

Minutes of the Regular Meeting of the Council, held in the Council Chamber, City Hall, on Monday, November 2nd, 1953, at 8 p.m.

Present:

His Worship Mayor F. R. Goldsworthy, Alderman J. M. Bryan, Alderman E. N. Copping, Alderman V. M. Johnson, Alderman T. C. McMillan and Alderman J. A. Suttis.

MINUTES

Moved by Alderman McMillan, seconded by Alderman Copping that the Minutes of the Regular meeting of the Council held on October 19th, 1953 and the Minutes of the Special Meeting held on October 26th, 1953 be taken as read and adopted, copies of same having been given to each member of the Council. Carried

CORRESPONDENCE

From the North Shore Neighbourhood House with respect to their Lease of their property on 3rd Street East, the reservation of certain lots on 2nd Street East for playground purposes and also requesting a Grant in aid of their programme.

Discussion followed.

Moved by Alderman Suttis, seconded by Alderman Johnson that the request of the North Shore Neighbourhood House for a lease of the portion of the City Building at 215 East 3rd Street, be referred to the Solicitor with instructions to have this lease submitted to the Council on or before November 16th, 1953. Carried

Moved by Alderman Suttis, seconded by Alderman Johnson that Lots 3,4,5,6 and 7, Block 154, D.L. 274 be leased for a period of 10 years to North Shore Neighbourhood House for playground purposes at a rental of \$1.00 per year. Carried

Moved by Alderman Suttis, seconded by Alderman McMillan that the request of North Shore Neighbourhood House for a Grant of \$385.00 to aid in their programme be referred to the 1954 Finance Committee for consideration when dealing with next year's estimates. Carried

From McMaster, Boyle & Parkes, advising that the owners of 132-152 East 4th Street, will be forced to take action against the City unless drainage conditions at the rear of their premises are remedied.

Alderman Copping advised that his Committee had a resolution to submit with respect to this complaint.

Moved by Alderman Copping, seconded by Alderman Bryan that Messrs. McMaster, Boyle and Parkes be advised that the complaint of alleged damage being done to Apartment Buildings at 132-152 East 4th Street by drainage water, is being investigated. Carried

From the Olympic Hotel, 140 East 2nd Street, applying for a Loading Zone.

Alderman Bryan advised that his Committee had considered this request and had a resolution to submit.

Moved by Alderman Bryan, seconded by Alderman Copping that pursuant to Section 38 of the "Street and Traffic By-law" a Loading zone be established in front of the basement door of the Olympic Hotel at 140 East 2nd Street. Carried

2020

From Mrs. H. M. Fleury, applying to have the lane opened at the rear of her property at 2060 Sutherland Avenue. Alderman Copping advised that the Board of Works Committee had considered this request and submitted the following resolution:-

Moved by Alderman Copping, seconded by Alderman Bryan that Mrs. H. M. Fleury be advised that if she requires a lane opened at the rear of 2060 Sutherland Avenue she will have to pay the full cost of same. Carried

2 From Norman L. Brown, complaining of the poor Bus service on Larson Road.

Alderman Johnson asked that the Transportation Committee arrange for a meeting with the B. C. Electric Railway Company to discuss transportation matters at the earliest date possible.

3 She referred to the Street Lighting and Transportation systems in the City of Saskatoon.

Mayor Goldsworthy asked Alderman Johnson for the bus fares and light rates which are in effect in the City of Saskatoon and Alderman Johnson promised to get this information.

4 Alderman McMillan said that the B. C. Electric Railway Co. had advised the Council that the present routes and schedules are not hard and fast and will be changed to take care of our requirements.

Moved by Alderman Copping, seconded by Alderman McMillan that the complaint of Norman L. Brown be referred to the Transportation Committee for consideration. Carried

5 From Mrs. D. H. Beveridge, Seymour Heights, complaining of the service now being provided in place of the former Lynn-mour Bus service.

Discussion followed.

Moved by Alderman Copping, seconded by Alderman McMillan that the letter from Mrs. D. H. Beveridge be referred to the Transportation Committee for study and a copy forwarded to the District of North Vancouver for their information and guidance. Carried

From the North Vancouver Civic Employees Association, protesting against the new bus schedules and routes.

6 Moved by Alderman Copping, seconded by Alderman McMillan that the letter from the North Vancouver Civic Employees Association be referred to the Transportation Committee and further that copies of all such complaints with respect to the new bus service be forwarded to the Company for its information and guidance.

7 Alderman Copping said that the Council members are receiving a considerable number of verbal complaints. He said much of the criticism refers to the poor connections between the Lynn Valley line and the inter-city bus and the Ferries.

Mayor Goldsworthy asked Alderman Bryan to arrange another meeting with the Company this week to discuss these matters and Alderman Bryan agreed to do so.

The motion was then put and carried

8 From Fraser Apartments, 358 East 3rd Street, complaining of the odour of a fish plant on the waterfront.

Alderman McMillan said that the Council has a letter from the Company referred to and this will be read later on.

It was agreed that the letter from the Fraser Apartments would be laid over until the end of this Council meeting.

From School District No. 44 (North Vancouver) applying for the opening of 20th Street west of Sutherland Avenue.

9 Moved by Alderman Copping, seconded by Alderman McMillan that the above letter be referred to the Board of Works Committee for consideration. Carried

From the North Vancouver Civic Employees Association, giving notice that it wishes to re-open its working agreement with the City.

Referred to the Labour Relations Committee, to meet with representatives of the Association at 7 p.m. on November 17th, 1953.

From the International Association of Fire Fighters, Local 914, giving notice that it wishes to re-open its working agreement with the City.

Referred to the Labour Relations Committee to meet with the Association's representatives at 9 p.m. on Tuesday, November 17th, 1953.

From H. A. Roberts Ltd., applying for the re-zoning of Lots 1 & 2, Block 59, D.L. 550 so that the property might be used for a Nursing Home or revenue property.

Moved by Alderman McMillan, seconded by Alderman Copping that the above application for re-zoning be referred to the Town Planning Commission for a recommendation.

Mayor Goldsworthy advised that a similar application with respect to this property had been turned down by the Commission about 5 years ago. He said the premises was formerly known as the Shakespeare property.

The motion was then put and carried.

APPLICATIONS TO PURCHASE PROPERTY

The Clerk submitted 3 applications to purchase Tax Sale land.

Moved by Alderman Suttis, seconded by Alderman McMillan that the following sale of tax sale land be placed on the next By-law for conveyance:-

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price.</u>
12	21	548	Karel Woodbury	\$525.00 Carried.

Moved by Alderman Suttis, seconded by Alderman Johnson that the application of C. K. Johnston and L. D. Johnston to purchase Lot 25 and E $\frac{1}{2}$ 26, Block 205, D.L. 545 be not accepted as this is creek property and that the property be placed on reserve for drainage purposes and further that the Treasurer be authorized to refund the deposit paid by Mr. and Mrs. Johnston. Carried

Moved by Alderman McMillan, seconded by Alderman Suttis that Mr. T. J. Campbell, Solicitor, be advised that the City is willing to sell Lot 60, Block 240, D.L. 545--a 33' lot--to Mrs. M. Lamb, the adjoining owner, by an agreement for sale over a three year period, for the sum of \$675.00 plus taxes and fees, provided that the said Agreement of sale will contain covenants prohibiting the purchaser from assigning the Agreement of sale without first having obtained the written consent of the vendor; that the property will be maintained in a proper condition and that the purchaser will be required to apply to the Land Registry Office to have the interior lines between the two parcels of land removed so as to form one parcel. Carried

PETITIONS

The Clerk submitted a petition under the "Local Improvement Act" for the construction of a concrete sidewalk on the north side of 25th Street from Chesterfield Avenue to Jones Avenue together with his Certificate of sufficiency.

Moved by Alderman Copping, seconded by Alderman Bryan that the above petition be referred to the Superintendent of Works for the various reports and estimates as required by the "Local Improvement Act." Carried

DUE ACCOUNTS

see next page.

DUE ACCOUNTS

Moved by Alderman Suttis, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrants:-

399 Finance	\$ 9,178.20 ^v	
409 Authorization	95,922.29 ^v	
407 Social Welfare	1,150.78 ^v	
410 " "	2,441.00 ^v	
411 " "	1,356.05 ^v	
412 " "	<u>4,346.41^v</u>	\$114,394.73
		Carried

Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:-

404 Building	\$1,636.72 ^v	Carried
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Moved by Alderman McMillan, seconded by Alderman Johnson that the Treasurer be authorized to pay the following warrant:-

405 Police	\$ 829.75 ^v	Carried
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Moved by Alderman Johnson, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrants:

403 Health	\$1,193.88 ^v	
406 Fire	<u>8,622.00^v</u>	\$9,815.88
		Carried

Moved by Alderman Copping, seconded by Alderman Bryan that the Treasurer be authorized to pay the following warrants:-

400 Board of Works	\$6,531.66 ^v	
401 Waterworks	<u>1,869.63^v</u>	\$8,401.29
		Carried

Moved by Alderman Bryan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrants:-

408 Ferry	\$13,127.96 ^v	
402 Parks	<u>1,787.33^v</u>	\$14,915.29
		Carried

REPORTS OF COMMITTEESFIRE, LIGHT & HEALTH COMMITTEE

Alderman Johnson reported that progress is being made in the installation of the additional street lights authorized by the Council some months ago.

Alderman Johnson submitted the following reports with respect to Union Board of Health and Metropolitan Health Committee meetings which she had attended:-

"Attended Union Board of Health meeting on Tuesday, October 20th. Leave of absence was granted to Miss G. Jones to attend course at U. B. C.

2 Although 1200 more children are enrolled with Board and non Board schools, the Union Board of Health is short one nurse and have not so far filled the vacancy. Principal business was the question of bringing the salaries of North Shore Union Board of Health in line with other nurses under the Metropolitan Health Committee. It costs Vancouver nurses 65 cents a day to commute back and forth.

The North Shore nurses get one week longer holiday than the other nurses under Metropolitan Health Committee. The President, Councillor Bradley and Mr. O'Neill were appointed to go into this matter."

"Attended Metropolitan Health Committee on October 21st, 1953. Dr. A. M. Menzies gave a report on the new By-law re gas stoves. Stated that Vancouver had the worst record on the Continent for death from gas. Was of the opinion that much of the trouble was due to bootleg equipment. The new By-law does not allow gas stoves in sleeping rooms. They may be in adjoining kitchenette provided there is ventilation to the outside air. Householders are given six months in which to make the necessary changes. The cost of a reliable safety device is \$32.00 and it is suggested that this amount be added to the rent at the rate of \$1.00 or .50 cents per month. There has been only one death from gas in Portland since this by-law was passed there.

Dr. Menzies gave Alderman Spratt credit for getting the By-law passed in Vancouver.

Miss M. McKenna gave a very interesting address on "Medical Services for Social Assistance."

In her trip across Canada, she found that Vancouver's Health Services were far above those of every other center she visited. But still lacked proper facilities for care of the chronically ill. 800 have been placed in a variety of homes and institutions in Vancouver. There are also 40 Boarding Homes housing from one to forty people for those who were able to wash and dress themselves and walk around. For these \$65.00 per month was paid.

In New York the experience of the Montefiore Association was that in the case of two old people, it was better for them and cost less to provide a house-keeper for them in their own home. Vancouver pays \$14.50 per year as doctor's fees for every person receiving assistance and this amount is given to the B. C. Medical Association to administer.

There are no T. B. cases awaiting entrance to Hospital. But more and more people are breaking down under the strain of modern life and fear of what may happen. This is shown by the fact that there is five year waiting list for the "Old Age Home" at Essondale.

Dr. Menzies report on poliomyelitis

Vancouver has had 93 cases

Metropolitan Health area 64 cases

Patients from outside the area treated in Vancouver General Hospital

55 cases - Total 212 cases.

Of this total there have been 187 cases hospitalized in Vancouver

in New Westminster 10 cases hospitalized

in own home." 15 cases hospitalized

Alderman Johnson said that she had obtained a copy of the City of Vancouver's By-law No. 3046 which amended their Gas Fitting By-law so as to provide certain Safety measures to try and eliminate some of the deaths from gas which have been occurring. She asked if the City Solicitor would study this particular matter.

After discussion it was agreed that Alderman Johnson's suggestion in this regard be approved.

BOARD OF WORKS COMMITTEE

Alderman Copping said that some time ago the School Board had made a request for an exchange of Lane dedications adjacent to the Ridgeway School Annex, but it had been found that there was a sewer in the lane which was to have been closed up and accordingly the City felt that it could not proceed as it was necessary that we retain ownership of the lane allowance in question. His Committee however suggested that the City could agree to open a new lane allowance to the north and have a recommendation to make accordingly:

RECOMMEND that School District #44 be advised that in view of the fact that the sewer runs through the Lane in Block 11, D.L. 273, the said lane should remain the property of the City, but if they wish to give an easement for a portion of Lot 9, the City would be prepared to open an "L" Lane north to 6th Street as requested, but are not prepared to alienate the present lane, though the same will not be used for traffic.

Moved by Alderman Copping, seconded by Alderman Bryan that the above recommendation of the Board of Works Committee be adopted. Carried

Alderman Copping said the City had received an application from Mr. R. E. Montador to install a sewer on Eastern Avenut between 15th and 17th Streets on a cash basis provided the City paid for lots on the south end which flanked the proposed sewer. He said the Council welcomed such an offer but in view of the fact that the City was being asked to pay for the flankage lots it was felt that the Solicitor should be asked for his opinion regarding same. He said further the Council would have to consider the fact that heretofore all sewer work has been done under the "Local Improvement Act."

RECOMMEND that the application of R. E. Montador for the installation of a sewer from 15th Street to service Lots 2, 3, 4 & 5, Block 31, D.L. 549 and advising that he will pay for same on cash basis provided the City bears the installation costs of Lot 9, Block 31 and Lot 17, Block 37; be referred to the Solicitor for a written opinion as to whether the work could or should be done under the "Local Improvement Act".

Moved by Alderman Copping, seconded by Alderman Bryan that the above recommendation of the Board of Works Committee be adopted. Carried

Alderman Copping advised that his Committee had studied the complaint of Mrs. O. Wilson, 156 West Victoria Park re boulevard conditions, etc., and now wished to recommend as follows:-

RECOMMEND that Mrs. O. Wilson be advised of the City's sidewalk policy and also informed when a sidewalk is put in under the "Local Improvement Act" the boulevards are cleaned up.

Moved by Alderman Copping, seconded by Alderman Bryan that the above recommendation of the Board of Works Committee be adopted. Carried

Alderman Copping advised that his Committee had studied the request of Mr. E. G. Rexworthy and other petitioners for the opening of a portion of the East-West Lane west of St. George's Avenue between 13th and 14th Streets. He advised that the westerly end of the lane cannot be opened as there are buildings in the way. Because of these conditions over which the City or the petitioners have no control, it is felt that we should make some arrangement to grant the request of the petitioners and accordingly his Committee recommends as follows:-

RECOMMEND that E. G. Rexworthy be advised on behalf of the petitioners that although the City is reluctant to open up part of a lane, yet in this particular instance the Council is prepared to open the lane as requested from

St. George's Avenue to Lot C, Block 61, D.L. 549 provided the owners pay for it in cash.

Moved by Alderman Copping, seconded by Alderman Bryan that the above recommendation of the Board of Works Committee be adopted. Carried

BY-LAWS

Moved by Alderman Copping, seconded by Alderman Bryan that the "City of North Vancouver Highway Dedication By-law 1953, No. 3" be reconsidered. Carried

Moved by Alderman Copping, seconded by Alderman Johnson that the "City of North Vancouver Highway Dedication By-law 1953, No. 3" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered pursuant to the "Municipal Act." Carried

Whereupon the By-law was finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and numbered 2203.

UNFINISHED BUSINESS

Letter was received from the North Shore Packing Co. Ltd., advising that it is making every effort to eliminate the odour from its fish plant at the foot of St. Andrews Avenue. The Company reported that it had been using a chemical solution known as polycide but that apparently this was not the answer and Messrs. Swanson and Reeve, Consulting Engineers, had been hired with a view to eliminating the present unpleasant odour.

The Company further advised that their present quota of fish will be finished to-morrow and within the following three days the plant will be closed down for a period of one week and this will enable them to install other equipment to try and eliminate the present nuisance.

Alderman McMillan said the Council had not agreed to close down the plant if one more complaint had been received as was stated in the press.

Mayor Goldsworthy agreed that the Council did not make such a statement but that it had been his desire when the matter was discussed at a previous Council meeting.

Alderman McMillan said it is quite evident that the Company is doing a lot to try and eliminate the smell and he thought we should go along with their request for further time in which to eliminate the nuisance.

Alderman Johnson said if the Company is going to try a new system the Council should give them a chance to operate with it.

Mayor Goldsworthy said that this is not a new problem and the Company is aware of the situation.

Alderman Copping said there had been quite a few complaints recently and especially on Sunday and he felt that the Company was sort of rubbing it in by operating on that day. He said he hoped that the new equipment will eliminate the odour.

It was agreed that the Council would take no action with respect to the matter.

The Clerk asked for instructions with respect to the complaint of the Fraser Apartments, 358 East Third Street, which was read earlier this evening.

Moved by Alderman Suttis, seconded by Alderman Johnson that a copy of the North Shore Packing Company's letter read at this meeting be sent to the Fraser Apartments for their information and guidance. Carried

ANY OTHER COMPETENT BUSINESS

Mayor Goldsworthy said that he was pleased to announce that recent changes in the "Local Improvement Act" had made it possible for the City to set aside annually in the Local Improvement Fund an amount equal to 5 mills instead of the former 2 mills and thus the City would be able to do much more work of this nature in the future. He said that at a recent meeting of the Council we had been hesitant to receive any more petitions but that no doubt Alderman Copping will be relieved of this worry and we will be able to continue to receive petitions for this work.

Alderman Copping agreed that the changes in Legislation will be very helpful pointing out that under certain conditions sewers can be put in by the City on its own initiative and also repayment of the funds can be extended past the former 5 years.

Mayor Goldsworthy said that the installation of sewers on the initiative plan and repayment over a period longer than 5 years could be done with the approval of the Minister. He said that this would allow us to do major sewer construction jobs with the repayments being extended to 10 years or longer. These amendments he said would be a big help to this Municipality.

Alderman Johnson said that from the health standpoint she was pleased to hear of these amendments.

Alderman Copping suggested that the Council send a letter to the Provincial Board of Works asking that it include in its 1954 Estimates the installation of curb and gutters on 3rd Street from Lonsdale Avenue to Queensbury Avenue and then easterly to the City limits.

Mayor Goldsworthy suggested that this matter be left for the time being, as he understood that this work is already in hand by the Province.

Alderman McMillan said that at the next meeting of the Town Planning Commission he is going to ask for a discussion with respect to the suggestion of the Reference Committee, that a set-back of 25 feet be required along 3rd Street. He said that eventually this highway may have to be widened and it would be much easier to do so if new buildings are set back from the property line.

Alderman Copping agreed that this was a wise suggestion.

Moved by Alderman Johnson, seconded by Alderman Copping that the Council do now adjourn.

Whereupon the Council adjourned, at
9:05 p.m.



MAYOR.

Minutes of Regular meeting of the Council, held in the Council Chamber, City Hall, on Monday, November 16th, 1953, at 8 p.m.

Present

His Worship Mayor F. R. Goldsworthy, Alderman J. M. Bryan, Alderman E. N. Copping, Alderman V. M. Johnson, Alderman T. C. McMillan and Alderman J. A. Suttis.

MINUTES

Moved by Alderman Johnson, seconded by Alderman Suttis that the Minutes of the regular meeting of the Council, held on November 2nd, 1953, be taken as read and adopted, copies of same having been given to each member of the Council. Carried.

CORRESPONDENCE

From the Department of Education giving information on their new Community Programme Branch.

Moved by Alderman McMillan, seconded by Alderman Copping that this letter be referred to the Finance Committee for consideration. Carried

From the North Shore Committee of the Labour Progressive Party, urging the setting up of a Municipal Transportation Commission for the purpose of planning Municipal Ownership of the bus service on the North Shore.

Moved by Alderman McMillan, seconded by Alderman Bryan that the letter from the Labour Progressive Party be referred to the Transportation Committee for consideration.

Alderman Johnson said in the City of Saskatoon the buses were owned by the City and that in 1940 their ^{profit*} loss in operation was \$45,892.00 and in 1952 \$38,722. So she said it does not look like public ownership of transportation is the answer. *had a loss of**

* see amendment made in Minutes of Dec. 7th, 1953 meeting

Moved by Alderman Copping, seconded by Alderman Johnson that the letter from the Labour Progressive Party be acknowledged and referred to a Committee of the Whole Council.

Mayor Goldsworthy said that he hoped that the Council is apprised of the status of the Labour Progressive Party, which he said so far as he is concerned, is the Communist Party in Canada and he said he was disappointed that the Council should pay any attention to this Group.

Discussion followed.

Mayor Goldsworthy said he had two motions and he was prepared to accept the first one to refer the letter to the Transportation Committee.

This motion was then put and declared carried.

From L. A. Wrotnowski and M. Wrotnowski, 323 East 13th Street, asking for the opening of a lane to serve their premises.

Moved by Alderman Copping, seconded by Alderman Bryan that the above letter be referred to the Board of Works Committee for consideration. Carried

From the North Vancouver City and District Property Owners Association, extending an invitation to the Mayor and Transportation Committee to attend a Public Meeting on Wednesday, November 18th, 1953, to protest the new bus service.

Moved by Alderman McMillan, seconded by Alderman Copping that the members of this Council attend the above meeting.

Discussion followed.

His Worship asked if the Council wished him to speak on their behalf at the above meeting or whether they wanted the Transportation Committee Chairman to be the speaker.

Further discussion followed.

The above motion was not put as it was agreed that the subject would be laid over for further consideration at the end of this meeting.

From School District No. 44 (North Vancouver) advising that the result of the vote on the School Loan By-law No. 1 was 3280 in favour and 223 against, thus insuring the necessary majority.

Moved by Alderman McMillan, seconded by Alderman Suttis that the above letter from the School Board be received and filed. Carried

From the District of North Vancouver, asking if the City would grant permission for the District to tap off the Lynn Valley Watermain at Ross Road and Mountain Highway for the purpose of delivering water to the proposed West Lynn subdivision.

Alderman Copping said that consideration has been given to this request and he understood the District was anxious to know as soon as possible. He said for many years there has been a reciprocal agreement between the City and District whereby the City supplies certain District residents in Lynn Valley and the District supplies certain City residents in Tempe Heights with each Municipality collecting one-half of the water rates.

Alderman Copping said that the District has access to the water supply of the Greater Vancouver Water District. He said the City is not a member of the Water District but has an arrangement whereby it can buy water at certain times when it is needed. He said our own system is an asset to the City and the Council therefore could take no steps which will prejudice its value. He said after due consideration it was felt that we could not grant the request of the District to supply water to the new subdivision without seriously affecting the future supply of our own citizens.

Moved by Alderman Copping, seconded by Alderman Bryan that the District of North Vancouver be advised that the City regrets that it cannot undertake to supply water to the District of North Vancouver for this new subdivision known as West Lynn, though no change is contemplated in our existing arrangements as to water supply.

Mayor Goldsworthy said that through our own analysis of the situation we estimate we have sufficient water supply for the present but should not jeopardize the future by extending our service to new areas in the District.

The motion was then put and carried.

From Isabella P. Johnston and Margaret S. Johnston, 2725 Western Avenue, complaining of drainage in their area.

3 Moved by Alderman Copping, seconded by Alderman Johnson that the above complaint be referred to the Board of Works Committee.

Mayor Goldsworthy said that he hoped that the Committee would take this matter under early consideration because as he pointed out, this matter had been drawn to the attention of the Board of Works Department on May 7th, 1953.

The Motion was then put and carried.

4 From School District #44, advising that an application has been made to the Minister of Education to increase the number of Trustees representing the District of North Vancouver from 3 to 4.

Moved by Alderman Johnson, seconded by Alderman Suttis that the above letter be received and filed. Carried

From Home Oil Distributors Ltd., advising that they feel that the new rental of \$4200.00 per year for the property at the foot of Bewicke Avenue is too high, in view of the fact that the Company actually built the wharf on the property but said they would be prepared to pay an annual rental of \$2400.00.

Alderman Suttis said that the Finance Committee has reconsidered this matter and are prepared to rent the property for the sum of \$3500.00 per annum.

Moved by Alderman Suttis, seconded by Alderman McMillan that the Home Oil Distributors Ltd., be advised that the City is prepared to lease the foot of Bewicke Avenue to the Company at an annual rental of \$3500.00 per annum, provided however, that the Company will covenant to repair and maintain the said wharf during the term of the lease authorized by the Council on September 21st, 1953.

Mayor Goldsworthy said that the new rental is based on 1¢ per square foot plus taxes on the land plus 5% of the improvements. Although he said it is true that the Company built the wharf nevertheless it is Corporation property. He said that in setting the new rental the Committee felt that the previous 10% on the wharf value seemed too high and he felt that 5% would be fair.

The motion was then put and carried

From L'Air Liquide, asking for a renewal of their Agreement covering gas lines under City Streets.

Moved by Alderman Suttis, seconded by Alderman McMillan that the request of L'Air Liquide for a renewal of its Gas Line Agreement for a further period of ten years commencing May 1st, 1953, be referred to the City Solicitor for a report. Carried

From the R. C. M. P., asking if the City is prepared to enter into an Agreement with the Force to provide for the installation of a two-way radio in the City owned Mercury Sedan.

Moved by Alderman Johnson, seconded by Alderman McMillan that the above letter be referred to the Police Committee. Carried

From the R. C. M. P. recommending the installation of a street light in the middle of the 100 Block West 2nd Street.

Moved by Alderman Johnson, seconded by Alderman McMillan that the above letter be referred to the Fire and Light Committee. Carried

From K. B. Davison, Architect, 1509 West 7th Avenue, Vancouver, complaining of the handling of the lane improvement to the East of Dr. Toone's new Medical Clinic on West 15th Street.

Moved by Alderman Copping, seconded by Alderman Bryan that the above letter be referred to the Board of Works Committee.

Alderman Copping said that he had been informed by the owner of the Clinic that he is quite satisfied with the improvement as carried out by the City.

The motion was then put and carried.

DELEGATION

The Clerk advised that a public hearing of the City Council had been held at 7 p.m. this evening to consider an amendment to the Zoning By-law which would provide for an increase of the minimum size of Single Family dwellings and that a delegation of contractors were now present as they had understood that the Hearing was at 8 p.m. He said that although no communication had been received possibly the Council might want to hear their representation now.

Moved by Alderman Copping, seconded by Alderman McMillan that the delegation wishing to make representations with respect to the increase in the minimum size of dwellings from 600 square feet to 800 square feet be now heard.

Carried

Mayor Goldsworthy said that this was a matter which had been considered at a public hearing of the Council advertised in the Press to be held at 7 p.m. and no one was at this meeting either to protest or to support the proposed amendment. However, he said that the Council has indicated that they are prepared to hear the remarks of the delegation now present.

Mr. Steeves then spoke admitting that it was an omission on the part of the delegation in not attending at the proper time. He said he represented several contractors and then he stated what he considered to be the grounds for asking that the Council do not proceed with the proposed amendment to the Zoning By-law. He said the smaller houses are actually of ample size and they are placed on sites where they do not have any devaluating effect on adjacent property. He said that it would be wrong to place a small dwelling on a lot that would cost \$3,000.00, but he pointed out that many of the lots in the City cost around \$400.00. He said that houses between 600 and 800 square feet are proper and economical for use on the cheaper lots. He said also that there was a demand for 600 square ft. buildings and they are being built in Vancouver without objection but in areas where the lot values are low. Mr. Steeves said that the small buildings sell like hotcakes because they meet a demand for older couples or couples with no children. He said he would be pleased to show members of the Council houses of the type to which he was referring.

Mayor Goldsworthy said that Mr. Steeves did not do his cause any good by his remarks this evening. He said the Town Planning Commission and the Council has endorsed the 800 square feet. He said it seemed to him that Mr. Steeves was complaining that the City's lots were being sold too cheaply and if they were selling for \$3,000.00 then there would not be a demand to place \$600.00 square feet dwellings on them.

Mr. Steeves asked if the Council objected to the appearance of these dwellings pointing out that if so the Building Inspector could turn them down.

Mayor Goldsworthy said that the Building Inspector could refer such applications to the Council now.

Alderman Suttis said that the impression that he got from Mr. Steeves remarks was that the price of City lots was too low.

Discussion followed.

Alderman McMillan said that during the past year the City has not had one application from a private individual to build a dwelling of less than 800 square feet. He said that his Committee had advice from an Architect who strongly advised the increase in the minimum size of dwellings to 800 square feet. He pointed out that 800 square feet dwellings are better looking than the smaller ones. He said construction of 600 square feet homes near higher priced dwellings does devalue adjoining homes and his Committee felt absolutely justified in making the change. He pointed out moreover that the extra cost of constructing an 800 square foot house is not great and he felt that the amendment should go through.

Mr. C. M. Sharpe then spoke and said he was generally in agreement with most of the remarks but he thought there might be some areas in the City where young couples starting out or older couples could build a small dwelling of 600 square feet. He agreed that it was ridiculous to put a

600 square foot dwelling alongside a 1000 square foot dwelling but he thought that the Building Inspector could control this and he said in his estimation the City has a very good Building Inspector. He said that there is a demand for the small houses and while there is no need of going overboard maybe there is an area in the City where they could be built. He said he had built a number of small homes just over 700 square feet in the Boulevard Heights area and considered them to be nice houses. He said he had also constructed some small dwellings at 19th and Hamilton. He suggested that there will be some areas where the lots will not be utilized ordinarily because of older houses near them and the smaller homes could be built on them. Otherwise he said he was in accord with the 800 square ft. minimum.

Alderman McMillan said he felt that as long as the By-law is as it is now the smaller dwellings will creep in despite the fact that the Building Inspector would have to use his own judgment.

Mr. Ingram then spoke, pointing out that there are a number of people who do not want to buy big houses, advising that there is a demand for the small homes by some people.

Mayor Goldsworthy thanked the delegation and said this matter will be dealt with later on when the amending By-law is considered.

APPLICATIONS TO PURCHASE PROPERTY

Moved by Alderman Suttis, seconded by Alderman Bryan that the following sales of tax sale land be placed on the next By-law for conveyance:-

<u>Lot</u>	<u>Resub.</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
18		22	552	Charles Stanley Johnston	\$525.00
28		224A	544	Eugene Pare	\$412.50
7&S $\frac{1}{2}$ 8	1	20	548	George Thompson	\$637.50
					Carried

The Clerk submitted an application from Tennant and Greenwood for a refund of the deposit paid on their application of September 11th, 1953, to purchase Lots 3 to 7, Block 205, D.D.545 because they advised that a survey would be necessary in order to properly subdivide the lots and because of the new requirements for dwellings with a minimum floor area of 800 square feet.

The Clerk advised that the By-law authorizing this sale was completed and the Agreement of Sale signed by both parties.

Mayor Goldsworthy said that under the circumstances the City has no legal right to make a refund.

Moved by Alderman Suttis, seconded by Alderman Copping that Messrs. Tennant and Greenwood be advised that the City has no power to make a refund of the purchase monies as requested. Carried

The Clerk advised that a letter of application had been received from Allan and Borrie, contractors, to purchase Lots 15 and 16, Block 10, D.L. 265. He said this property had previously been on reserve for replotting.

Moved by Alderman Copping, seconded by Alderman McMillan that this letter be referred to the Legal Committee for consideration. Carried

The Clerk submitted a letter from Turner, Parr Realty Ltd., asking if their firm could clear and gravel Lot 9, Resub. 2, Block 37, D.L. 549 for a Parking lot with a rental of \$1.00 for the first year and \$125.00 for each subsequent year.

Moved by Alderman Johnson, seconded by Alderman Copping that this matter be referred to the Board of Works Committee for consideration and report. Carried

PETITIONS

The Clerk submitted a petition under the Local Improvement Act for the construction of a sewer on 15th Street from St. Andrews Avenue to the Grand Boulevard. He advised that this petition was insufficiently signed.

Moved by Alderman McMillan, seconded by Alderman Copping that the above petition be returned to the petitioners to see if they can obtain the necessary number of signatures. Carried

The Clerk submitted a petition under the "Local Improvement Act" for the construction of a concrete sidewalk on the south side of 25th Street from Chesterfield to Mahon Avenues and advised that his Certificate of sufficiency was attached thereto.

Moved by Alderman Copping, seconded by Alderman Johnson that the above petition be referred to the Superintendent of Works for the necessary reports and estimates of costs as required by the Local Improvement Act. Carried

The Clerk submitted a petition under the "Local Improvement Act" for the construction of a concrete sidewalk on the north and south sides of 6th Street between Sutherland and Hendry Avenues, and advised his Certificate of sufficiency was attached thereto.

Moved by Alderman Copping, seconded by Alderman McMillan that the above petition be referred to the Superintendent of Works for the necessary reports and estimates of costs as required by the Local Improvement Act. Carried

DUE ACCOUNTS

Moved by Alderman Suttis, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrants:-

413 Finance	\$ 2,815.92 ^v	
419 "	1,125.11 ^v	
430 Social Welfare	<u>2,210.82^v</u>	\$ 6,151.85
		Carried

Moved by Alderman McMillan, seconded by Alderman Johnson that the Treasurer be authorized to pay the following warrants:-

418 Building	\$ 185.83 ^v	
426 "	1,062.07 ^v	
417 Health	1,012.84 ^r	
427 Police	<u>229.00^v</u>	\$ 2,489.74
		Carried

Moved by Alderman Johnson, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrants:-

425 Health	\$ 415.00 ^v	
429 Fire	579.15 ^r	
428 Light	<u>80.71^v</u>	\$ 1,074.86
		Carried

Moved by Alderman Copping, seconded by Alderman Bryan that the Treasurer be authorized to pay the following warrants:-

414 Board of Works	\$ 5,714.35 ^v	
421 " "	10,096.91 ^v	
422 " "	6,310.79 ^v	

415 Waterworks	\$ 1,872.74~	
423 "	<u>186.01~</u>	\$24,180.80
		Carried

Moved by Alderman Bryan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrants:-

420 Ferries	\$ 144.57~	
431 "	7,799.19~	
416 Parks	1,541.41~	
424 "	<u>49.75~</u>	\$ 9,534.92
		Carried

REPORTS OF COMMITTEES

LABOUR RELATIONS COMMITTEE

RECOMMEND that George Malloch be paid the sum of \$11.25 for services rendered as a Ferry clerk between the 15th day of June and the 28th day of June 1953 and between the 14th day of September and the 20th day of September 1953.

Moved by Alderman Suttis, seconded by Alderman Copping that the above recommendation of the Labour Relations Committee be adopted. Carried

Alderman Suttis said it was necessary to make certain amendments to the Agreement with the Civic Employees Association because of misunderstandings and he said that these changes had been agreed to by the Association representatives.

RECOMMEND that the 1953 Agreement with the North Vancouver Civic Employees Association be amended by striking out the rate "Ferry Dept. Maintenance men - special \$1.44 per hour" and substituting the following rate:

"Ferry Dept. Maintenance men - special - \$1.45 per hour" such amendment to be retroactive to January 1st, 1953.

RECOMMEND that the 1953 Agreement with the North Vancouver Civic Employees Association be amended by adding to Schedule "A" thereof the following rate:-

"General Labour (hired after Nov. 1/53) \$1.36 per hour for the first six months - thereafter \$1.40 per hour."

Moved by Alderman Suttis, seconded by Alderman Copping that the above recommendations of the Labour Relations Committee be adopted. Carried

LEGAL & INDUSTRIAL COMMITTEE

RECOMMEND that the Department of Health and Welfare be advised that the City Council approves of the issuance of a private hospital licence for the premises located at 351 West 19th Street, North Vancouver, provided that the requirements of the City's Inspectors are met.

Moved by Alderman McMillan, seconded by Alderman Suttis that the above recommendation of the Legal & Industrial Committee be adopted. Carried

TRANSPORTATION COMMITTEE

Alderman Bryan said that his Committee did not have a recommendation but it had a resolution in connection with the Bus service which he would like to make at this time. He said the new rates and schedules which had been in effect since October 23rd have caused inconvenience to the traveling public and although the matter was discussed with B. C. Electric officials this afternoon and they are trying to remedy the situation, nevertheless it is considered that because of the unsatisfactory situation that the Company should be asked to return to the former schedules. He therefore submitted the following resolution:-

Moved by Alderman Bryan, seconded by Alderman Copping that WHEREAS the revised B. C. Electric bus schedules, which have been in effect since October 23rd, have proven inadequate and fall short of meeting the needs of the Community, BE IT RESOLVED that the B. C. Electric be requested to return to the bus schedules in effect prior to October 23rd.

Discussion followed.

Alderman Copping said that it was his feeling that the Company schedules are too tight and that there must be better meetings with the Ferry schedules.

Alderman McMillan said he felt that the proposal of the B. C. Electric Railway Co. provides a good routing, pointing out that it goes into new sections of the City not served before. He said the Company is endeavouring to meet our requirements and demands with respect to meeting the ferries etc. He agreed that the schedules are tight but he thought that with the extra arrangements completed to-day that the Council should wait and see what the extra time allowed will mean. He said therefore that he could not vote for the resolution as now submitted.

Alderman Johnson said that she agreed with Alderman Copping that the schedules were too tight but also agreed that we are getting better routes under the new service and after hearing the Company representatives this afternoon, felt that it was only fair to give the Company an opportunity to try out the suggestions which they made this afternoon.

Alderman Suttis said that he was sorry that he had not been able to attend the meeting to-day. He said he knew that there were a lot of complaints against the service but it seemed to him that those dealt mainly with the matter of meets and that there was no complaints against the service itself. As a matter of fact, he said he had been told that the service was an improvement and that after the last meeting with the B. C. E. R. Company two people had said to him that the service was good although he pointed out that possibly there were 100 people complaining about the service.

He said he had agreed to refer the letter from the Labour Progressive Party to the Transportation Committee with the hope that any suggestion that would be of help is worth considering. He said also that any suggestion that would improve the service without increasing the cost beyond the people's means is worth considering. He thought too that the tightness of the Schedules is the main point and that apparently some adjustment in this respect was agreed to-to-day.

Alderman Suttis said that the new routes do provide service where there was none before. He said it was certainly possible to get more coverage with an increase in fares if that is what the people want but he felt that the Company should have the opportunity to find out whether the new arrangements will work. He said it is hard to differentiate between those people with a general beef against the Company and those with a detailed complaint which could be supported by figures and times. He said he thought that any specific complaint has been adjusted but he would like to know more about the suggestions which the B. C. Electric made to-day with respect to meets.

Mayor Goldsworthy said that he was disappointed that the Transportation Committee did not outline for everyone's information the negotiations which we have had with the Company. He said we had asked the Company for some specific information and we on our part also had secured data and this was discussed with the Company and Council representatives to-day.

Mayor Goldsworthy said that dealing first of all with the Ferry meets there does not seem to be any quarrel with respect to the Lonsdale buses and their connections. He said the Capilano bus meets are fine but are leaving two minutes earlier in order to catch the inter-city. He said they were banking on a Ferry layover of at least 3 minutes. With respect to checks made he said there was not once where the City ferry has departed on time from Vancouver, being 1 minute to 4 minutes late on leaving. He said if the Ferry had left on time from Vancouver it would have connected with the Capilano bus but on the day which was checked 5 people did miss the Capilano and on this occasion the ferry was late. He said this situation is not good from our standpoint.

Mayor Goldsworthy said that the B. C. Electric have agreed to allow one more minute of loading time for the Capilano Bus and they hope that we would do something with respect to the Ferry arrival time and between the two be able to make all meets.

Mayor Goldsworthy said that the Lynn Valley out-bound meets are satisfactory but not the in-bound.

With respect to Fell and Marine this situation has been satisfactory during the last 10 days.

Mayor Goldsworthy said with respect to 17th and Boulevard, checks had shown on two days that they were not very much out of line. He said that the previous detour on 13th Street had caused some trouble but the situation had improved now that the buses are back on 15th Street. He said also that the Company has agreed to have the inter-city leave the depot from 1 to 1½ minutes later in order to meet at 17th and the Boulevard and he felt sure that could make this meet work. He said transportation is their business and he was prepared to take their word. He said the proposed changes will go into effect on Thursday of this week. He pointed out that the mileage travelled under the new routes is 34 compared to the previous 30. He said the present system is provided at an annual loss of \$150,000.00 and it was because of this that last year's Council had agreed to try and work out some satisfactory plan to make the operation more economical by cutting out duplication of service such as existed on Lonsdale Avenue. He said that under the new routes the Company will save about \$40,000.00 which will mean an operating loss of \$110,000.00. He said this is not a direct loss because the Company can regain revenue from its power sales.

Mayor Goldsworthy said that the alternative is to return to the old system which would mean an increase in bus fares. He said that the Council earlier had agreed on the new plan, but he said that the matter was entirely up to Council to decide as to any steps to be taken.

γ Alderman Copping said that it was all very well to put the onus on the Ferries but he said that they cannot pull out from Vancouver when people are ready to board them. He thought the whole thing could be worked out by loosening the schedules. He said he thought also that we all appreciate that we are getting more mileage and new routes. He said when the Council went into this matter last year it thought it was doing the right thing but now if it is not satisfactory we should go back to the old system.

Alderman McMillan said that it has been a tremendous change to make in our bus service and this has required many meetings and much time to try and hammer out the various adjustments and he said he did not think that now was the time to throw all this work out.

Alderman Bryan said that if the Company was only going to save \$40,000.00 under the proposed plan he considered they would also apply for an increase in fares anyway.

Alderman McMillan said that if they do so the Council would at least have an opportunity of objecting.

Mayor Goldsworthy agreed and said we could also point out to the P.U.C. that we had on our part tried to eliminate duplication in order to make an economical operation. He said he also thought that we should allow the Company say until November 23rd in which to iron out any of the meet differences which have been encountered.

The Clerk then re-read the resolution which had been submitted by Alderman Bryan and Alderman Copping.

Alderman Copping said it was difficult to know what to do. He said we do not know whether or not the new proposals will meet the objections and our request that all connections should be met.

Alderman Johnson said she thought the Company should be allowed until November 23rd to work out their difficulties.

Alderman Suttis said that the Council might be losing sight of the extra coverage given by the new routes but said that the Company should be given an opportunity of making the new service work.

Discussion followed.

The resolution was then put and declared lost.

NEW BUSINESS

Alderman Suttis said that it was necessary to make arrangements for the holding of the annual elections in December.

Moved by Alderman Suttis, seconded by Alderman McMillan that the place for holding the nominations for Mayor, Aldermen and School Trustees shall be the Council Chamber, City Hall, 209 West 4th Street, in the City of North Vancouver:

THAT Ronald C. Gibbs be and is hereby appointed Returning Officer for the elections;

THAT in case a Poll is required, polls be opened in
The Lonsdale Hall, 23rd and Lonsdale Avenue,
St. John's Hall, 13th St. and Chesterfield Ave.
St. Alice Hotel, 120 West 2nd Street
Heywood Community Hall, 835 West Keith Road and
St. Agnes Hall, (rear of church) 12th St. and Grand
Boulevard,
all in the City of North Vancouver;

THAT the following be and are hereby appointed Deputy Returning Officers:-

E. Stuart	
D. M. Macpherson	W. J. Iverson
H. G. McConnell	Mrs. B. Mills
R. T. Johnson	H. B. McConnell
S. E. Excell	

who will preside at the respective polling places. Carried

The Clerk advised that the Solicitor had now prepared the necessary conveyance to sell Lots 26 and 27, Block 140,

D.L. 274 to Clelia Gallia for use as a vehicular parking lot subject to the right of the Corporation to maintain its storm sewer underneath the lots and he asked for authority to complete this sale.

Moved by Alderman Suttis, seconded by Alderman McMillan that the Clerk be authorized to prepare the necessary By-law to sell Lots 26 and 27, Block 140, D.L. 274 to Clelia Gallia for the sum of \$2325.00 plus taxes and registration fees, for use as a vehicular parking lot, but reserving an easement unto the Corporation for storm sewer purposes.

Carried

The Clerk submitted statement of assessments from Superintendent Greenwood under the Local Improvement Act, giving the actual construction costs to be levied under Local Improvement Construction By-laws Nos. 2177, 2186, 2187 and 2194 and he advised that it would be necessary to hold a Court of Revision on the Special Assessments on these works.

Moved by Alderman Suttis, seconded by Alderman McMillan that this Council sit as a Court of Revision under the Local Improvement Act on Monday, December 21st, 1953, at 7 p.m. in the City Hall, 209 West 4th Street in the City of North Vancouver, for the purpose of hearing complaints against the special assessments with respect to the following described works:-

1. The construction of a concrete sidewalk fronting Block 17, D.L. 273 on the south side of 5th Street, actual cost of the work being \$1,255.93.
2. The construction of a concrete sidewalk on the south side of 12th Street from Ridgeway to Moody Avenues, the actual cost of the work being \$2,001.75.
3. The construction of an 8" Sanitary Sewer on 15th Street between Lonsdale and St. Andrews Avenues, the actual cost of the work being \$8,798.12.
4. Construction of a Lane 20' wide from 16th to 17th Streets between the Grand Boulevard and Sutherland Ave., the actual cost of the work being \$816.24.

Carried

The Clerk submitted the report of the Police Department for the month of October, 1953.

Ordered received and filed.

The Clerk submitted the report of the Fire Department for the month of October, 1953.

Ordered received and filed.

The Clerk submitted Order-in-Council No. 2442 approving of the "City of North Vancouver Tax Sale Properties Reserve Expenditure By-law 1953, No. 3".

Ordered received and filed.

The Clerk submitted Certificates from the County Court, Vancouver, covering By-laws Nos. 2198 to 2203 inclusive.

Ordered received and filed.

BY-LAWS

Moved by Alderman Suttis, seconded by Alderman McMillan that "The City of North Vancouver Tax Lands Sale By-law 1953, No. 15" be now read a first time. Carried

Whereupon the By-law was read.

Moved by Alderman Suttis, seconded by Alderman Johnson that "The City of North Vancouver Tax Lands Sale By-law 1953, No. 15" be now passed. Carried

All the members of the Council present voted for this By-law.

Moved by Alderman McMillan, seconded by Alderman Johnson that the "Zoning By-law 1950, Amendment By-law No. 2, 1953" be now read a first time. Carried

Whereupon the By-law was read.

Mayor Goldsworthy said this is the By-law which the delegation spoke on earlier this evening. He asked that the Council review this matter in order to consider some of the points which had been raised.

Discussion followed.

The Clerk advised that the Council has the authority under the "Town Planning Act" to hold up any Building permit which the Council feels might not be in accordance with the proposed amendment to the Zoning By-law.

Moved by Alderman McMillan, seconded by Alderman Bryan that the "Zoning By-law 1950, Amendment By-law No. 2, 1953" be now passed. Carried

UNFINISHED BUSINESS

1 Letter was received from F. G. McLinden, 418 East 3rd Street, complaining of the odour from the North Shore Packing Plant.

A further letter was also submitted from the Olympic Hotel complaining of the same matter.

As no motions were offered the above letters were deemed to be received and filed.

2 Letter was received from the North Vancouver Civic Employees Association asking that the meeting with the Labour Relations Committee scheduled for November 17th be postponed to a later date.

Referred to the Labour Relations Committee.

3 Letters were received from the North Vancouver City and District Property Owners Association; Mrs. E. Osborne, 443 West 23rd St.; and Lucy B. Gardiner, 725 East Keith Road, complaining about the new bus service.

Referred to the Transportation Committee.

4 Mayor Goldsworthy said that the letter from the North Vancouver City and District Property Owners Association advising of the Public Meeting to be held on Wednesday of this week, had been laid over for consideration at the end of this Council meeting.

Alderman Copping said that he had suggested that we go into a Committee of the Whole on this subject and ask the Solicitor to remain so that we could come up with some resolution.

Mayor Goldsworthy also pointed out that the Council has also taken no action with respect to the Transportation problem.

Discussion followed.

Moved by Alderman Suttis, seconded by Alderman Johnson that the B. C. Electric Railway Company be given until November 23rd, 1953 to make the necessary adjustments to their service, so as to have their buses meet the local ferry schedules and inter-connecting bus routes.

Carried

Moved by Alderman Suttis, seconded by Alderman Johnson that this Council do now adjourn.

Whereupon the Council adjourned at
10:30 p.m.



MAYOR.

Minutes of Special Meeting of the Council, held in the Council Chamber, City Hall, on Monday, November 30th, 1953, at 5 p.m.

Present

Acting Mayor J. A. Suttis,
Alderman J. M. Bryan, Alderman E.N. Copping, Alderman V. M. Johnson, Alderman T. C. McMillan and Alderman A. Stewart.

His Worship said that the Council members were very happy to welcome Alderman Stewart back to the Council Chamber.

Alderman Stewart thanked His Worship and said that he appreciated the visits of the Council members and members of the Staff during his stay in Hospital. He said he was feeling a lot better now and getting better every day.

The Clerk reported that this Special meeting of the Council had been called to consider (1) the suspension of Blasting Permit No. 596 issued to B. C. Bridge and Dredging Company and (2) any other competent business.

Alderman McMillan said he would like to hear from Superintendent Greenwood and get his guidance on the matter of the suspension of the Blasting Permit.

Superintendent Greenwood then gave the background leading up to the suspension of the permit issued to the Company. He said he could not give any idea as to what size of charge could be used without damage and he doubted whether anyone else could be sure in this regard. He said Blasting Permit No. 596 was issued several weeks ago to B. C. Bridge and Dredging Company, who are adequately insured. At 3 p.m. on November 22nd, he said, he had received a complaint from the St. Alice Hotel, 120 West 2nd Street, advising that plaster had been cracked. He said he had then considered it advisable that the permit should be suspended and had done so.

Superintendent Greenwood said that the work was an underwater job and that the shots were placed at 6' centres. He said he understood the Company was using 3 sticks at a time, which is usually considered a small charge and normally no damage would occur from the use of such a charge.

He said the damage to the St. Alice Hotel might be caused from a geological fault but this is unknown. He said even single sticks can cause damage and it is hard to trace the reason. Only a Geological Engineer, he said, could possibly explain the situation.

Superintendent Greenwood said he was not willing to give any opinion as to the future or past damages which allegedly had been caused by the Company nor can he suggest any cure or prevention of damage in the future.

Alderman Copping said that Superintendent Greenwood had spoken to him last week but after discussing it with Alderman Bryan it was felt that this was not a Committee matter but involved legal points. He said he understood that Superintendent Greenwood can issue Blasting permits and can suspend them, but the Council must deal with such suspension at its next meeting. He said we should have an opinion from the City Solicitor as to our liability in case damage is caused by persons holding a Blasting permit from the City and also an opinion as to the City's responsibility to the contractor if the Council refuses such a permit. He said until he received such advice he was not in a position to pass judgment.

Mr. Howard, the City Solicitor, said he was not prepared to give such an opinion off the cuff. He said he had considered the matter briefly but not enough to say here and now what the City's liabilities were. He said it was a serious matter if a building such as the St. Alice is damaged.

Mr. Howard said he had discussed this matter with Mr. Lanyon, the City's Insurance broker, and with Mr. Christie, from the B. C. Bridge and Dredging Company. He said they had examined the Company's insurance policy and needless to say, the City is not insured under the policy.

Mr. Lanyon advised that the City could be named in such a policy and this would take us off the cuff.

Mr. Howard said he would like to have had earlier warning that an opinion was desired but that in any event would try and be prepared to-morrow to give such advice. He said that time is important to the B. C. Bridge and Dredging Company as they want to get on with the job. He said Company officials have been very co-operative in trying to find a satisfactory solution.

In reply to a question from Alderman Stewart, Mr. Howard said that the blasting work was being carried out in front of Burrard Drydock premises on the waterfront and that there would be about 10 more weeks of blasting with about 20 shots a day still to go.

His Worship then asked Mr. Christie, from the B. C. Bridge and Dredging Company to give his opinion on the problem.

Mr. Christie said that Superintendent Greenwood had laid out the facts quite accurately. He said under normal circumstances there would not have been any damage caused but there are exceptional circumstances here, maybe a fault or pocket of wet sand on which buildings are located. He said in his opinion there was likely a fault in the ground which was causing the damage to the St. Alice Hotel. He said his Company is willing to co-operate to the utmost and he suggested that they do some experimenting by cutting down the amount of the charges and spacing them closer together. He said if such a change is made Burrard Drydock must be notified because the work is being done to certain specifications.

Mr. Christie said that Burrard Drydock are trying to excavate the area with a clam shell but have had little success. He said he would like the Council to reinstate the permit so that smaller charges could be used with closer centres and that an observer be maintained in the St. Alice Hotel during experiments, possibly Superintendent Greenwood.

In reply to a question, Mr. Christie said that his Company carries \$500,000 insurance. He said normally their coverage was \$200,000.00, but when they operate within City limits, the larger amount is maintained.

Discussion followed.

In reply to a question, Mr. Christie said that as far as he knew, the only complaint as to damage had come from the St. Alice Hotel, although they had received a claim from a Mr. Sperry, who lived in Vancouver near the Second Narrows Bridge.

Discussion followed

Alderman Copping suggested that we adjourn this meeting until some time to-morrow so that the opinion of the Solicitor can be obtained.

In reply to a question, Mr. Christie said he saw no reason why the City could not be added to the Insurance Policy, but he thought the President of his Company might not like doing this, and therefore he could not bind the Company.

Discussion followed.
Mr. Christie said that the damage to the St. Alice Hotel was confined to plaster and decorative work on the interior walls, and that there was no evidence of damage to the exterior walls.

Moved by Alderman Copping, seconded by Alderman Bryan that we ask for a legal opinion from the City Solicitor as to the responsibility of the City if damage is caused by the B. C. Bridge and Dredging Company, if their Blasting Permit is reinstated, and also an opinion as to the responsibility of the City if the Council refused to reinstate the blasting permit No. 596, issued to B. C. Bridge and Dredging Company, and that this Council adjourn until 5:15 p.m. to-morrow night, to permit the Solicitor to prepare his opinion.

Discussion followed.

The motion was then put and carried.

ANY OTHER COMPETENT BUSINESS

The Clerk submitted a letter from the North Vancouver General Hospital, advising that an inter-municipal meeting has been called for December 15th, 1953, at 6:30 p.m., in the St. Alice Hotel, to discuss the Hospital situation with representatives of the North Shore doctors.

All the members of the Council except Alderman Stewart intimated they would be there, and the Clerk was instructed to notify the Hospital Administrator accordingly.

The Clerk advised that the B. C. Telephone Company were proposing to erect 23 new poles on the south side of Keith Road, between Mahon Avenue and Bewicke Avenue, eight of such poles being required for the new street lighting fixtures. He said in view of the fact that the Council has been trying to work out some arrangement for the removal of all the poles off the street, he had asked the Company to refrain from installing the remaining 15 poles until the matter has been discussed by representatives of the Company and the City Council.

Mr. Greenwood said that several years ago when we were negotiating with the Company on this matter, they had advised the City that because of the life of the poles presently erected, the City would have to pay a considerable sum of money for their removal to another location. He pointed out, however, that now the Company is prepared at its own expense to renew these poles, and he thought that this was a good opportunity to have them relocated in the lane, rather than on the street.

Discussion followed.

It was agreed to refer this matter to Alderman Copping, Superintendent Greenwood, and the Clerk, to take up with the B. C. Telephone Company at the earliest opportunity.

Alderman Stewart then said he wished to make an announcement with regard to his candidacy in the coming election. He said that he was not able to tell until recently whether he could take on the job of Alderman again, but now that he was getting better he said he would like to announce that he was again running for Council at the coming election.

Moved by Alderman Stewart, seconded by Alderman Johnson that this Council meeting now stand adjourned until 5:15 p.m. on Tuesday, December 1st, 1953.



MAYOR.