be authorized to attend a Course being conducted by the International Business Machines Company in Endicott, New York, between October 7th and October 12th.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That permission be granted."

Carried Unanimously.

Moved by Councillor F.Philps, seconded by Councillor Cafferky "That the previous motion together with the request of the Treasurer be tabled until later in the evening to allow the Treasurer to explain his reasons for recommending the attendance for this member of the staff to attend the Course in Endicott."

Carried Unanimously.

A Special Committee submitted a report advising that tenders for the construction of the Burnaby Mountain Pavilion were opened at 2.00 p.m. on September 30, 1957, revealing the following:

	Water supplied by owner	Water supplied in Contract
1. M.Mathe and Son. Ltd.	68,747.74	77,697.00
2. Beemet Construct. Co.Ltd.	77,497.00	67,382.00
3. Bevenoo Coostr. Co.Ltd.	66,382.00	69,973.00
4. Tri-City C_nstr. Co.Ltd.	69,573.00	73,485.00

(continued.....)

(Centennial Project-Burnaby Mountain Pavilion- Tenders(cont&nued)

5. Industrial Mill Co.Ltd.	\$72,985.00	\$73,485.00
6. Nowe Constr. Co.Ltd.	85,190.00	85,190.00
7. Ward and Son Constr. Co.Ltd.	71,250.00	71,500.00
8. George Born Constr. Co.Ltd.	64,684.00	65,184.00
9. Porr Piling (Canada) Ltd.	72,900.00	73,700.00
10.Lickely Constr. Co.Ltd.	73,456.00	73,706.00

The Committee recommended that the low tender of George Born Construction Limited in the amount of \$64,684.00 be accepted, and also that Mr. M.J.Jones, Chief Building Inspector, be appointed Clerk of Works for this Project.

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

Carried Unanimously.

Chairman, Centennial Committee, submitted a verbal report that two alternate proposals for the installation of a water supply system to the Burnaby Mountain Centennial Site had been explored; the first to require a series of pumping stations at a cost estimated to be in the neighbourhood of \$100,000.00; the second providing for the installation of a 2" water main from a pumping station at the foot of the Mountain to a reservoir near the site at an estimated cost of \$18,000.00. The Chairman recommended that the second alternative be undertaken.

Moved by Councillor W.P.Philps - seconded by Councillor Morrison "That the recommendation of the Chairman of the Centennial Committee be adopted."

Carried Unanimously.

Chairman, Centennial Committee, suggested it would be fitting to entertain the dignitaries comprising the official party at the forthcoming Sod-Turning Ceremony on October 6th, by having a Luncheon and recommended that Council authorize such an undertaking at the Admiral Hotel, North Burnaby.

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

Carried Unanimously.

The Municipal Treasurer appeared and explained the situation with respect to our IBM operation and also the purpose and objectives of the Course being held in Endicott NewYork.

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That permission be granted to Mr.Prentice to attend the Course in question."

Carried,
Cr.Cafferky against.

Officer in Charge, Burnaby Detachment, R.C.M.P. submitted a monthly report covering the policing operations for the month of August, 1957.

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

Carried Unanimously.

Property Manager submitted a report covering property Sales for the months of July and August, 1957.

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

Carried Unanimously.

Medical Health Officer submitted a report covering the work of his Department for the month of August, 1957.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That the report be received."

Carried Unanimously.

The Engineer submitted Detailed Account of Works for the period - September 2nd to September 15th, 1957.

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

Carried Unanimously.

The Engineer submitted Board of Works Estimates for the two week period, October 14th to October 27th, 1957, in the amount of \$99,212.00.

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

Carried Unanimously.

The Engineer submitted Water Works Estimates for the two week period, October 14th to October 27th, 1957, in the amount of \$12,975.00.

Moved by Councillor Cafferky, seconded by Councillor W.P.Philps "That the estimates as submitted be approved."

Carried Unanimously.

The Engineer submitted Garbage Collection Estimates for the period, October 14th to October 27th, 1957 in the amount of \$8,200.00.

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

Carried Unanimously.

The Municipal Treasurer submitted a recommendation that allowances be made under Section 411 of the Municipal Act as follows:

D.L.158E ¹ / ₂ , Blk.13, Lot 12 E ¹ / ₂ Mary J. Hopkins, 3319 Clinton	1955 Penalty and Interest	\$ 8.59
D.L. 29 Blk.4 Lot 30 - Herbert A. Myten 1467 12th Avenue	1956 Penalty	4.56
D.L.158 pt. Blk.1 Lot 9 W ¹ / ₂ - John Nicolson, 3407 Patrick Ave.	1956 Penalty	6.46
Lot 9 E ¹ / ₂ as above - 1955 Penalty and interest		1.61
D.L.53 Blk.4, Lots 2/3/4/ pt. A - John H. Garrod, 1675 10th Ave.	1957 Penalty	6.81
D.L.69 Blk.23 Lot 4 E ¹ / ₂ - Arthur Marshall, 4256 Clydesdale	1957 Penalty	4.61
D.L.121 Blk.121, Lot 16 - Hilda Evans, 4470 E.Georgia St.	1956 Penalty \$2.04 1955 Penalty <u>.34</u>	2.38
Lot 17 as above -	1956 Penalty \$11.08 1955 Penalty <u>1.54</u>	12.62
D.L.98 Blk.30/34 Lots 33 and 34 S ¹ / ₂ of N ¹ / ₂ Pl.2066 -Frederick Parker, 1715 Nelson	1957 Penalty	.20
D.L.187 Blk.27 Lot 28 - Mrs. E. Smith, 4335 Eton Street	1957 Penalty	4.24
D.L.158E ¹ / ₂ Blk.13 Lot 10E ¹ / ₂ R. D. Garbutt, 3307 Clinton St.	1956 Penalty (addition)	.25
D.L.16 Blk.13 Lot 186 E.E.Hodgson, 4025 Dundas	1955 Penalty and interest	10.16
D.L.31 Blk.1, Lot 90 S pt. - Peter Hyndman, 685 Goodland St.	1957 Penalty	4.71
D.L.26 Blk.21, Lot 187 Wm. E. Johnston, 4443 Cambridge	1956 PEnalty	13.10
D.L.25 Blk.24 Lot 151/3 Elizabeth Daken, 2648 Lily Ave.	1956 Penalty \$ 12.38 1955 P ⁿ alty <u>8.80</u>	21.18
D.L.6 ex. W.60 ¹ / ₂ Blk.36, 151/3 Charles A. Brown, 2712 Willington	1957 Penalty \$ 9.22 1956 penalty <u>15.08</u>	24.30
D.L.6 Blk.3 Lot 127E ¹ / ₂ Margaret Kedward, 521 Holdom Ave.	1956 Penalty and interest	10.12
		<u>\$135.99</u>

Moved by Councillor W.P.Philps, seconded by Councillor Morrison "That the allowances be approved."

Carried Unanimously.

Cr.Morrison withdrew from the meeting.

The Municipal Treasurer submitted Disbursements for the two week period ended September 20, 1957 in the amount of \$441,003.71.

Moved by Councillor W.P.Philps, seconded by Councillor F.Philps "That the disbursements be approved."

Carried Unanimously.

Cr.Morrison returned to the meeting.

Acting Reeve A.F.C.Hean submitted a report in connection with the proposed Auto Courts By-law advising that it has been approximately two years since a Committee was first formed to study and recommend a new Auto Courts By-law and that in the interim between then and now, requests have been made of the Town Planning Commission and the Planning Engineer for reports in regard to the zoning aspect of tourist court regulations which have as yet not been received. The Acting Reeve further advised that it was his belief this delay has been unnecessary and costly to those persons who have applications before Council for tourist court accommodation and that as this is an untenable situation which should not be permitted to continue, strongly urged Council to proceed immediately with the passage of the Auto Courts By-law.

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

Carried Unanimously.

Special Committee submitted a report containing a tabulation of the tenders received for the construction of concrete sidewalks on miscellaneous streets in the Municipality recommending that the tender of the Corporation of Burnaby in the amount of \$50,269.89 be accepted.

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

Carried Unanimously.

REPORT OF PLANNING COMMITTEE

Your Committee met on Monday, September 16th and discussed with representatives of the Valley View Community Centre, the matter of improving the appearance of the Valley View Community Centre. Your committee would recommend:

1. That a lease be granted to the Valley View Community Centre for a term of five years, with a proviso that it may be renewed thereafter for that land shown on a plan prepared by the Park Superintendent, save and except that portion owned by the School Board and that such lease be subject to the following conditions:
 - (a) That the Lessee undertake certain improvements to the existing buildings which will make those structures compatible with surrounding development.
 - (b) That the Lessee be required to maintain the buildings and grounds to ensure compatibility with the adjacent public buildings.
 - (c) That in the event the land and buildings are not kept in a condition satisfactory to the Municipality, the Council shall have the right to cancel the Lease.
2. That the Council enquire of the School Board as to their intentions in regard to the provision of tennis court facilities at the new School adjacent to the Municipal Hall. The meeting felt that should the Board plan call for these facilities, the fence surrounding the present tennis court should be removed and the hard surface area left for use by the kindergarten classes as a play area.

In discussing the matter of improvements to the Valley View premises it was felt by those present that when Council indicates its intention to allot the sum of \$1,275.00 for improvements to the buildings as set out in a report of the Chief Building Inspector and Park Superintendent dated July 18th, then the Community Centre will undertake to make certain improvements to the grounds up to an expenditure of \$1,275.00. The representatives of the Community Centre wished it clearly understood that the projects which they will undertake in this connection are to be the subject of further negotiation to determine their order of priority.

Your Committee would recommend approval of this arrangement for improvements to the Valley View Community Centre premises.

Moved by Councillor Cafferky, seconded by Councillor W.P.Philps "That the recommendations of the Planning Committee be adopted."

Carried Unanimously.

The Municipal Treasurer submitted a report concerning the re-action of property owners in regard to the Provincial Home Owner Grant, advising that to date 17,635 applications have been received and a total of \$486,780.00 collected from the Provincial Department of Finance to cover the rebates granted. The Treasurer also advised that 91.69% of the tax levy has been collected up to this time.

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

Carried Unanimously.

The Municipal Treasurer submitted a report advising that on September 16, 1957, property described as Lot 29, Blk.12 DL 68NW pt was sold for taxes to the Municipality, and that by September 16, 1957 the owners had failed to make redemption, but that on September 17th last, a communication containing \$100.00 and a promise to pay \$100.00 per month until the debt is wiped out, was received from the owners. The Treasurer recommended that a By-law be passed pursuant to Section 402, sub-section 3 of the Municipal Act to provide for an extension of the period for redemption to September 16, 1958.

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

Carried Unanimously.

The Municipal Treasurer submitted a report advising that during the year a number of errors have been discovered in the Assessment Roll resulting in the Property owners affected being required to pay more taxes than if these errors had not occurred, and that though legally the owners have no recourse because they did not appeal to the Court of Revision, it would be unjust to charge the excess amounts. The Treasurer recommended, in view of the circumstances, that an application be made to the Provincial Government for an order-in-council to abate the excess taxes charged on the following properties:

<u>Description</u>	(Improvements Chged to wrong lot)	<u>Overcharge in Taxes</u>
158E - 16 - 11/12 Sk.11409 ex. W.50' Plan 1908 Frank Springford - 3307 Neville	Penalty addition 1956	66.13 <u>6.62</u> \$72.75
29-26 pt. Pcl."A" Sk.45 and 52254F - B.A.Oil Company:1101 W. Pender		
Total 1956 taxes overpaid		379.69
97-28A- 2 - 1119 - Greenall Bros.Ltd - 2690 Beresford		586.23
157 - 3/10 & 12/18, S.D."C", RSD "A" Lot 1, Ely. 180' ex. ptns. on plans 14406 & 14886 Plan 4257 C. and J. Heath, 3975 Portland		95.68
158E-12-14E - 2384 - Fred C. Pratt - 3335 Portland		168.58
189-42-13-4953 Cecil R. Middlebrook-301 Nth. Grosvenor		\$157.95 <u>27.38</u> 185.33
127 - 83 - B SE: L.H. and T. Weitala -5170 St.Margaret St.Van.	Penalty addition 1 56	50.62 <u>5.06</u> 55.68
130 - 1 - 3 - 18 - 12119 - Terence J. and D.F.T.Downes 5254 Sherbrooke St.Vancouver		205.00
<u>BUILDING REMOVED FROM PROPERTY PRIOR TO DEC 31st and NO MOVING PERMIT TAKEN OUT</u>		
6 - 8 - "A" Sk.9326 - Map 748 Noel Const. Co.Ltd.1111 W.Georgia, Van.		45.56
74N ¹ , - 21 - 29 - 2603 August A.Dressel - 2064 Salisbury		15.18
6 - B/3 - 1 & 2 - 11 - 16019 A.E. and B.M.MacIntosh 93 Sullivan St. RR #8, New Westminster	Total 1956 taxes overpaid	46.40
<u>ERROR IN RECORDING ASSESSMENT ON ROLLS</u>		
122/3/4 - 81A ex. Wly. 150' R.S.Coleman 1136 W.40th Ave.Van.		405.00
97/9 pt. Sk.11436 - 824 M.Chenesky and W. Kwiatowski -2820 Kingsway		3881.92
126-44 - 3473 - Walter and Olive Mead - 5516 Curtis St.		259.70
<u>ERROR IN APPRAISAL CALCULATIONS</u>		
129 - A - 63 - Plan 14880 M D and A.J.MacRitchie,5790 Grant St.		36.45
127 E. - 7 - 7/12 - 19 - 15435 Geo S and D.E.Douglas 5620 Union St.		30.37
155A - 13 - 5/6 pt. - 16 - 12665 - W. and M.St.Godard 1250 Marin Dr		30.37
86/91 - 8/14 & 16/20 & 1/21 - 4-3-1348 John and Alma Krempin 2827 Malvern Ave.		34.93
86/91 - 8/14 & 16/20 and 1/21 -4-2-1348 Ed. and Eleanor Campbell 2811 Malvern Avenue		34.93

Moved by Councillor Morrison, seconded by Councillor Hughes "That the recommendation of the Municipal Treasurer be adopted."

Carried Unanimously.

The Chief Licence Inspector submitted a report covering claims of James Hill, 7132 E.Hastings Street for the loss of 12 chickens @ \$2.00 each -Total \$24.00; and G.Dixon,2887 Griffiths Avenue in the amount of two chickens at \$2.75 each - Total \$5.50, advising that in both cases investigation revealed that a reasonable amount of precaution had been taken to protect the fowl. The Inspector recommended both claims be settled by payment of half the amount requested. Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the recommendation of the Inspector be adopted."

Carried Unanimously.

REPORT OF STAFF LAND SALE COMMITTEE

Your Committee met on Wednesday, September 18 at 3.30 p.m. to consider the application of A. Schur to purchase Lot 17N₂ West 5 acres of a 10 acre part of D.L.35 for the purpose of consolidation with the south half of Lot 17, located at the south east corner of Lester and Inman. The Committee recommended that this property be approved for sale to the applicant subject to consolidation with the south half of Lot 17. Recommended selling price \$800.00.

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

Carried Unanimously.

The Park Board submitted a report in connection with the establishment of a satisfactory Parks Administration for 1958 which would comply with the requirements of the new Municipal Act requesting that Council advise as to its thoughts in regard to the appointment of a Park Commission for the Municipality. The Chief Administrative Officer reported verbally that he had been informed by the Supervisor of Municipalities that legislation dealing with the terms of office of Park Boards and the regulations governing the transitional period were forthcoming.

Moved by Councillor F.Philps, seconded by Councillor W.P.Philps "That the report of the Park Board be received and they be advised of the information received from the Department of Municipal Affairs".

Carried Unanimously.

The Municipal Engineer submitted a report in connection with the lease granted to Mainland Clay Products Limited advising that the Company entered into the agreement when it was discovered that they had located their plant on Municipally-owned land instead of the property owned by them in order to accommodate the plant, and that since the Company has exhausted the clay deposit on their own property, they have made application to acquire additional lands from the Municipality to continue their operations. The Municipal Engineer further advised that the Mainland Clay Company had violated the Lease Agreement by excavating ground far beyond the border of the property covered by the Lease and also by stripping the vegetation cover from the Municipal property without permission from the Municipality, although the Corporation has received royalty on such material even though it was not aware that these materials were being removed from areas other than those owned or leased by the Company. The Engineer also advised that a preliminary survey had been undertaken by an Agricultural Consultant Engineer which revealed the site of the Mainland Clay plant was in one of the most critical land usage delineations in that immediately any disturbance of the present cover takes place, the erosion and water-flow problems will become enormous, and that in order to obtain the maximum of the total area the consultant Engineer had recommended the area be left undisturbed with preferred species of trees and ground cover planted to prevent further slippage. The Engineer further reported that another Consultant had made a study of the physical stability of soils in the subject area and that as a result he (the Consultant) felt the entire area should be avoided for all industrial purposes and any one building, constructing or altering the terrah or drainage conditions in existence should be required to post a Bond with the Municipality. The Municipal Engineer recommended:

- (1) That the Mainland Clay Company be informed of their transgression of the Lease agreement and that they be furnished with a copy of the subject report.
- (2) That the Municipality require of the Company a grading of the unauthorized excavations in the area and the establishment of a cover crop thereon; such work to be performed under the guidance of the Agricultural Consultant whose services have been used in making a study of the subject area.
- (3) That should the Company refuse to comply with the conditions outlined in (2) above, proceedings be taken to invalidate the lease agreement between the Company and the Municipality.
- (4) That the application of the Company to put further works of an industrial nature in this area be refused and a copy of this report, if adopted, be sent with Council's instructions to the Town Planning Board of Appeal, who at present, have the application before them.
- (5) That the Council refuse any overture by the Company or others to acquire land on the slopes of Burnaby Mountain unless reference to existing engineering reports or further reference to engineering services reveals no jeopardy to ground stability.

Moved by Councillor F.Philps, seconded by Councillor Cafferky "That the recommendations of the Municipal Engineer be adopted, except that in addition the Corporation secure a suitable bond from the Mainland Clay Company to ensure that they will not make any further unauthorized excavations of soil in the area in question."

Carried Unanimously.

Councillor Morrison left.

The Municipal Engineer submitted a Cost Report under the Municipal Act in relation to the construction of a concrete sidewalk, five feet in width, on 10th Avenue between 6th Street and Newcombe Street. The Engineer further advised that an additional sum of \$29,700.00 would be required to construct the following items of Work:

Pole Removal	\$8,400.00
Grade Preparation	12,500.00
12 ft. wide asphalt strip	4,100.00
Drainage improvements	4,700.00.

(Engineer re 5' concrete curb sidewalk on 10th Ave....cont'd)

The Engineer also reported that as it is not likely that this project will be undertaken in 1957, the appropriation for the above listed items will not need to be made out of the 1957 Budget.

Moved by Councillor F. Philips, seconded by Councillor Cafferky "That the cost report of the Municipal Engineer be tentatively approved and the method of executing a plan which will extend the repayment period from five to possibly ten years, be referred to the Municipal Treasurer for consideration and report."

Carried Unanimously.

Councillor Morrison returned to the meeting.
Councillor Cafferky withdrew from the meeting.

The Municipal Engineer submitted a report in connection with the allotment of major and minor grade preparation funds to enable each of 10th Avenue, Imperial Street, and Nelson Avenue to be paved. The Engineer reported in this connection that the following expenditures would need to be made for each of the above listed works:

1. 10th Avenue:

The Engineer advised that an amount of \$14,000.00 was set up in the current budget to provide for the paving of that section of 10th Avenue between 6th Street and Newcombe Street, whereas to comply with Council's instructions to lay a minimum pavement of ten feet on the entire length of 10th Avenue, would cost \$30,000.00. The Engineer recommended instead that the following programme be undertaken for paving improvements to portions of 10th Avenue:

- | | |
|--|------------|
| (a) 10 ft. wide paving strip between 6th Street and McBride Boulevard (already completed) | \$3,000.00 |
| (b) Similar 10 ft. strip between Kingsway and 15th Street (would tie in nicely to the new paving to the Safeway development on 15th Street) | 6,700.00 |
| (c) 10 ft. strip between Douglas Highway and Kingsway | 4,000.00 |
| (d) Re-capping of the existing pavement between 6th Street and Douglas Road (to be undertaken in conjunction with the City of New Westminster) Our share - | 2,500.00 |

Total cost - \$16,100.00

N.B. This represents an overexpenditure of \$2,100.00.

2. Imperial Street.

The Engineer advised that the original allotment for Imperial Street between Royal Oak Avenue and Boundary Road was \$66,000.00. The Engineer recommended that Imperial Street be paved to a width of 42 feet with concrete curb and proper drainage and that the sums required be allotted in the following manner:

- | | |
|--|-------------|
| (a) From Sussex Avenue to Royal Oak Avenue | \$39,000.00 |
| (b) From Patterson Avenue to Boundary Road | 30,000.00 |
| Total cost | \$69,000.00 |

N.B. This represents an over-expenditure of \$3,000.00.

As to undertake the above two projects would require an additional \$5,100.00 the Engineer recommended that this amount be obtained from the minor street grade preparation account as shown later in this report.

3. Nelson Avenue.

Engineer reported that the sum of \$17,300.00 was left available in the minor street grade preparation allotment as a result of the defeat of this project under the initiative section of the Municipal Act, and that because the condition of the existing pavement between Imperial Street and Rumble Street is such that it cannot be maintained as cheaply as a well built gravel road recommended that \$12,000.00 (twelve thousand, two hundred dollars) of this amount be used to scarify the existing pavement on the section of Nelson Ave. in question and to reconstruct the street to proper standards with a gravel surface. The Engineer added that though the B.C. Electric Company do not like running their buses over gravel roads, it is possible that they could be induced to use the subject section of Nelson Avenue for this coming winter only if it were kept in good condition and if the Municipality made known its intent to pave the road in 1958. The Engineer pointed out that by improving Nelson Avenue to the extent above described, the sum of \$5,100.00 would be left on hand and recommended that this amount be re-allotted to each of the 10th Avenue and Imperial Street projects, to cover the over-expenditures mentioned. The Engineer also recommended that repeated attempts be made to secure from the people of the Municipality, by Local Improvement processes, a minimum paving width of 36' for major, minor or combined streets proposed for the future.

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

Carried Unanimously.

The Planning Engineer submitted a report on the availability of federal government financial assistance through the National Housing Act for the purpose of redeveloping blighted areas in the Municipality, and also as to whether favourable consideration would be given an application by the Council for such assistance, advising that he had examined the relevant sections of the subject Act and that as a result it is his understanding that the Provincial Government will not contribute to the "non-federal" portion of the cost of studies under Section 33 of the Act, but will share with the Municipality the "non-Federal" 50% of the cost of acquiring and clearing land for redevelopment. The Planning Engineer enclosed an outline which appeared in the September issue of Community Planning Review showing in tabular form the benefits which can be made available under the National Housing Act to assist Municipalities in urban renewal, and pointed out that the sections covered do not include provision for assistance towards land assembly schemes as contained in Section 36. The Planning Engineer further reported that to date only three areas in Canada have availed themselves of section 23 of the Act for the actual acquiring and clearing of land for redevelopment, but that urban renewal studies have been assisted in several other Cities and also land assembly schemes have been utilized in numerous instances including five current schemes in British Columbia. The Planning Engineer also advised that considerable interest was evinced by the Regional Supervisor of Central Mortgage and Housing Corporation towards the possible use of Section 36 as a means of undertaking a joint land assembly scheme.

The Planning Engineer added that a brief inspection of the 3700 to 3900 Blocks Pender Street was made by the Regional Supervisor and District Manager of Central Mortgage and Housing Corporation and by the Reeve and himself, and that except for the commercial premises on the north side of Pender Street, it was the opinion of those present that the number and density of obsolete housing in the subject area was relatively low, in fact to the extent that a justification for a request for renewal assistance might be difficult although the individual merits of the case could only be decided after a formal application had been received.

Moved by Councillor W.P.Philps, seconded by Councillor Hughes "That the report of the Planning Engineer be received."

Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cafferky "That the rezoning application of Peter Wong be lifted from the table for further discussion."

Carried Unanimously.

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

Carried Unanimously.

The Planning Engineer submitted a report on the circumstances bearing upon the present zoning of Lot B, except Explanatory Plan 8898, S.D.1, Block 31, D.L.152, advising that the British American Oil Company purchased the subject property in March 1955 at which time the site, together with all property in the vicinity, was designated Light Industrial, thereby permitting the development of any commercial use including that of a gasoline service station. The Planning Engineer further advised that representatives of the Company conferred with the Planning Engineer and the Engineering Department at that time and since the site was within a Light Industrial district, only the matter of driveway crossings required municipal approval other than those required of the Building Department. The Planning Engineer reported the Company submitted a site development proposal on March 18 which incorporated modifications permitting future street developments, as had been requested by the Engineering Department and that this proposal was approved with minor adjustments by letter of March 30th from the Municipal Engineer. The Planning Engineer further reported that during the spring and summer of 1955 consideration was given by the Town Planning Commission to the establishment of apartment house regulations and the designation of Multiple Family districts, and as it was felt after a detailed survey the area between Imperial and Kingsway and between Nelson and Royal Oak should be rezoned to Multiple Family use, The Planning Engineer advised that the suggested rezoning was based upon a careful field inspection of a considerable area in south-west and west central Burnaby, upon the facilities and attributes of this area for multiple family use, and upon the improbability that any substantial desirable conversion to Light Industrial use would take place, and that generally speaking, in considering matters of this sort, it has not been felt that attention can be or should be given the known intentions of individual property owners for owners hold land for a variety of reasons and only a small portion of these reasons can normally be made known. The Planning Engineer further advised that notice of the Public Hearing held in connection with the rezoning in September 1955 was published in all the daily papers and added that because of the applicant's statement regarding lack of notice of the Hearing, it is possible that there is a weakness in the notification procedures pertaining to Public Hearings into rezoning applications, which aspect is proposed to be examined in the current review of the Town Planning By-law. The Planning Engineer recommended that notwithstanding the above circumstances as set out, the application for gasoline service station zoning should be rejected.

Mr. Bonnell, representative of the Oil Company in question, appeared and requested an opportunity to advise of the Company's position with respect to this application.

Moved by Councillor Morrison, seconded by Councillor F.Philps "That Mr. Bonnell be heard."

Carried Unanimously.

Mr. Bonnell spoke very briefly and explained that the Company had complied with all Municipal requirements both before and after the rezoning in 1955 had taken place.

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

Carried,
Cr. Cafferky against.

REPORT OF TOWN PLANNING COMMISSION.

The Commission met on September 12th, 1957 to consider the following applications for rezoning:

- (1) Application of Edgewater Realty for the rezoning of Block 3 except Sketch 10174 D.L.14, Plan 3047 from Small Holding to Residential.

This property - situated on the northwest corner of the intersection of Stormont Street and Cariboo Road, was the subject of a similar application for rezoning in May of this year when the Commission reported that the applicant at that time was requesting rezoning in order that he might have approved a subdivision of his property creating some 18 fifty foot lots. The Commission noted that the area is very sparsely settled and the land in general utilized for light farming purposes. Shopping facilities and elementary schools are at least one mile distant, and the Commission was informed that sewer service will not be available for this property. 1

In view of this fact and the fact that the circumstances have not changed since the previous application, the Commission re-affirms its previous recommendation that this application be not approved.

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

Carried Unanimously.

- (2) Application of Hans R. Anderson for rezoning of Lot "C", S.D.2, Blocks 5 to 9, D.L.96, Plan 18005 From Residential Two-Family Type 1 to Residential Multiple Family zoning. 2

The Commission advised that this property, located on the north side of Elwell Street, west of Griffiths Avenue, is vacant but that all other properties in this block have recently been developed with single family and two-family semi-detached homes, the subject parcel having sufficient frontage and area to qualify for two-family occupancy.

The Commission recommended that this application not be approved as it is considered that Multiple Family occupancy in this area would have a detrimental effect on the value of adjoining properties and buildings.

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

Carried Unanimously.

- (3) Application of Sam Shore for rezoning of Lot 18, Block 10, D.L.173, Plan 1034 from Heavy Industrial to Residential Multiple Family zoning. 3

This property, located on the north side of Trapp Road, is presently occupied by a building used as a frozen food locker. In considering this application the Commission noted that this property and area is not served by a municipal sewer and that the control of sewage via septic tank disposal field method from a multiple family dwelling would prove extremely difficult. In addition the Commission noted that the present building would probably prove difficult to convert to a multiple family dwelling, satisfying Building By-law requirements respecting architectural design. In view of the foregoing, the Commission would recommend that this application not be approved.

An agent appeared on behalf of the applicant, requesting that he be granted permission to address Council on this application.

Moved by Councillor W.P. Philips, seconded by Councillor Morrison "That the agent for the applicant be heard."

Carried,
Cr. Hughes against.

The agent spoke advising that he had been given to understand by the Sanitary Department of the Municipality that it would be feasible to erect a four suite apartment on the subject property, contrary to the statement made by both the Town Planning Commission and the Planning Engineer in their respective reports, and added that he was of the opinion the building in question could be altered structurally to accommodate apartment use. The agent further added that industrial use of the property would necessitate additional septic tank disposal field facilities and that therefore the rezoning should be granted to preclude this possibility.

Moved by Councillor Cafferky, seconded by Councillor F. Philips "That the application be approved for further consideration and a report be obtained from the Chief Sanitary Inspector as to the suitability of the property from a sewage control point of view for multiple family use."

Carried,
Cr. Hughes against.

- (4) Application of H. Eyford for rezoning of N.99' of Lot 1 and N.99' Lot 2, Block 10, D.L.34, Plan 7565 from Residential Single Family Type II to Residential Multiple Family zoning.

This parcel, located on the south side of Bond Street, between Smith and Inman Avenues is without lane service and therefore derives all public access from Bond Street. The parcel is in a Residential Two Family Type I Zone and has sufficient frontage and area to satisfy By-law requirements for two family occupancy. In view of the restricted depth of the lot and lack of lane access, together with the fact that increasing density in this area will further aggravate the overloaded Sanitary Sewer Condition, the Commission would recommend that this application not be approved.

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

Carried Unanimously.

- (5) Application of H.J.Harrison and N.Rogers for rezoning of Lots "F" and 33 and 34, Blocks 1 to 5 D.L.159 from Residential Single-Family Type II to Commercial.

Mr. Robert Edwards, of Edwards, Edwards and Edwards, submitted a letter advising that he had been requested by the applicants to be present at the presentation of the Commission report to the Council, but that as he has a number of other important commitments which make it impossible for him to attend the meeting, respectfully requested that Item (5) be tabled until the next sitting of Council on Monday, October 7th.

Moved by Councillor F.Philps, seconded by Councillor Morrison "That this application be laid over until October 7th to allow the applicant's solicitor to appear, and make representations to the Council."

Carried,
Cr.Hughes and
Cafferky against.

- (6) The Commission advised that Council's request for the Commission's consideration of the future development of land flanking the Lougheed Highway has been before the Commission at two meetings but the Commission has not yet completed its study sufficient to report. A number of applications, including A.E.Alm Limited, Karl and Lea Huber and R.D.Haddon, have been tabled pending further study of the Highway development. Recommendations on the individual applications, together with the future use of the Highway properties will be forwarded at the earliest opportunity.

Moved by Councillor W.P.Philps, seconded by Councillor Cafferky "That this item be laid over for future consideration."

Carried Unanimously.

The Planning Engineer also submitted reports on the first five items in the report of the Town Planning Commission.

Moved by Councillor Morrison, seconded by Councillor W.P.Philps "That a public Hearing be held on Tuesday, October 15th, at 7.15 p.m. to consider applications for rezoning."

Carried Unanimously.

The meeting then adjourned until Thursday, at 6.00 p.m.

Confirmed:

Michael B. Brown
CLERK

Chas. MacFarley
REEVE