

APRIL 6, 1959

An Adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, April 6, 1959, at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors Brown, Edwards, Jamieson, MacSorley, Mather, Prittie and Seifner.

Burnaby Association for Retarded Children submitted an application for permission to hold a Tag Day on June 5th and 6th respectively.

Moved by Councillor Mather, Seconded by Councillor Prittie: "That permission be granted, provided these dates do not conflict with any other campaigns for which permission has been previously given."

CARRIED UNANIMOUSLY

Executive Director, Union of B. C. Municipalities, submitted a circular containing certain figures and statistics together with explanatory comment dealing with the general problems of Provincial - Municipal financial relations.

Moved by Councillor Brown, Seconded by Councillor MacSorley: "That the correspondence be received and additional copies of the statement be obtained and made available for the members of Council."

CARRIED UNANIMOUSLY

Mr. J. H. Currie, Chairman, Chancellor Subdivision Committee, wrote again requesting that a guard rail be erected along the top of the bank of the Lougheed Highway in order to eliminate a driving hazard.

The Municipal Manager reported verbally that the Municipality was prepared to undertake this work and, since the Highway is a Provincial responsibility, we would endeavour to have the Provincial Government accept the costs of this project.

Moved by Councillor MacSorley, Seconded by Councillor Edwards: "That the letter be received and the writer advised of the action to be taken."

CARRIED UNANIMOUSLY

J. H. Steede, Vice-President and Chief Engineer, B. C. Electric Company Limited submitted a letter in connection with a proposed installation of a pole line in the North-West section of the Municipality to serve the Shell Oil Company with adequate power facilities. The Company also outlined its policy in respect of transmission line installations stating that wherever possible, they construct overhead facilities rather than underground because of very heavy large additional construction expense and the technical complications inherent in underground installations and transmission. They added that in cases where an area is developed to the extent that right-of-way acquisition is impossible or prohibitive in cost, the circumstances dictate the feasibility of installing underground facilities. In essence, they are governed by particular requirements of each situation as it arises and, as a consequence, each case is studied on the basis of its individual merits.

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the correspondence be received and that it be indicated to the Company that their statement of policy regarding the installation of transmission facilities is unsatisfactory to this Municipality and further, that the Council reaffirm its previous contention that consideration should be given to underground installations where the Municipality deems it essential."

CARRIED UNANIMOUSLY

Mr. C. L. Neilson, Provincial Entomologist, U.B.C., submitted a circular entitled: "Information News" advising of the programme planned for the year 1959 relative to the control of the mosquito problem in the Fraser Valley and Lower Mainland areas.

Moved by Councillor Mather, Seconded by Councillor Brown: "That the correspondence be received."

CARRIED UNANIMOUSLY

Secretary - Treasurer, Community Planning Association of Canada, submitted an invitation to the members of Council to attend an extension course in Community and Regional Planning to be held at the University of British Columbia between May 25th and May 30th.

Moved by Councillor Prittie, Seconded by Councillor Edwards: "That the letter be received."

CARRIED UNANIMOUSLY

Mr. F. W. A. Wood wrote expressing his views in respect of the situation regarding development of that portion of the East 15th Avenue road allowance between Cariboo Road and Coldicutt Avenue.

Moved by Councillor Edwards, Seconded by Councillor Jamieson: "That the letter be received."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That leave be given to introduce

"BURNABY SEWER FINANCING BY-LAW, 1959"

"BURNABY REFERENDUM AUTHORIZATION BY-LAW, 1959"

and that they be read a First Time."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the By-Laws be read a Second Time."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the Council go into Committee of the Whole with the Reeve in the Chair to consider the By-Laws."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the Committee rise and report the By-Laws complete without amendment."

CARRIED UNANIMOUSLY

The Council reconvened.

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That "BURNABY SEWER FINANCING BY-LAW, 1959" and "BURNABY REFERENDUM AUTHORIZATION BY-LAW, 1959" be now read a Third Time."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor Mather: "That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1959" be now reconsidered."

CARRIED UNANIMOUSLY

Moved by Councillor Brown, Seconded by Councillor Edwards: "That "BURNABY LOCAL IMPROVEMENT CONSTRUCTION BY-LAW NO. 1, 1959" be now finally adopted, and signed by the Reeve and Clerk and that the Corporate Seal be affixed thereto."

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Brown: "That John H. Shaw be and is hereby appointed Returning Officer to take the vote of the owner-electors on "BURNABY SEWER FINANCING BY-LAW, 1959" and "BURNABY REFERENDUM AUTHORIZATION BY-LAW, 1959", with power to appoint his own Deputy Returning Officers."

CARRIED UNANIMOUSLY

Moved by Councillor MacSorley, Seconded by Councillor Jamieson: "That the following Polling Places be opened on Saturday, April 25, 1959 between the hours of eight o'clock a.m. and eight o'clock p.m. for the purpose of taking the vote of the owner-electors on "BURNABY SEWER FINANCING BY-LAW, 1959" and "BURNABY REFERENDUM AUTHORIZATION BY-LAW, 1959"

ALL SAINTS PARISH HALL, Royal Oak Avenue.
 ARMSTRONG AVENUE SCHOOL, Armstrong Avenue.
 BRENTWOOD PARK SCHOOL, 1455 Delta Avenue.
 BURNABY NORTH HIGH SCHOOL, Willingdon Avenue & Albert Street.
 CAPITOL HILL SCHOOL, Holdom Avenue & Hastings Street.
 CASCADE HEIGHTS SCHOOL, Smith Avenue.
 CIVIL DEFENCE BUILDING (Rear Burnaby Public Library) Edmonds.
 CLINTON STREET SCHOOL, Clinton Street.
 5449 DOMINION STREET, Stillbridge.
 DOUGLAS ROAD SCHOOL, Grandview Highway & Douglas Road.
 EDMONDS STREET SCHOOL, Grandview Highway & Edmonds Street.
 GILMORE AVENUE SCHOOL, Gilmore Avenue.
 GLENWOOD SCHOOL, Gilley Avenue & Marine Drive.
 INMAN AVENUE SCHOOL, Inman Avenue and Brandon Street.
 JUBILEE LABOUR HALL, Jubilee Avenue.
 KITCHENER STREET SCHOOL, Gilmore Avenue & Kitchener Street.
 LOCKERBY REAL ESTATE, 3714 Grandview Highway, Burnaby Lake.
 LYNDHURST SCHOOL, Lyndhurst Street.
 MARLBOROUGH AVENUE SCHOOL, Marlborough Avenue.
 MORLEY STREET SCHOOL, 1255 Morley Street.
 NELSON AVENUE SCHOOL, Rumble Street and Nelson Avenue.
 RIVERSIDE SCHOOL, 1190 Meadow Avenue.
 RIVERWAY WEST SCHOOL, Marine Drive.
 SEAFORTH SCHOOL, Government Road.
 SECOND STREET SCHOOL, 16th Avenue and 1st Street.
 SCHOU STREET SCHOOL, Grandview Highway & Gilmore Avenue.
 7064 SIERRA DRIVE, Westridge.
 SPERLING AVENUE SCHOOL, Sperling Avenue.
 STRIDE AVENUE SCHOOL, Stride Avenue.
 SUNCREST SCHOOL, Rumble Street.
 TWELFTH AVENUE SCHOOL, Twelfth Avenue at Hilda Street.
 VANCOUVER HEIGHTS PRESBYTERIAN CHURCH HALL, Pandora Street and Esmond Avenue.
 WESTRIDGE SCHOOL, 510 Ellerslie Avenue, Lochdale.
 WINDSOR SCHOOL, Imperial Street and Gilley Avenue. "

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That Council petition the Minister of Municipal Affairs to recommend an amendment to the Municipal Act whereby the Council of a City or District Municipality may elect whether a Parks Commission shall be appointed pursuant to Section 629 to 232(a) inclusive and all relevant sections thereto of the Municipal Act 1957, Chapter 42, or in the alternative, have a Parks Board elected on terms similar to those contained in Section 361 to 370 inclusive of the Municipal Act, R.S.B.C. 1948 Chapter 232 and all amendments thereto."

CARRIED UNANIMOUSLY

Moved by Councillor Mather, Seconded by Councillor Prittie: "That the report of a Special Committee dealing with the "Crib space" situation at Woodlands School be lifted from the table for further consideration."

CARRIED UNANIMOUSLY

Councillor Mather reported verbally that she had received some response in connection with the subject matter of the report in question.

Moved by Councillor Mather, Seconded by Councillor Prittie: "That the subject report be forwarded to both the Union of B. C. Municipalities and to the group undertaking a survey of mental health facilities in the Province for their attention."

CARRIED UNANIMOUSLY

Moved by Councillor Prittie, Seconded by Councillor Edwards: "That the Council now resolve itself into Committee of the Whole to consider report No. 14 of the Municipal Manager."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER -- REPORT NO. 14, 1959

1. Appraisal Institute Course.

The Manager reported that the Appraisal Institute of Canada is continuing its courses this year in Parksville, Vancouver Island, between April 6th and April 11th and that he had authorized Mr. S. May of the Appraisal Staff of the Assessment Department to attend this course. The Manager recommended that Council ratify his action on this matter.

Moved by Councillor Brown, Seconded by Councillor Edwards: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

2. Purchasing Agents' Association

The Manager reported that the Purchasing Agents' Association and the Northwest Public Buyers' Association Conference is being held in Seattle, Washington on April 23rd, 24th and 25th and recommended that Council authorize Mr. H. Jeboult, Purchasing Agent, to attend this Conference.

Moved by Councillor Mather, Seconded by Councillor Edwards: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

3. Water Mains in the Brentwood Park Area.

The Manager reported being in receipt of a proposal to serve the above area with a 10 inch water main which would loop through the area - one end being connected to the Willingdon Avenue main and the other to the Loughheed Highway main. The Manager added that the applicant has asked whether this main could be made a public one if an easement were provided along its route. The Manager advised that it is considered very desirable from the Municipal standpoint to have this loop as a public main and recommended that Council concur, subject to the main being contained in an easement to the Municipality, the terms of which are satisfactory to the Municipal Engineer.

Moved by Councillor Jamieson, Seconded by Councillor Seifner: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

4. Proposed Sewer Connection to Lot 2, Except Plan 19297, Block "G", D.L. 127W 3/4

The Manager reported that the Municipality had received a ten foot lane allowance at the rear of the above described property and had agreed to construct said lane at no expense to the owner but that during construction it had been necessary to remove a portion of the disposal field with the result an insufficient area was left to allow a continuation of sanitary disposal by means of septic tank and disposal field methods. The Manager added that a subsequent investigation indicated that the building on this property could be connected to the Hastings Street sewer at a cost of \$852.00. The Manager advised that the owner had agreed to contribute the sum of \$500.00 toward the cost of this connection (which he has now paid) with the Corporation assuming the balance of \$352.00. The Manager further reported that an agreement is required for properties connecting to this sewer from the south side of Hastings Street between Delta Avenue and Warwick Avenue in order to protect the Corporation from possible claims as the result of flooding, etc. which could occur by virtue of a connection to a sewer from the low side of a street that was not originally intended to be included in the sewer area. The Manager advised that the owner had signed this agreement and recommended that Council authorize the Reeve and Clerk to execute this agreement on behalf of the Corporation.

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

5. Roadways in Lake City Industrial Park Area.

The Manager reported that portions of two roadways (Lake City Way and Enterprise Way) in the above development have been constructed but are as yet not public streets, pointing out that it was apparently originally intended that this should be done as subdivision took place. The Manager further reported that the Lake City Industrial Corporation has now proposed that these two roadways be deeded to the Corporation by means of a Bill of Sale and Quit Claim Deed. The Manager added that as ten parcels were involved and, as the consideration payable by the Municipality was \$1.00 per parcel, that the total cost would be \$10.00 and that the transfer would include the streets, water mains, sewers and street lights. The Manager further reported that the Municipal Engineer has informed him that these roads have been constructed to a standard satisfactory to the Municipality and therefore can be accepted and also, that the Municipal Solicitor has examined the documents prepared by the Company and stated that they are in order. The Manager advised that it would be necessary for Council to pass a By-law to acquire these properties and dedicate them for highway purposes and recommended that such action be taken by Council and the Municipal Solicitor instructed to prepare the necessary By-Law.

Moved by Councillor Edwards, Seconded by Councillor Jamieson: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

6. Marketing Terminal for the B. A. Oil Company Limited.

The Manager reported that Council had recently authorized the execution of plans submitted by the above Company which they require to accompany their application to the Board of Transport Commissioners for permission to move certain railway tracks belonging to the Canadian Pacific Railway and further, that Council had also authorized a letter of concurrence in the general proposal being advanced by the Oil Company in question to construct a Marketing Terminal on their property which lies to the North of the C.P.R. right-of-way. The Manager reported that the Municipality has now received notice of the date of hearing before the Registrar on an application by the B.A. Oil Company Limited to close that portion of North Road lying between the C.P.R. right-of-way and the Burrard Inlet and that the Company has also requested the Municipality to provide a letter to the effect that the Corporation is consenting to an application to the National Harbours Board for a water lot lease. The Manager explained that it was necessary for the Company to make this request since the Municipality holds a lease for a certain tract of land covered by water and referred to as a "road allowance", which allowance extends from the high water mark to the harbour headline and is 33 feet in width measured westerly from the boundary between the District of Burnaby and the City of Port Moody. The Manager reported that the Municipal Clerk had received a letter from the registrar pointing out that there is uncertainty or, at best, confusion existing as to the boundaries of Burnaby and Port Moody where North Road separates the two Municipalities and that it is desirable from his point of view to have this uncertainty resolved. The Manager pointed out that this matter becomes vitally important when North Road is closed and the property becomes taxable. The Manager reported that he did not agree with the piece-meal approach to the final result of having North Road closed as it has placed Council in the position of dealing with the matter in bits and pieces rather than as a single problem but that such a matter was not within the control of the Municipality and, moreover, Council has already granted approval in principle to the project as outlined. The Manager recommended:

1. That Council consent to the application of the B. A. Oil Company Limited to the National Harbours Board for a water lot lease.
2. That Council authorize any necessary action to release the lease held by the Municipality.
3. That the Municipality not oppose the application by the subject Oil Company to close that portion of North Road lying between D.L.'s 26 and 31 North of the C.P.R. right-of-way.
4. That the Municipality institute action under Section 22 of the Municipal Act to have the boundary between the Corporation of Burnaby and the City of Port Moody properly established.
5. That the City of Port Moody be asked to join with the Corporation of Burnaby in the application to have the boundary between the two Municipalities more properly defined.

Moved by Councillor Brown, Seconded by Councillor Seifner: "That the recommendations of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

7. Tenders for Cast Iron Waterworks Fittings, Gate Valves and Fire Hydrants.

The Manager submitted a tabulation of tenders received by Council on March 24th for the supply and delivery of the above materials together with the recommendations of the Municipal Engineer on these tenders. The Manager advised that he concurred with the conclusions reached by the Engineer and recommended that the tender of Terminal City Iron Works be accepted at the unit prices as tabulated.

Moved by Councillor MacSorley, Seconded by Councillor Mather: "That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

8. 1959 Budget.

The Manager submitted the 1959 Budget for consideration of Council pointing out that the mill rate calculations on Page 1 refer to the Municipal Budget only and do not include the school rate, which figure will not be determined until the Provincial Government has given its decision on the School Budget. The Manager added that the Parks Board Budget has been included in the overall Budget presentation.

Moved by Councillor MacSorley, Seconded by Councillor Jamieson: "That the Budget be tabled until Saturday, April 11th at 9:00 a.m."

CARRIED UNANIMOUSLY

It was briefly noted that arrangements had been made for Council to discuss the Parks Budget on Wednesday, April 8th at 4:00 p.m.

Moved by Councillor Brown, Seconded by Councillor Edwards: "That Items 9 and 11 of the Municipal Manager's Report be tabled until later in the evening."

CARRIED UNANIMOUSLY

10. Local Improvement Paving Works (Schedule "B" 1958)

The Manager submitted estimates of work covering the above pavings in the amount of \$167,889.00 recommending that these estimates be approved.

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the recommendation of the Municipal Manager be adopted."

CARRIED UNANIMOUSLY

9. Government Road - South Burquitlam District Report.

The Manager submitted a report of the Municipal Planner on the above matter for the information and consideration of Council.

11. Re: Certain Rezoning Applications.

The Manager submitted reports of the Planning Director on the following applications for rezoning:

- (a) Lot "B", Sk. 12357, Ex. Pl. 18881, Blk. 2/3, D.L. 2 from Small Holdings to Residential Multiple Family.
- (b) Lot 1, ex. Sk. 9829, ex. Sk. 12766, Blk. 4, D.L. 2, Pl. 9318 from Small Holdings to Industrial.
- (c) Lot 4, Blk. 4, D.L. 2, Map 4286 from Small Holdings to Automobile Service Station or Commercial.
- (d) Lot 2, Blk. 5, D.L. 2, Pl. 3044, from Small Holdings to Auto Court.
- (e) Lot 1, Blk. 3S $\frac{1}{2}$, S.D. "B", D.L. 4, Map 6913 from Small Holdings to Commercial.
- (f) Lot 2, S.425.59 feet, Blk. 3, S. $\frac{1}{2}$, S.D. "B", D.L. 4, Map 6913 from Small Holdings to Commercial.
- (g) Applications for rezoning along the north side of Lougheed Highway and Government Road between Bell Avenue and North Road:
 - (i) Blk. 3, W $\frac{1}{2}$ of N $\frac{1}{2}$ S&E N.O.98 acres, D.L. 4
 - (ii) Pcl. "C", expl. pl. 12154 of Lot 2, Pl. 6867 and Lot "B" Pl. 4332 of Blk. 3, D.L. 4, 3.96 ac.
 - (iii) Pcl. 2, Expl. Pl. 15356 of Pcl. J, Blks. 1/8 D.L. 4
 - (iv) Blk. 1 to 8, Sk. 8569, D.L. 4
- (h) S.E. 60' x 535' of Lot 1, Blk. "C", D.L. 57/58 from Residential Two Family to Gasoline Service Station.
- (i) (aa) Lot 3, Blk. 2, D.L. 57/58
 (bb) Lot "A", S.D. 4, Blk. 2, D.L. 57/58 from Residential Single Family to Multiple Family.
- (j) Lot 4, Sk. 12801, ex. expl. pl. 13277, D.L. 43; Blocks 1 and 3, D.L. 43; and Pcl. "A", Explan. Pl. 13277 of Lot 4, Blocks 1 and 3, D.L. 43, Pl. 3227 from Residential Single Family to Commercial.
- (k) Pcl. "B", (Ex. Pl. 8544) of Lot 5, D.L. 59/136/137, S&E Pcl. 1 on Expl. Plan 8704, from Residential Single Family Type III to Light Industrial.
- (l) Lot 2 and 3, Blk. 2, D.L. 206, from Light Industry to Residential Two Family.

The Planning Director was present and gave a broad outline of the subject report and a summary of its main features.
Some discussion took place on this report.

Moved by Councillor Jamieson, Seconded by Councillor Mather: "That Mr. H. Fulton of the Research Staff of the Planning Department be commended for his efforts in the compilation of this report."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That both this report and the rezoning applications listed under Item 11 above be tabled until a later date."

CARRIED UNANIMOUSLY

Moved by Councillor Prittie, Seconded by Councillor Mather: "That the Committee do now rise and report."

CARRIED UNANIMOUSLY

Moved by Councillor Edwards, Seconded by Councillor Brown: "That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Prittie, Seconded by Councillor Edwards: "That the Council now resolve itself into Committee of the Whole."

CARRIED UNANIMOUSLY

The Report of the Planning Director on the Kingsway - Central Park Line District was then brought forward for further consideration.

In response to a question raised by Council at its last meeting, the Director of Planning advised that the Lower Mainland Regional Planning Board was, in its industrial survey, making only an overall assessment of the Lower Mainland area to determine industrial potentialities and that it was not attempting to provide any detailed information concerning specific industrial siting needs or offering any suggestions in this connection.

The report of the Planning Department set out the history relating to zoning in the area and also a general description of the character of development in this district. It continued by reporting that the problem is essentially one of delineating a suitable land use pattern and of establishing zoning regulations which will encourage development according to that pattern, including the difficulties which are anticipated will be encountered in any attempt to resolve and improve upon the existing situation. The effect of the present zoning and the attendant regulations was covered in considerable detail in the report and stress was laid on the particular affect intermingling of industrial and residential uses have upon each other. The conclusion reached which is attributable to this proliferation and mixture of uses was that it has had a blighting influence throughout almost the entire area. Other points touched upon by the report included such things as adequacy of the present road system, availability of transit and transportation facilities and in general attractiveness and suitability of land in this area for industrial purposes. Following on this unsuitability of the area for industrial use, the opinion was expressed that the zoning required is that which will confirm and protect the predominate land use and consolidate the established patterns of development and accordingly, it was recommended that the general principle of rezoning the area for residential use be accepted. The report continued by setting out a number of factors in support of this recommendation, the main point being that rezoning to residential use is that it would protect the existing residential development against further incursions of incompatible and depreciating uses. It was added that once development in this area has been consolidated and stabilized, it would seem reasonable that some limited sections would be suitable for higher density residential development. It was further reported that certain locations within the area could be recommended for small scale industrial or commercial occupations but that, in such cases, care must be exercised to protect the neighbouring residential development by means of transitional or separation devices. Insofar as the probable effect of the zoning changes on both the assessments and market values of properties within the area is concerned, the report mentioned that in consultation with the Assessment Department of the Municipality it was determined that market values would, if anything, appreciate for the reason that at the present time they are somewhat depressed because the current zoning situation denies the possibility of the land being used in some alternative remunerative use. Furthermore, it was pointed out that properties in this area are presently assessed primarily on the basis of use and only a minimal differential based on the Light Industrial Zone potential exist between land in the area used for housing and other housing in residentially zoned areas of the Municipality.

On the matter of school requirements as a consequence of the proposed rezoning to Residential use, the report stated that accommodation for approximately one thousand pupils would be needed and that therefore it was necessary to recommend that an additional elementary school site be provided in this area. In this respect, the report suggested that because of this extensive rezoning the location of the proposed Maywood School should be reviewed in order that a more suitable site can be selected which would be more centrally located in relation to the proposed new residential area. It was recommended that the School Board reconsider a site in the block south of the B.C.E.R. between Silver Avenue and Telford Avenue and further that a site of about six acres on McPherson Avenue between Dorset Street and Jutland Street be acquired to serve the additional needs in the eastern part of the subject area. The question of Park facilities for the area was raised in the report and it was pointed out that the amount of land at present reserved for Park purposes is inadequate to serve a population of the size predicted for the area. It was mentioned though that the distribution of existing and proposed school and park sites taken together is reasonably good within the area and in relation to the distribution of population. The conclusion reached on the

matter of Parks was that the prohibitive costs of land acquisition for those purposes would preclude an extension of parks in this area at this time in the areas development and therefore, it is felt the schoolgrounds would need to be utilized to ameliorate this recreational area efficiency. On the subject of the street system, it was stated that an extensive revamping of the present street pattern is prevented by a limited capital works budget and that therefore the proposals being advanced regarding the locating and widening of major streets and the opening and widening of minor residential streets to improve internal traffic circulation were not being recommended at this time. In summary, the report stressed that if development of the subject area continues in the present way with its haphazard mixture of land uses, the progressive deterioration in conditions and values will result to the detriment of the whole Municipality in that the incidence of blighting will become more severe and eventually the character of the area will be altered beyond hope of restoration. It was felt that steps must be taken immediately to protect existing development, to encourage rehabilitation and to stabilize conditions and so to provide the degree of certainty necessary to attract sound new investment.

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That this report be tabled and brought forward at a later date."

CARRIED UNANIMOUSLY

The following applications which had been tabled from the previous meeting were brought forward for further consideration by Council:

1. Lot 6, Block 68, D.L. 33 from Residential Two Family to Gasoline Service Station.

Moved by Councillor MacSorley, Seconded by Councillor Brown: "That the report of the Planning Department on this application be tabled for a further period of one week."

CARRIED UNANIMOUSLY

2. Lots 10 and 11, Block 5, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family Type I.

The Planning Director reported that these lots are situated on the North side of Hazel Street approximately 500 feet West of Sussex Avenue and that they have a combined frontage of 96 feet and an average depth of about 115 feet. He further reported that the site is in an area which may at some future date be suitable for some form of Commercial development but in addition to such use being premature, limitations in the street layout due to Hazel Street being a cul-de-sac dictate no immediate change in the zoning pattern. The Planning Director added that beside it being an application for spot rezoning, it was felt that any need for additional apartment land can be met in the areas South of Kingsway covered by the Kingsway - Central Park Line report. The Director of Planning recommended that the application be not approved for the foregoing reasons.

Moved by Councillor Prittie, Seconded by Councillor Jamieson: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

3. Lot 22, Block 6, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family.

The Planning Director reported that this property was located on the South side of Hazel Street approximately 300 feet west of Sussex Avenue and that it had a frontage of 55.45 feet and a depth of 122.8 feet. The Planner reported that the same reasons given in the previous report apply on this application and that therefore it was being recommended that this application also be not approved.

Moved by Councillor Mather, Seconded by Councillor Prittie: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

Councillor Seifner left the meeting.

4. Lot 5, Block 12, D.L. 93 from Residential Two Family to Commercial.

The Planning Director reported that this site is at the North-East corner of the intersection of Russell Avenue and Imperial Street slightly north of Kingsway and that the parcel has a frontage of 137 feet and a flankage of 340 feet. The Planner further reported that development in the immediate vicinity was of mixed value residential to the North and also to the East with an Auto Court facing the property on the opposite side of Imperial Street. He added that there is a considerable area of undeveloped land in the block containing the subject parcel but that to date subdivision had been frustrated due to the rather haphazard pattern. The Director reported that the intersection of Kingsway - Russell - Imperial presents a difficult traffic situation and further, that the Health Department considers this Site unsuitable for Commercial development because of

the lack of sewers. The Director of Planning recommended that this application be not approved for the reasons given above.

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

5. Lots 12 and 15, Block 25, D.L. 152 from Light Industrial to Residential Multiple Family

The Planning Director reported that these lots are situated on the East side of Lily Avenue approximately 510 feet Southwest from Nelson Avenue and that they have a combined frontage of 132 feet and a depth of 132 feet. The Planner reported that this site is within a portion of the Kingsway - Central Park Line study area where it is recommended for Residential use and not Light Industrial. Reasons were then given in support of this residential use of the subject property although, at the same time it was pointed out that the lack of a lane system and the questionable affect of the adequacy of the existing sewer system rule against immediate zoning of the whole possible district on Lily and Fern Avenues. The Director of Planning recommended that, provided the general land use recommendations contained in the Kingsway - Central Park Line report are adopted, that this application be approved, subject to consolidation of the two lots in question. The Planner added that though his Department does not support the approach of piece-meal zoning, it is felt the total site available can be developed so as to provide for the eventual institution of a lane system in the block but, in the interim, provision of access for off-street parking facilities is considered feasible.

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That this report be tabled pending final consideration of the Kingsway - Central Park Line report."

CARRIED UNANIMOUSLY

6. Lot 6, S.D. 35, Block 49, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family.

The Planner reported that this property is located 152 feet west of the intersection of Maywood Street and Imperial Street and that it has a frontage on Maywood of 77.99 feet and a frontage of 55 feet on Imperial Street. The Planner further reported that there is a triangular piece of land at the junction of Maywood and Imperial which is divided into three lots, with the lot at the apex being zoned for two family use, the one to the west being the one under application and the one to the west of the subject lot being zoned for Multiple Family Type I use. The Planner also reported that as the latter lot had been allocated for Multiple Family use and because of the unique nature of the site with double street frontage and a location opposite a local commercial zone at Sussex and Imperial and another Multiple Family zone thereat it is felt that both the subject lot and the "apex" lot might be best suited for Multiple Family development, although the latter lot will no doubt present certain development problems because of its shape and limited size. The Director of Planning recommended that both the subject lot and the one to the East be considered for rezoning to Residential Multiple Family Type II.

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

Councillor Seifner returned to the meeting.

7. Lots 1 and 2, Block 39, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family.

The Planning Director reported that these lots are situated at the North-east corner of McKay Avenue and Maywood Street and that they have a combined frontage of 104 feet on Maywood Street and a flankage of 132 feet on McKay Avenue. The Planner reported that this site also is within the Kingsway - Central Park report in which it is recommended for Residential use but not, however, for apartment development because of an overloaded sewerage system and because this site would not be a first choice for additional Multiple Family zoning. The Director of Planning recommended that the application be not approved because of the foregoing reasons.

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That this report be tabled pending final consideration of the Kingsway - Central Park report."

CARRIED UNANIMOUSLY

8. Lot "A", Block 35, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family

The Planning Director reported that this property is located at the North-East corner of Kathleen Avenue and Maywood Street and has a frontage of 72 feet on Maywood and a flankage of 175 feet on Kathleen. The Planner reported that this property was the subject of a previous application in January, 1957 at which time it was rejected because:

- (a) Apartment development on this site could tend to delay apartment development of the neighbouring established Multiple Family zone.
- (b) It would not be in keeping with the present overall plan of residential and Multiple Family zoning and could frustrate orderly development in this area.
- (c) The subject parcel is three blocks from the closest public transportation and five blocks from the closest shopping facility.

The Planner further reported that there has been no material change in the area since that time and, moreover, reference to the Kingsway - Central Park report point up the need for concentrating new apartments in carefully selected areas which will provide the maximum amenities for apartment inhabitants. He added that the proximity of Central Park to the subject property favours it as an apartment site but that such use would be premature as other areas should receive priority. The Director of Planning recommended that the application be not approved in view of the reasons listed above.

Moved by Councillor Edwards, Seconded by Councillor Prittie: "That this report be tabled pending final consideration of the Kingsway - Central Park report."

CARRIED
COUNCILLOR JAMIESON
AGAINST.

9. Lot 2, S.D. "B", Block 34, D.L.'s 151/3 from Residential Two Family to Residential Multiple Family.

The Planning Director reported that this lot is situated on the East side of Patterson Avenue 92 feet South of Wilson Avenue and that it has a frontage of 70 feet on Patterson and a frontage of 50 feet on Kathleen, with an average depth of approximately 185 feet. The Planner reported that certain location characteristics indicate a possibility of its eventual development for apartment purposes but, as reference to the Kingsway - Central Park report will bear out, it is felt that development of the subject property for Multiple Family use would be premature. The Director of Planning recommended that the application be not approved.

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

10. Lot 5, Block 9, D.L.'s 151/3 from Light Industrial to Residential Multiple Family Type II

The Planning Director reported that this lot is located on the West side of Wilson Avenue some 488.5 feet South of Kingsway and has a frontage of 66 feet on Wilson and a depth of 221.4 feet. The Planner reported this site is within the Kingsway - Central Park Line study area and is included in the recommendations for a change from Light Industrial to Residential zoning. The Planner suggested that this site and the remaining lots on the West side of Wilson Avenue and also those on the East side of Olive between Kingsway and the railway line should be rezoned to Multiple Family Type I for the following reasons:

- (a) Existing Multiple Family zone opposite the subject property.
- (b) The lots are adequate in size to suitably accommodate apartments.
- (c) Secondary access by the existing lane system is adequate.
- (d) Proximity to Central Park and the Kingsway Commercial area
- (e) It is in accordance with the findings as contained in the Kingsway - Central Park report.

The Director of Planning recommended that the following area be rezoned to Residential Multiple Family Type I. Those lands bounded by the Eastern limit of Olive Avenue, the Southern limit of Kingsway, the Eastern boundary of Lot 10, D.L. 153 and the Northern limit of the B. C. Electric Railway right-of-way but excluding those lands fronting on Kingsway and also those lots on the East side of Wilson Avenue which are presently zoned for Multiple Family use.

Moved by Councillor Jamieson, Seconded by Councillor Brown: "That this report be tabled pending final consideration of the Kingsway - Central Park report."

CARRIED UNANIMOUSLY

11. Lot 2, S.120 feet, Block 2, D.L. 175 N $\frac{1}{2}$ of S.W. corner of S.W. corner from Residential to Commercial.

The Planning Director reported that this property is located on the North side of Marine Drive at its junction with Boundary Road and that it has a frontage of 338.6 feet on Marine and a flankage of 120 feet on Boundary. He pointed out

that this property was subject of an application in April, 1958 at which time it was recommended for rejection because of the detrimental effect Commercial development of the site would have on the safe and efficient movement of traffic on these two main thoroughfares. The Director of Planning recommended that since no additional information has been submitted which would alter the previous thinking that the application be not approved.

Moved by Councillor Brown, Seconded by Councillor Mather: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

12. Lot "A", Block 1, D.L. 175 from Residential Single Family to Light Industrial.

The Director of Planning reported that this property was located on the North side of Marine Drive approximately 50 feet east of Greenall Avenue and that it had a frontage of 211.8 feet on Marine and an average depth of 170 feet. The Planner further reported that the agent for the applicant has indicated it is intended to sell the property to a party who would utilize the out buildings to accommodate a business of a Light Industrial nature and to continue residential occupancy of the home located on the property. The Planner reported that this portion of Marine Drive is predominately residential and that therefore the encroachment of industry into this district would prejudice the preservation and consolidation of the existing residential properties in the immediate area. The Director of Planning recommended that the application be not approved for this reason.

Moved by Councillor Mather, Seconded by Councillor Prittie: "That the recommendation of the Planning Director be adopted."

CARRIED UNANIMOUSLY

13. Blocks 46, 47 and 48, D.L. 30 from Residential Two Family to Residential Multiple Family Type II

The Director of Planning reported that these parcels are located on the North side of Kingsway between 16th and 19th Avenues and that the site has an area of 3.6 acres with frontage on Kingsway of 394 feet and a depth ranging between 377 feet and 484 feet. He added that the applicant had submitted a preliminary development plan which indicated 180 rental units and parking accommodation for 135 vehicles; the total site to be developed as a single operation. The Planner further reported that this site was approved for auto court use in December, 1956 and that his Department had on several occasions discussed development of the site for apartment use with various parties. He added that factors such as the availability of transit and shopping facilities, the apparent attractiveness of the area to apartment house developers, the size of the site and the fact that the contiguous neighbourhood can logically support an increased population point to a favourable consideration of the application. He noted however that the site should be modified by completing the dead-end allowances of both 17th and 18th Avenue and the unnamed road allowance paralleling Kingsway and entering 16th Avenue. It was also noted that the Municipality owns four properties to the North and East of the site which have been withheld from sale in order to facilitate compatible development of the subject site. The Director of Planning recommended that though there are some matters involved in the proposal which require further consideration, approval in principle could be given at this time. He suggested that a Public Hearing be held and final consideration given when completion of contiguous road allowances has received full consideration.

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That the recommendation of the Director of Planning be adopted."

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Prittie: "That the Committee do now rise and report."
The Council reconvened.

CARRIED UNANIMOUSLY

Moved by Councillor Jamieson, Seconded by Councillor Edwards: "That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

The meeting then adjourned to 4:00 p.m. Wednesday, April 8th.

Confirmed:

R E E V E

W. J. Jamieson

C L E R K