

Minutes of an adjourned Public Hearing held under Section 700 of the "Municipal Act", held in the Council Chambers, City Hall, on Tuesday, August 6th, 1957, at 7 p.m.

Present:

His Worship Mayor C. W. Cates, Alderman Wm. Angus, Alderman E. N. Copping, Alderman D. Humphreys, Alderman T. C. McMillan and Alderman J. A. Suttis.

Mr. D. A. Peers, Building Inspector and Mr. R. C. Gibbs, City Clerk, were also present.

The City Clerk advised that this Hearing had been adjourned from July 22nd, 1957, when a draft by-law had been considered which would amend certain regulations for two-family dwelling districts and apartment districts in the City Zoning By-law. He advised that further consideration had been given to the draft by-law at a Committee meeting of Council members which was also held on July 22nd, 1957, following the Public Hearing, and certain amendments had been agreed to.

Several persons were present in the Council Chambers and His Worship invited them to present their views.

Mr. and Mrs. Forbes Peter then spoke to the Council advising that they had a lot less than 66 feet frontage in the 100 block West 12th Street which was zoned for apartment use and they understood that under the proposed regulations they would not be able to build on it.

Alderman Copping said the situation generally is that Council has felt that 8 families on a 50 foot lot is not good enough. He said the Council also wants 100% off-street parking, more space around apartments and 6½ foot side yards. He said that the general condition is that there would appear to be 50 foot lots up as far as 8th Street and that above that there were large numbers of 66 foot lots.

Alderman Copping said that the proposed regulations were being considered for the purpose of restricting the quantity of suites which can be placed on a lot and that until the Council has time to study the whole overall zoning picture, it wants to put in some kind of stop gap legislation.

Mr. Peter said that their lot was between a house and an apartment building and had a 60 foot frontage.

Discussion followed.

The City Clerk advised that he had understood from the Building Inspector that if the Council requires a 6½ foot side yard on a 50 foot lot it might mean that it would be impossible to construct an apartment building with a centre hallway.

Discussion followed and it was explained to Mr. Peter that the Council had tentatively agreed to a 66 foot frontage for apartment sites, except where there are lots on record at the present time of over 50 feet.

Mr. Peter said that this would seem to be satisfactory as far as he was concerned as his present lot is 60 feet wide.

Mr. T. P. Harbottle was present and he said his lot was also 60 feet wide.

Mr. J. A. Wood was present and pointed out that his lot on East 13th Street is only 50 feet wide and he objected to any re-zoning of the area, which would prohibit him from developing this site either as an apartment site or for commercial purposes.

Discussion followed.

Mr. Peers said that the 6½ foot side yard cuts down the size and may mean that contractors would have to go to side entrances into apartments instead of using a central hallway.

Further discussion followed.

Alderman Suttis said that the draft by-law will fix up those persons with the larger lots and he pointed out that there has been no strong objection from the owners of 50 foot lots. He said that Council must pass legislation which will satisfy the greatest need for the most people.

Alderman McMillan said that he felt the Council was going to pass something which was not practical.

Further discussion followed.

Mayor Cates asked Mr. Peers if a suitable apartment could be built on a 50 foot lot under the proposed regulations and Mr. Peers replied that apartment house owners and contractors have indicated that they would not be interested in building an apartment on a 50 foot lot if 6½ feet side yards were required.

Further discussion followed with Alderman Humphreys suggesting that the owners of lots between 50 and 66 feet frontage be given until October 1st, 1957 in which to secure permits.

Alderman Suttis said that it would be very difficult to ascertain the number of such lots which might be available and there could be 100. He said that if we set a date like October 1st, the Building Department could be flooded with applications.

Alderman McMillan suggested that the Council should have a plan drawn up of an apartment on a 50 foot lot under the proposed regulations and if it is practical the Council could go ahead with the By-law.

Mayor Cates left the meeting at 8 p.m. and Acting Mayor Angus took the chair.

Further discussion followed.

Moved by Alderman Humphreys, seconded by Alderman McMillan that this Hearing adjourn until 8:45 p.m. this evening. Carried.

Whereupon the Hearing adjourned at 8:15 p.m.

THE HEARING RECONVENED AT 8:45 P.M. WITH MAYOR CATES IN THE CHAIR

Mr. E. J. Russell was present and said that he had come over to the Hearing under the impression that it had been called for 8 p.m. and it was agreed to hear his submission.

Mr. Russell said that there were several points he wanted to draw to the attention of the Council.

Firstly, with respect to front yard requirements in the duplex area, he felt that new buildings should not be required to set back 40 feet because of present old buildings on the street

being that distance back. He said that the City of Vancouver is bringing front yard requirements to a standard 20 feet and that in the past their Appeal Board has been handling as many as 60 cases a week on this particular phase of the administration of this zoning by-law.

Secondly, Mr. Russell said that he did not think that the side yard requirements of 6½ feet were fair, pointing out that you could build a duplex with a 6½ foot side yard and that a 3-storey apartment adjoining would only have to have the same side yard.

Mr. Russell said that if the Council has regulations which provide for a maximum lot coverage by any proposed building with minimum size suites, that that would be all that was necessary, except for, of course, off-street parking requirements. His contention was that you would not need to have a 900 square feet factor to govern the number of suites as set out in Clause 8 of Section 2 of the draft by-law.

Mr. Russell then thanked Council and left the meeting.

The Council then proceeded to consider the draft by-law clause by clause taking into account amendments which had been agreed to by the Committee meeting of the Council on July 22nd, 1957.

#### TWO-FAMILY DISTRICT

##### Front Yard

Moved by Alderman Humphreys, seconded by Alderman Copping that Clause 4 of Section 1 of the draft by-law be deleted and a new clause substituted requiring a set back of 25 feet. Carried.

##### Side Yard

Moved by Alderman Suttis, seconded by Alderman Copping that Clause 5 of Section 1 of the draft by-law be approved. Carried.

##### Rear Yard

Moved by Alderman Humphreys, seconded by Alderman Suttis that Clause 6 of Section 1 of the draft by-law be approved. Carried.

##### Minimum Frontage

Moved by Alderman Humphreys, seconded by Alderman Suttis that Clause 7 of Section 1 of the draft by-law be deleted and the following substituted therefor:

- "(7) (a) The site for a semi-detached two-family dwelling, if on an interior site, shall have a frontage of not less than 50 feet and the main entrance to each dwelling unit shall open upon and be directly through a front yard from the street; if on a corner lot the frontage shall be not less than 50 feet and an entrance may be on either the fronting or flanking street.
- (b) A site for a duplex two-family dwelling, if on an interior site, shall have a frontage of not less than 50 feet and the main entrance to each dwelling unit shall open upon and be directly through a front yard from the street; if on a corner lot, the frontage shall be not less than 50 feet and an entrance may be on either the fronting or flanking street".

Carried.

##### Intensity of Use

Moved by Alderman Humphreys, seconded by Alderman Suttis that Clause 8 of Section 1 of the draft by-law be deleted and the following substituted therefor:

"The site area for a single family dwelling shall be not less than 5,000 square feet. The site area for a two-family dwelling shall not be less than 2,500 square feet per family. Lots of record containing any smaller area at the time of the passing of this By-law may be used for a single family dwelling, except that a minimum front yard of 25 feet shall be provided". Carried.

Maximum Site Coverage

Moved by Alderman Copping, seconded by Alderman McMillan that Clause 9 of Section 1 of the draft by-law be approved. Carried.

Minimum Floor Area

Moved by Alderman Copping, seconded by Alderman Humphreys that Clause 10 of Section 1 of the draft by-law be amended by striking out the numerals "600" in the second line thereof and substituting the numerals "750". Carried.

Automobile Parking Spaces Required

Moved by Alderman Angus, seconded by Alderman Suttis that Clause 11 of Section 1 of the draft by-law be amended by striking out the words "tenant of a" in the second line thereof. Carried.

APARTMENT DISTRICT

Front Yard

Moved by Alderman Suttis, seconded by Alderman Humphreys that Clause 4 of Section 2 of the draft by-law be amended by striking out the following words therefrom: "or from a building line if such building line has been established". Carried.

Side Yard

Moved by Alderman Humphreys, seconded by Alderman Suttis that paragraph (a) of Clause 5 of Section 2 of the draft by-law be struck out and a new paragraph inserted requiring a side yard calculated on the basis of 10% of the frontage of the site and that paragraphs (b) and (c) be approved. Carried.

Rear Yard

Moved by Alderman Suttis, seconded by Alderman McMillan that Clause 6 of Section 2 of the draft by-law be approved. Carried.

Minimum Frontage

Considerable discussion followed on this clause.

Moved by Alderman McMillan, seconded by Alderman Humphreys that Clause 7 of Section 2 of the draft by-law be deleted and, subject to the approval of the City Solicitor, a new clause inserted requiring a minimum frontage of 50 feet until December 31st, 1957 and a 66 foot minimum frontage after the latter date.

Discussion followed and it was agreed that Mr. Howard's opinion should also be asked as to whether the imposition of the 66 foot frontage could be brought into force on the date when a new overall zoning by-law and plan has been finally passed.

The motion was then put and carried.

Intensity of Use

Discussion followed, particularly on a suggestion from Alderman Copping that there should be a maximum of six suites on any site which has less than 60 foot frontage.

Moved by Alderman Suttis, seconded by Alderman Angus that Clause

8 of Section 2 of the draft by-law be approved with a proviso that in no case shall there be more than six suites constructed on any site which has less than 60 foot frontage. Carried.

Maximum Site Coverage

Moved by Alderman Angus, seconded by Alderman Copping that Clause 9 of Section 2 of the draft by-law be approved. Carried.

Minimum Floor Area

Moved by Alderman Angus, seconded by Alderman Copping that Clause 10 of Section 2 of the draft by-law be approved. Carried.

Automobile Parking Space

Moved by Alderman Suttis, seconded by Alderman Angus that Clause 11 of Section 2 of the draft by-law be approved. Carried.

Penthouse

Moved by Alderman Angus, seconded by Alderman Suttis that Clause 12 of Section 2 of the draft by-law be deleted and the following substituted therefor:

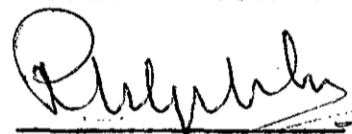
"Apartment buildings may be increased in height by not more than 12 feet in order to provide for not more than two penthouses, provided that such penthouse or penthouses do not cover more than 25% of what would otherwise be the roof area, excluding overhang; and providing further that the building complies with all other regulations of the apartment district, including those pertaining to side yards". Carried.


It was agreed that the City Clerk would prepare a new by-law based on the foregoing resolutions for consideration at the next session of this Hearing.

Moved by Alderman Copping, seconded by Alderman Suttis that this Hearing now adjourn until 7 p.m. on August 12th, 1957. Carried.

Whereupon the Hearing adjourned at 9:50 p.m.

Certified correct

  
CITY CLERK

  
MAYOR

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Minutes of the Regular Meeting of the City Council, held in the Council Chambers, City Hall, on Monday, August 5th, 1957, at 8 p.m.

Present:

His Worship Mayor C. W. Cates,  
Alderman Wm. Angus, Alderman E. N. Copping, Alderman D. Humphreys, 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 July 15th, 1957, the Public Hearing held on July 22nd, 1957, and the Special Meeting of the City Council held on July 26th, 1957, be taken as read and adopted, copies of these Minutes having been given to each member of the Council. Carried.

#### CORRESPONDENCE

1. From Mr. F. L. Cassell, 1508 Mahon Avenue, asking for permission to live in his present dwelling at that address pending the construction of a new home on one of the two lots upon which the present house stands, provided that the present structure is demolished when the new one is completed.

A report was received from the Building Inspector recommending that permission be granted, provided that the new building is completed within eight months and that the old home is demolished before a Certificate of Occupancy is issued.

Moved by Alderman McMillan, seconded by Alderman Angus that the above letter from Mr. Cassell be referred to the Legal and Building Committee for a recommendation. Carried.

2. From Seaboard Advertising Co. Ltd. requesting permission to erect two standard poster panels on Lot 9, Resub 4, Block 6, D.L. 548 on the southwest corner of 20th Street and Lonsdale Avenue.

A report was received from the Building Inspector advising that the erection of the poster panels as requested would, in his opinion, not be detrimental to the area.

Moved by Alderman McMillan, seconded by Alderman Copping that Seaboard Advertising Co. Ltd. be granted permission to erect two standard poster panels on Lot 9, Resub 4, Block 6, D.L. 548 and that the usual clause requiring landscaping be waived in this instance because the Company anticipates that they will likely not have the use of the property of more than a year for advertising purposes. Carried.

3. From Fire Chief William Thomson requesting permission to attend the Annual Fire Chiefs Convention in Victoria from August 27th to 30th and also asking for permission to take his annual vacation from September 9th to 30th and recommending the appointment of Capt. T. Cumming as Acting Chief during the latter period.

Moved by Alderman Copping, seconded by Alderman Angus that Fire Chief Thomson be granted permission to take his annual vacation from Sept. 9th to Sept. 30th, 1957, and that during his absence for that period, Captain Thos. Cumming be appointed Acting Chief. Carried.

Moved by Alderman Copping, seconded by Alderman McMillan that Fire Chief Wm. Thomson be authorized to attend the 26th Annual Fire College and B. C. Fire Chiefs Convention in Victoria from August 27th to 30th, 1957, and that the City pay the necessary expenses in this regard. Carried.

From Mrs. Kathleen R. Mitchell, 628 E. 7th Street, enclosing an order from the Health Department to connect to the sewer and advising that she has no funds to pay for these facilities.

Moved by Alderman Angus, seconded by Alderman Humphreys that this request be referred to the Finance and Legal Committees for a recommendation. Carried.

1 Circular letter from the Provincial Civil Defence Co-ordinator asking how many of the City's delegates to the U.B.C.M. Convention in Nelson would also be prepared to attend a one-day Civil Defence Course on the day before the Convention opens, viz. September 24th, 1957.

Discussion followed.

Alderman Angus and Alderman Suttis indicated that they would attend the above Course and the Clerk was instructed to advise the Provincial Civil Defence Co-ordinator accordingly.

3 From the B. C. Electric Railway Co. Ltd. advising that the three-month trial operation of the ferry feeder bus in Vancouver would be discontinued on August 26th, 1957 as the average daily load of passengers carried so far has been only 119.4, whereas the Company had advised at the outset that they would require an average of approximately 1,000 passengers per day to meet their out-of-pocket expenses.

Alderman Humphreys said that he thought that the Council members have received this letter with regret. He said the Company has been most co-operative in carrying on this operation on a trial basis.

Moved by Alderman Humphreys, seconded by Alderman Angus that the B. C. Electric Railway Co. Ltd. be advised that Council agrees, with regret, that under the circumstances outlined in its letter of July 23rd, 1957, it can see no point in continuing the ferry feeder bus from the Vancouver ferry terminal and that the Company be thanked for its co-operation in arranging with the City for this service to be operated for a trial period, terminating August 26th, 1957. Carried.

4 Alderman Humphreys said that at this point he would like to mention that for the first six months of this year there has been an increase in the ferry traffic over the same period of last year of 4,640 vehicles and 2,857 passengers. He said some of this extra traffic has come from the residents and some has resulted from good weather.

5 Alderman Humphreys said that he would like also at this time to draw the Council's attention to the fact that the City Clerk has again written to the Minister of Highways advising that we have had no reply to our letter of April 24th, 1957, asking for a ferry subsidy.

6 From Capilano Realty Ltd. offering a portion of the old Crickmay house on Lot D of the north part of Lot 2, Block 32, D.L. 549 to the City as it is understood that it was used as the first school room in North Vancouver.

Alderman Angus suggested that the Council should investigate this matter further.

Discussion followed.



Moved by Alderman Angus, seconded by Alderman McMillan that the Clerk write to Mrs. D. Currie, Chairman of the Local Archives Committee and also to the Board of Trade asking for any information which would support or discount the facts as stated in the above letter from the Capilano Realty Ltd.

Discussion followed.

The motion was then put and carried.

2. From the District of North Vancouver enclosing a resolution passed by the District Council asking that the City Council appoint two of its members to form a Joint Committee to bring in a report on the advantages or disadvantages of amalgamation of the City and District of North Vancouver, such Committee to be empowered to add delegates to it from outside organizations and to also hire professional assistance, the cost of which would be shared pro rata on a population basis.

Alderman Humphreys then made the following statement:

3. "On the matter of the copy of the Resolution adopted by the District Council for a joint committee to be appointed to arrange for an expert study of the subject of union, reunion or amalgamation of municipalities on the North Shore, I would ask that this Council give its wholehearted support in order that this matter may be properly examined.

The subject is not new. All members of the Council know that the public would like to have the clear facts put before them. The Councils themselves need expert guidance on this matter.

The municipal problems, be they administrative, financial, engineering, planning or any other aspect of municipal life, are such that hardly a meeting passes that some matter is not dependant on the opinion or action of/neighbouring municipality.

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This Council cannot let this opportunity pass. I feel the members of the Council were elected to maintain an open mind prepared to examine changing conditions. We must not continue the "Tight Little Island" policy.

I was fortunate enough to have dinner with Dr. Mayo who is recognized as an expert on municipal affairs. In fact, he is a proponent of metropolitanization. He advises Governments on municipal acts and last week went to the U.S.A. for further work of this kind. I asked him what he thought of the North Shore and this is what he said. Whilst he believed in metropolitanization for the Greater Vancouver area, he believed the North Shore should be considered separately because of its geographical location and arrangement. He believed the municipalities on the North Shore should be one city and that they should amalgamate. He told me this without any prompting from me but was very reassuring to hear it from an expert such as he.

Therefore, let us go forward, let us have this matter examined by experts. Let us invite West Vancouver to join this study, let the study be done by independent experts. If the results of the study recommend amalgamation, let us take the right steps to implement it, if it does not recommend amalgamation, then the subject will have been explored and can be dropped. If, however, it is the right thing to do, as Shakespeare said "if it were done when 'tis done, then t'were well it were done quickly". In five, ten or fifteen years' time I believe people will call us 'blessed' for having done it, but if we do nothing they will not call us".



Alderman Humphreys then submitted the following resolution:

That this Council join with the District of North Vancouver by appointing two members of the proposed Committee, as set out in their resolution and that we further invite West Vancouver to appoint two similar members to the Committee.

There was no seconder to the motion.

3 Alderman McMillan said that he was not opposed to an investigation particularly, but pointed out that he had just come back from Winnipeg where about three weeks ago a new city had been incorporated within the Winnipeg area.

Alderman Copping said that the Council should reply to the District letter and said that he had a resolution challenging certain statements made in the District resolution.

Alderman Copping then moved the following resolution:

That this matter of the letter on a study on amalgamation received from the District of North Vancouver be referred to the Finance Committee and that the Finance Committee be empowered to secure the services of the City auditors and any Departmental Head who may be of value in this respect, and the services of any other person whose experience and qualifications may be deemed useful.

Discussion followed, although the motion had not yet been seconded.

Alderman Suttis referred to the fact that a great deal of the City's assets are buried underground and he said that from the standpoint of the Board of Works Committee he would like to know the cost of replacing these services and suggested possibly Alderman Copping might agree in his resolution to a specific sum of money to be spent on hiring professional advice to ascertain the value of such assets. He said he felt that some people in talking about amalgamation do not really know what they are talking about and said that before we get too deeply involved we should get someone other than our Department Heads to obtain a valuation of assets.

Alderman Humphreys pointed out that Alderman Copping had suggested referring this matter to a Committee and that Alderman Suttis had felt that his Committee was interested also and that it would be desirable to get outside advice. He asked Council to go ahead with the general study and put up say \$5,000.00 for it. He said that the Council has to look ahead in its planning and he earnestly requested Council members to reconsider their thinking and join with the District in this study.

Alderman Suttis said that he appreciated the sentiment of brotherly love expressed by Alderman Humphreys, but pointed out that all of the assets which are buried in the ground in the City have been paid for by our citizens and to suggest that we forget this fact was, in his opinion, stupid thinking.

Alderman Suttis said that our citizens had gone for years without a number of improvements and now we are able to get these improvements from tax sale lands reserve and local improvement funds, etc. and if we have to go and help the District we are not being fair to our own citizens.

Alderman Suttis pointed out that the District has a serious drainage problem and he presumed that if amalgamation took place then the drainage problem would be the first dealt with, instead of pavements which we are now working towards in the City.

Suttis

Alderman said that, in his opinion, the District of North Vancouver cannot be operated as an economic unit similar to Vancouver and Winnipeg. He said it is a luxury area and people

living there are expecting to pay for such luxuries. He said that the City residents are not so favoured and to go in with the District and help them to finance their many needed services would be unfair to our taxpayers.

Alderman Humphreys said that it would cost no more to carry out a joint study than it would be to carry out an investigation as suggested by both Alderman Copping and Alderman Suttis.

Alderman Suttis said that we should get our own information on our own municipality first.

Alderman Angus said that he was elected by the City to work out the problems in our own area. He said we took the people's money and got a survey which had been proven with good results, viz. the Harland, Bartholomew Report.

Alderman Angus said that in the latter report they distinctly stated that a community of a certain size was the most economical to operate and that over that size the tendency is for administration costs to increase. He pointed out that amalgamation would bring the size of the community far over the economical operating size recommended by Harland, Bartholomew & Associates.

Alderman Angus said that he had attended many amalgamation meetings over the past 11 years and not one of their studies had proved one point in favour of getting bigger. He said if size was a desirable factor why not have one city in B.C. known as the City of British Columbia. He said that he understood that the resolution now before us is to get information for study and to get the facts on behalf of the City and he agreed that we should get such facts on the City alone at this time.

Alderman Copping pointed out that any municipality which wishes to do so can go to Victoria and get the thing started from that point. He said this resolution is to get our facts straight in the meantime and that after getting the Committee's report the latter might want to get further information.

Alderman Copping said that if we could be accused of non-cooperation, there might be something to this business, but in fact there are nine different services that we operate in co-operation with the District and in fact it would appear that the City Hall administration is the only service still separate. He said that amalgamation is a red herring which is being drawn across the municipal sands.

At the request of the Mayor, Alderman Copping read his resolution again as follows:

1. That this matter of the letter on a study on amalgamation received from the District of North Vancouver be referred to the Finance Committee and that the Finance Committee be empowered to secure the services of the City auditors and any Departmental Head who may be of value in this respect, and the services of any other person whose experience and qualifications may be deemed useful.

Alderman McMillan seconded the above resolution.

The motion was then put and carried.

From Mrs. R. Downing, 332 W. 14th Street, requesting street, sidewalk and drainage improvements.

2. Moved by Alderman Suttis, seconded by Alderman Angus that Mrs. Downing be advised that provision has been made in our 1957 Estimates for the installation of a storm sewer on West 14th St. and that the street surface will be improved when the sidewalk is constructed on the north side of the block, under the Local Improvement Act. Carried.

From Mr. W. K. Biggers, 759 E. 17th Street, complaining of drainage and street conditions in his area.

Moved by Alderman Suttis, seconded by Alderman Angus that Mr. W. K. Biggers, 759 E. 17th St. be advised that instructions have been given by the Superintendent of Works to the Board of Works Foreman to rectify the items referred to in his letter of July 18th, 1957. Carried.

2. From Capilano Realty Ltd. advising that their client, Olympic Estates, are prepared to contribute a portion of the cost of developing City property on the northwest corner of St. Georges Avenue and 2nd Street as a public parking area.

Alderman Suttis said that his Committee had looked into this matter but has not decided yet on the method of operating our public parking lots. He said that the Council appreciates the hotel offering to contribute towards the development of these lands for parking purposes, but it is desirable that the general policy of operating such lots be decided upon first. He pointed out that the hotel has done a fine job of renovation and is a credit to our City. Under the circumstances, he said that the only thing we can do is to turn down this offer at this time.

Moved by Alderman Suttis, seconded by Alderman Angus that Capilano Realty Ltd. be advised that this same request was considered by Council in July, 1956, and that the Company be advised that the City cannot see its way clear to paying any portion of the cost of this proposed development at this time, as the total cost would be considerably in excess of \$500.00. Carried.

3. From the North Vancouver City and District Property Owners Association complaining about trucks parking on the boulevards in front of homes overnight and for long periods during the day time.

Alderman Angus said that this is a reoccurrence of a situation which was prevailing about one year ago. He said that at that time we had notified the Police and they had issued 60 or 70 tickets. He said that the situation has been fairly satisfactory until now and that possibly we need to ask the Police to check the situation again.

Discussion followed.

Moved by Alderman Angus, seconded by Alderman Copping that the above letter be referred to the Traffic Committee for consideration. Carried.

- # From the Heywood Community Centre advising that their Board of Directors had passed a resolution favouring the re-zoning of their new site between 15th and 16th Streets west of Bewicke Avenue from single family dwelling area to park land.

Moved by Alderman McMillan, seconded by Alderman Angus that the Heywood Community Centre be thanked for their letter.

Discussion followed.

The Clerk pointed out that under our present Zoning By-law parks and playgrounds are a legitimate use in a single family dwelling area, which is the present zoning of the district referred to.

Further discussion followed.

The former resolution was withdrawn.

1. Moved by Alderman Humphreys, seconded by Alderman Angus that the Heywood Community Centre be thanked for their letter and advised that their new site between 15th and 16th Streets west of Bewicke Avenue is presently zoned for parks and playground use. Carried.

2. From the North Vancouver City and District Property Owners Association complaining of traffic conditions in the vicinity of Jones Avenue and 16th Street, etc.

Moved by Alderman Angus, seconded by Alderman Suttis that the letter from the North Vancouver City and District Property Owners Association with respect to traffic control on and entering Jones Ave. be referred to the Transportation Committee for study and recommendation, but in the meantime that the association be advised that instructions have been given to renew the Playground sign at 19th St. and Jones Ave. Carried.

3. From the North Vancouver City and District Property Owners Association advising of the untidy condition of the street at the southeast corner of 15th St. and Lonsdale Avenue, etc.

Moved by Alderman Angus, seconded by Alderman Suttis that the North Vancouver City and District Property Owners Association be advised that instructions have been given to the street cleaner to pay more attention to the southeast corner of 15th St. and Lonsdale Ave., and that the suggestion of a trash basket has been tried before but these have been systematically destroyed by vandals. Carried.

4. From the North Vancouver City and District Property Owners Association complaining about weeds blowing from Mahon Park into adjacent private premises.

Moved by Alderman Suttis, seconded by Alderman Angus that the above letter be referred to the Parks Committee for a recommendation.

Discussion followed.

The motion was then put and carried.

5. From G. T. Cornborough, 257 W. 18th Street, advising that a building permit had been issued in error to him for the alteration of his premises for duplex purposes and asking that the lot be now re-zoned from single family dwelling area to two family dwelling area.

Moved by Alderman McMillan, seconded by Alderman Copping that the above letter be referred to a Committee Meeting of all members of the Council after the Public Hearing tomorrow night and that, in the meantime, the City Clerk be instructed to secure a report from the Building Inspector with respect to the issuance of the building permit referred to by Mr. Cornborough. Carried.

Alderman Humphreys left the meeting at 9:15 p.m.

The Clerk advised that the next six letters on the Agenda referred to zoning, either asking for changes or objecting to any change in the zoning.

6. Moved by Alderman McMillan, seconded by Alderman Copping that the following letters and applications be referred to a Committee Meeting of all members of the Council which will be held tomorrow night after a Public Hearing which is scheduled for 7 p.m:

1. (a) From Mrs. A. H. Morris, protesting against any proposed change in the zoning of her property at 1301 East 3rd Street from heavy industrial to public use.
- (b) From R. V. Winch and Co. Ltd. protesting against any proposed rezoning of the property known as Lots 17 and 18, re-sub 4-7, Block 206, Map 2979 (2225 Lonsdale Ave).
- (c) From Miss L. J. Campbell, 234 East 12th Street, applying for the rezoning of Lot A, Block 75, D.L. 549, from duplex to apartment zoning.
- (d) From Capilano Realty Ltd. applying for the rezoning of Lots C and D, north part of Lot 2, Block 32, D.L. 549, on the north side of 16th Street between St. Georges and St. Andrews Avenues for apartment purposes.
- (e) From Messrs. Ratcliff & Kitchen, solicitors, advising that their clients, who are the owners of Lots 12, 14 and 15, Block 9, D.L. 265, and Lot 13, Block 10, D.L. 265, will suffer hardship if the proposed rezoning of this property to public park or single family dwelling area is proceeded.
- (f) From Mrs. Frances Childe asking that no change be made in the present duplex zoning of her property described as Lots 16 and 17, resub 1, Block 20, D.L. 548.

Carried.

Alderman Humphreys returned at 9:17 p.m.

- 2 From Mr. J. R. Ray, 2107 Argyle Avenue, West Vancouver, asking that he be allowed to obtain a building permit for an apartment on a 50 foot lot in the 100 block, E. 6th Street, as he was not advised by the Building Department that such a permit could have been obtained if he had applied before July 1st, 1957.

Moved by Alderman McMillan, seconded by Alderman Copping that the above letter from Mr. Ray be referred to the Legal and Building Committee and that, in the meantime, the Building Department be asked to supply a sketch showing the type of buildings which are adjacent to Mr. Ray's lot. Carried.

- 3 From Captain H. D. Walker, O.C., 6th Field Squadron, R.C.E., requesting permission to carry out a Bailey Bridge demonstration over Mosquito Creek south of Marine Drive during their recruiting drive from September 20th to 22nd, 1957.

Moved by Alderman Humphreys, seconded by Alderman Copping that the 6th Field Squadron be granted permission to carry out a Bailey Bridge demonstration over Mosquito Creek south of Marine Drive during the period from September 20th to 22nd, 1957, subject to satisfactory arrangements for traffic control with the R.C.M.P. and provided that the squadron will leave the banks and bed of Mosquito Creek in a condition satisfactory to the City's Superintendent of Works. Carried.

- 4 From Goodwill Advertising Co. Ltd. applying to install 30 advertising benches in the City of North Vancouver.

Moved by Alderman Humphreys, seconded by Alderman Copping that the above company be informed that the City Council has this matter under consideration for a trial period and is not prepared to deal with their application until after the present trial period expires on January 1st, 1958. Carried.

#### APPLICATIONS AND ENQUIRIES FOR CITY PROPERTY

- 5 The Clerk submitted an enquiry from Mr. George P. Wilson, 224 W. 17th Street, for the purchase of Lot 27, Block 143, D.L. 274, Because of

the ravine which cuts a portion of this lot, Mr. Wilson said he would agree to fill in the portion of the ravine so that the lot could be used for an apartment building or alternatively he would agree to build a fourplex on the property so that the whole area of the lot would not be needed.

Moved by Alderman Copping, seconded by Alderman McMillan that Mr. George P. Wilson be advised that his enquiry with respect to the purchase of Lot 27, Block 143, D.L. 274, has been thoroughly considered, but it has been decided to reserve this property for the time being and, further, that the Land Agent be instructed to take this property off the sales list until further notice. Carried.

#### PETITIONS

The Clerk submitted a petition under the Local Improvement Act for the construction of a concrete sidewalk on the south side of 13th Street from St. Georges to St. Andrews Avenues, together with his Certificate of Sufficiency.

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

#### DUE ACCOUNTS

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

138	Finance	\$ 7,594.21	Carried.
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Moved by Alderman Copping, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrant:

139	Finance	12,950.55	Carried with Mayor Cates refraining from voting.
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Moved by Alderman Copping, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrants:

148	Social Welfare	11,940.78	
149	Social Welfare	<u>1,333.14</u>	13,273.92 Carried.

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

151	Authorization	4,927.05	
152	Authorization	1,735.72	
153	Authorization	<u>246,755.95</u>	253,418.72 Carried.

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

140	Board of Works	12,846.25	
141	Board of Works	<u>12,987.77</u>	25,834.02 Carried.

Moved by Alderman Suttis, seconded by Alderman Angus that the Treasurer be authorized to pay the following warrant:

142	Waterworks	2,961.76	Carried
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Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:

145	Building	2,523.06	Carried.
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Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:

147	Fire	10,789.74	Carried.
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Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:

144 Health 5,341.49 Carried

Moved by Alderman Angus, seconded by Alderman Suttis that the Treasurer be authorized to pay the following warrant:

143 Parks 3,959.77 Carried.

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

146 Police 979.66 Carried.

Moved by Alderman Humphreys, seconded by Alderman Suttis that the Treasurer be authorized to pay the following warrant:

150 Ferry 20,563.49 Carried.

#### REPORTS OF COMMITTEES

##### BOARD OF WORKS COMMITTEE

Alderman Suttis submitted the following recommendation on behalf of his Committee:

RECOMMEND that the Board of School Trustees be advised that because of the westerly extension of the proposed playing field area on the south half of Block 216, the City feels that the concrete culvert on the property should be extended by the Board to Lonsdale Avenue and that if the Board will agree to doing this work before November 1st, 1957, the Council will be pleased to execute the lease as amended.

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

Alderman Suttis said that at this time he would like to say that while City streets are being torn up everywhere the Department is trying to work on the 20th Street storm sewer so that when it gets to Lonsdale Avenue alternative side streets will be opened and Lonsdale itself will not be closed for more than a day and a half. He said that the storm and sanitary sewer gangs are working together in the planning and the equipment is operating long hours, although we are paying the same price for the equipment while it operates and there is only some overtime for some of our night men. He advised further that the costs are very carefully calculated.

Mayor Cates said that the Board of Works Department is to be complimented on the amount of work done this year.

Alderman Suttis offered to take any members of the Council around on a tour of inspection if they desired to do so.

##### PARKS AND TRANSPORTATION COMMITTEE

Alderman Angus submitted the following recommendation on behalf of his Committee:

RECOMMEND that the offer of North Vancouver Lodge No. 55 - I.O.O.F. dated June 25th, 1957, be accepted and that the City take over the maintenance of the Lodge plots in the City Cemetery in exchange for the Lodge turning over its perpetual care fund amounting to approximately \$1,400.00

Moved by Alderman Angus, seconded by Alderman Suttis that the above recommendation of the Parks Committee be adopted. Carried.



1 The City Clerk advised that the next recommendation on the Agenda under the Parks and Transportation Committee with reference to the bus stop at Adderley and Keith Road, had been withdrawn as there had been a misunderstanding as to what the original complaint had been from the Keith Lynn Ratepayers Association. He advised that the latter had asked that a bus pull off be built at this point and that the Engineering Department felt that this matter could not be considered until after the Greater Vancouver Water District had completed their water line down the street, at which time, because of the additional fill required by such work, it might be possible to reconstruct the bus stop.

Discussion followed and it was agreed that the Clerk would advise the Keith Lynn Ratepayers Association that the above matter will have to wait until after the completion of the Greater Vancouver Water District pipeline on Keith Road.

#### FERRY COMMITTEE

2 Alderman Humphreys said that he had nothing further to report except to advise that copies of our letter to the Minister of Highways with respect to a ferry subsidy had been given to the local members also for their information and guidance.

#### MOTIONS AND NEW BUSINESS

3 The Clerk advised that at the last regular meeting of the Council it had been agreed to reconsider a recommendation of the Industrial Committee adopted by Council on May 6th, 1957, turning down the appointment of Boulton, Sweet & Co. Ltd. as sole industrial development agents for the City.

Moved by Alderman McMillan, seconded by Alderman Humphreys that consideration has been given to this matter and that Council take no further action in this regard.

Alderman Suttis said that he was not in agreement with having a sole agent but everyone should be able to bring in prospective industries to the City. He said that there are apparently some factors outside of the Council preventing industries coming in. For example, the bridge tolls do not encourage people to establish on the North Shore. He said that also there was the perplexity of the freight rate situation.

The motion was then put and carried.

Alderman Angus asked if the Transportation Committee would be appropriate committee to take up this matter of the freight rate problem.

Discussion followed.

4 Moved by Alderman McMillan, seconded by Alderman Copping that the North Vancouver Board of Trade be advised that this Council is prepared to offer any assistance it can to eliminate any freight rates which work to the detriment of the City of North Vancouver.

Discussion followed.

5 Mayor Cates said that he had been talking recently to Mr. Eckman, Chairman of the Greater Vancouver Industrial Development Commission, and the latter had suggested that if Alderman Humphreys could come and see him he would be pleased to go over the work of the Commission with him.

Further discussion followed.

The motion was then put and carried.

The Clerk submitted a letter from Irwin & Billings Ltd. enclosing plans for a retail store to be operated by Dari-Queen Co. on the northeast corner of 4th Street and Lonsdale Avenue.

Moved by Alderman McMillan, seconded by Alderman Angus that this matter be referred to the Legal and Building Committee for a recommendation. Carried.

The Clerk submitted certificates from the County Court with respect to By-law Nos. 2572, 2573 and 2574.

Moved by Alderman Suttis, seconded by Alderman Angus that the above certificates be received and filed. Carried.

BY-LAWS

Moved by Alderman Suttis, seconded by Alderman Angus that the "Cemetery By-law, 1946, Amendment By-law, 1957" be now reconsidered. Carried.

Moved by Alderman Suttis, seconded by Alderman Angus that the "Cemetery By-law, 1946, Amendment By-law, 1957" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered in the County Court Registry. 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 2575.

Moved by Alderman Copping, seconded by Alderman Suttis that the "Lands Purchase By-law, 1957, No. 3" be now reconsidered. Carried.

Moved by Alderman Suttis, seconded by Alderman McMillan that the "Lands Purchase By-law, 1957, No. 3" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered in the County Court Registry. 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 2576.

UNFINISHED BUSINESS

A report was received from the City Clerk advising that as instructed he had circularized all owners affected by Construction By-law, No. 2554 which authorized the construction of a concrete sidewalk on the west side of St. Georges Avenue from 21st to 22nd Streets and that four out of the six owners affected had written to him asking that this work be proceeded with as soon as possible this year.

Moved by Alderman Suttis, seconded by Alderman Angus that the owners affected by the above by-law be advised that the Council has agreed to proceed with Construction By-law, No. 2554 and that Superintendent Greenwood will be authorized to proceed with this work as soon as possible. Carried.

A letter was received from the District of North Vancouver advising that certain points in the proposed Zoning By-law of the City could have adverse effects upon the District and that they will be submitting a detailed report in a few days for consideration by the Council.

Moved by Alderman Copping, seconded by Alderman Humphreys that the District of North Vancouver be asked to forward their report as soon as possible as the Council intends to give early consideration to this matter. Carried.

An application was received from the British American Oil Co. for an amendment to the Zoning By-law which would allow fuel oil distribution in light industrial areas.

Moved by Alderman Copping, seconded by Alderman McMillan that the above application be referred to the Legal and Zoning Committee for a recommendation.

Discussion followed.

The motion was then put and carried.

A report was received from Superintendent Greenwood advising that as instructed by the Council he had discussed with the District Engineer drainage conditions in the area north of 29th Street and east of Regent Street and had been advised that the District Department would study the problem.

Alderman Suttis said that there was nothing further he could say at this time. He advised that this was a very serious problem and we cannot let the matter drop.

Discussion followed.

Moved by Alderman Suttis, seconded by Alderman Angus that the City Clerk be instructed to write to the District Council asking them to furnish the City Council as soon as possible with a copy of the engineering study which is being prepared by the District with respect to the drainage condition in the area north of 29th Street and east of Regent Street as this situation is giving concern to this municipality. Carried.

A letter was received from the District of North Vancouver enclosing a copy of a plan prepared by their Planning Department with respect to a re-subdivision of District property on the north side of 29th Street between Jones and Larson Road and asking that the City Council appropriate its share of funds in the 1958 Budget for the opening of 29th Street in this block.

Moved by Alderman Suttis, seconded by Alderman Angus that this matter be referred to the Board of Works Committee for consideration and a recommendation. Carried.

#### ANY OTHER COMPETENT BUSINESS

A letter was received from the Deputy Mayor of the City of Lethbridge to Mayor Cates expressing appreciation for the courtesy extended by him recently to a group of Air Cadets from their city and particularly for the tug boat trip provided the boys by C. H. Cates and Sons.

Discussion followed.

Ordered received and filed.

Alderman Humphreys said that he would like to comment at this time on a copy of a report received by Council members and which had been made by a Committee of the Hospital Society to the executive of the latter group.

Alderman Humphreys then submitted a statement (copy on file in the City Clerk's office) in which he said that delays in the commencement of our new hospital are apparently in Victoria and not on the North Shore. He suggested that the Mayors and Reeves Committee might consider the possibility of having a University hospital, viz. a Medical School within the University of British Columbia, constructed on the North Shore. He said that this has been done in different places on the North American continent.

Discussion followed.

Alderman Suttis said he was quite willing to take this matter up at the next meeting of the Hospital Board.

Alderman Copping suggested that this matter might also be given to our local members as the more publicity given to it the better.

Moved by Alderman Humphreys, seconded by Alderman Angus that copies of Alderman Humphreys' suggestion with respect to the possibility of the establishment of a University Medical School on the North Shore be forwarded to the Hospital Board, the District of North Vancouver, the District of West Vancouver, the North and West Vancouver Hospital Society and our local members for consideration.

Discussion followed.

The motion was then put and declared carried.

Alderman Angus suggested that the Hospital sign on Lonsdale and 13th should be brought up-to-date and renovated.

Discussion followed.

2. Moved by Alderman McMillan, seconded by Alderman Suttis that the City Clerk write to the Hospital Board drawing attention to the need for the renovation of the Hospital sign on Lonsdale and 13th. Carried.

Alderman Humphreys advised that he would be away from the next meeting of the Council on August 19th, 1957.

Moved by Alderman Angus, seconded by Alderman Suttis that this Council now adjourn. Carried.

Whereupon the Council adjourned at 10 p.m.

Certified correct

  
CITY CLERK

  
MAYOR

For Minutes of an adjourned Public Hearing held under Section 700 of the "Municipal Act", held in the Council Chambers, City Hall, on Tuesday, August 6th, 1957, at 7 p.m. - See Page 1



Minutes of an Adjourned Public Hearing of the City Council, held in the Council Chambers, City Hall, on Monday, August 12th, 1957, at 7 p.m.

Present:

His Worship Mayor C. W. Cates, Alderman Wm. Angus, Alderman E. N. Copping, Alderman K. H. Gostick, Alderman T. C. McMillan, and Alderman J. A. Suttis.

The Building Inspector, Mr. D. A. Peers, and Acting City Clerk, Mrs. F. Childe, were also present.

Mayor Cates said that this Public Hearing had been adjourned from July 22nd and was called to consider proposed amendments to the "City of North Vancouver Zoning By-law, 1950" concerning regulations pertaining to side, front and rear yards, minimum frontage requirements, intensity of use, etc. in two-family and apartment districts.

The Mayor said that two amendment by-laws were proposed, the second to come into effect on December 16th, 1957 in order to give anyone with apartment property less than 66 feet wide a fair opportunity of utilizing it as such.

Alderman McMillan said that if all the members were satisfied with the by-laws as proposed, he thought a motion would be in order that they be presented and read a first time.

Alderman Gostick said he had not been present at the previous Hearing, but understood that there would be no change in the frontage requirements except that after December 16th, 1957 it was proposed to impose a 66 foot minimum frontage on lots for apartments and that the side yard requirements for apartment buildings had been increased.

Discussion followed on the number of suites to be permitted on a 50 foot apartment zoned lot.

Alderman Suttis said this was taken care of in Clause (8) of Section 3 of the first by-law, which allowed not more than six dwelling units to be constructed on any site having a frontage less than 60 feet. He said this had been done so that there would be no requests for more suites on very deep lots, which was necessary in order to keep the density down.

Alderman Gostick said that the 900 square feet figure recommended by the Bartholomew Report is higher than used by most municipalities.

Alderman Copping said that the Council was trying to get away from having more than six families on a 50 foot lot.

Alderman McMillan explained that any fractional square footage left over could be applied on hallways.

Alderman Gostick said he did not like large suites from the standpoint of benefit to the municipality and if we had a minimum of 900 square feet we would have large suites.

Alderman Angus said that the builder need not put up such a large building which would give more air space which was desirable.

It was pointed out also that the six-suite maximum applied only to lots with less than 60 foot frontage and that such restriction would cease to exist after December 16th this year when the minimum frontage for apartments would be increased to 66 feet.

Alderman Gostick said that in his opinion apartments were not meant to house families and if we stipulate large suites then we would have families living in them.

Alderman Suttis said that he had favoured another suite being permitted on a lot less than 60 feet but had not pressed the point as the by-law was a temporary stop-gap only.

Further discussion followed.

Moved by Alderman McMillan, seconded by Alderman Copping that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957" be introduced and read a first time. Carried, with Alderman Gostick requesting that it be recorded that he was not in favour of the proviso contained in Clause (8) of Section 3.

Whereupon the By-law was then read in short form as copies of same had been circularized among the Council members.

Moved by Alderman Suttis, seconded by Alderman McMillan that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957" be now passed, subject to reconsideration. Carried, with Alderman Gostick asking that a similar note be made of his objection to the proviso in Clause (8) of Section 3.

Consideration was then given to the second by-law which increased the frontage for apartment or smaller type of multiple dwellings to a 66 foot minimum.

Discussion followed as to the future of lots less than 66 feet located in an apartment zone.

Alderman Copping asked why such a by-law was necessary.

Alderman Gostick said he did not know why the by-law needed to be passed before say November, except to give adequate notice of the intent of the Council. He said that Vancouver had done the same thing and such a step would give the owners of apartment lots less than 66 feet an opportunity to take any action it deemed necessary to protect their investments.

More discussion followed.

Moved by Alderman McMillan, seconded by Alderman Gostick that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957, No. 2" be introduced and read a first time. Carried.

Whereupon the By-law was then read.


Moved by Alderman McMillan, seconded by Alderman Suttis that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957, No. 2" be now passed, subject to reconsideration. Carried.

Moved by Alderman Angus, seconded by Alderman Suttis that the Hearing be adjourned. Carried.

Whereupon the Hearing adjourned at 7:25 p.m.

Certified correct

  
CITY CLERK

  
MAYOR

Minutes of the Regular Meeting of the City Council, held in the Council Chambers, City Hall, on Monday, August 19th, 1957, at 8 p.m.

Present:

His Worship Mayor C. W. Cates,  
Alderman Wm. Angus, Alderman  
E. N. Copping, Alderman K. H.  
Gostick, Alderman T. C. McMillan  
and Alderman J. A. Suttis.

#### MINUTES

Moved by Alderman Copping, seconded by Alderman Angus that the Minutes of the Regular Meeting of Council held on August 5th, 1957 and of the Public Hearings of Council held on August 6th and August 12th, 1957, be taken as read and adopted, copies of same having been given to each member of the Council.

Carried.

#### CORRESPONDENCE

1 From the North and West Vancouver Hospital Society commenting on an enclosed copy of a letter to the Society from the Provincial Minister of Health in which the Minister states he concurs with the Society's proposal to request the three North Shore municipalities to present by-laws immediately to their ratepayers for raising the municipalities' share of funds required for the proposed new hospital, subject to certain requirements being made; also a copy of a letter from the Hospital Society relating to operating estimates of the proposed hospital and to the food service installation therein.

2 The Mayor said he would like to report that a meeting of the Steering Committee comprising the three reeves had been held as soon as the above letter had been received and a meeting of the three reeves and the three municipal solicitors and that a complete day was spent dealing with the matter. He said that there had been an article in the paper that Victoria had given the green light to the Hospital Society's plans, but that this could not be further from the truth. He said that an impasse had been reached at the above meeting and it was decided that the only thing to do was to request a meeting with the Honourable Eric Martin, Provincial Minister of Health and Welfare. Such meeting has been arranged for 10 o'clock Thursday morning next and the three reeves and the three solicitors will try to see if there is something which can be done.

Mayor Cates said that the plans for the hospital have never been passed by Ottawa and the municipalities have never seen the finished plans and in order to call for tender plans are a necessity.

Alderman Gostick said that he understood that the Minister had given approval in principle, but the plans have never been developed to the point where he could give final approval.

Moved by Alderman Gostick, seconded by Alderman McMillan that the above matter be left in the hands of Mayor Cates to report back to Council at its next meeting. Carried.

3 A letter was received from the North and West Vancouver Hospital Society attaching a copy of a letter from Donald M. Cox, Commissioner, Hospital Insurance Service, Victoria, concerning the approval by the Minister of Health and Welfare of the Society's proposal to request the three North Shore municipalities to present by-laws to their ratepayers for the construction of a new hospital, subject to certain conditions.



Moved by Alderman Suttis, seconded by Alderman Gostick that this matter also be left in the hands of Mayor Cates as it pertains to the subject matter in the first letter from the Hospital Society. Carried.

From A. E. Austin & Co. Ltd. applying for an amendment to the Zoning By-law to permit the construction of a 6-storey apartment block on 8th and Lonsdale.

Moved by Alderman Copping, seconded by Alderman Gostick that the above letter be referred to the Legal and Building Committee and that a public Hearing be called under Section 700 of the "Municipal Act" on September 9th, 1957 at 7 p.m. for the purpose of amending the Zoning By-law to permit the erection of an apartment comprising six floors and two penthouses, together with retail stores facing on Lonsdale on the southeast corner of 8th and Lonsdale. Carried.

A further letter from A. E. Austin Co. Ltd. applying under the "Plans Cancellation Act" to have the lanes closed on Lots A, B, C, and D, Block 109, D.L. 549.

Moved by Alderman McMillan, seconded by Alderman Copping that A. E. Austin & Co. Ltd. be advised that if their company acquires title to Lots A, B, C, and D, Block 109, D.L. 549 and undertakes the cancellation of the interior lot lines of this property, the City of North Vancouver will not object to the stopping up and closing of the lane allowance between Lot 4 and Lot A and Lots B, C and D and Lot A, Block 109, D.L. 549. Carried.

From C. M. Sharpe Realty, Agent for H. Harstad, applying for a change of name in the building permit issued to A. Brody to construct an apartment on Lot 8, Block 110, D.L. 548 (152 W. Victoria Park) as Mr. Harstad has bought the site and materials, etc. from Mr. Brody.

Moved by Alderman McMillan, seconded by Alderman Copping that the above letter be referred to the Legal and Zoning Committee. Carried.

From L. G. Liddle, Jeweller, stating that in his opinion the switch from Wednesday to Monday shops closing is not a progressive step.

Moved by Alderman Copping, seconded by Alderman Angus that Mr. Liddle be thanked for his letter and that same be received and filed. Carried.

Letter from the District of North Vancouver requesting a meeting between the City and District Councils for a discussion on the implications of city rezoning as it relates to City and District interests; stating that the District Planner would be in attendance and suggesting that Mr. J. Alexander Walker, the City's Planning Consultant, also be invited to attend.

Moved by Alderman McMillan, seconded by Alderman Gostick that the Acting Clerk be authorized to arrange such a meeting between the City and District Councils in Committee and that Mr. J. Alexander Walker be asked if he has any objection to attending this meeting.

Alderman Copping said that this would be entirely up to Mr. Walker as to whether he has any objection to attending and he thought that the discussion would be mostly on zoning and trackage.

The motion was then put and carried.

Letter from Mrs. A. Weir, 2137 Chesterfield Avenue, stating that it is necessary as a health measure that she connect with the sewer immediately and requesting permission either to pay connection fee by monthly installments or to have the cost added to her taxes.

Moved by Alderman Angus, seconded by Alderman Gostick, that the above matter be referred to the Finance Committee with power to reply. Carried.

#### DUE ACCOUNTS

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

154	Finance	\$25,625.27	
162	Social Welfare	1,742.36	
164	Authorization	<u>66.68</u>	\$27,434.31 Carried.

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

156	Board of Works	36,293.45	
155	Board of Works	<u>16,216.24</u>	\$52,509.69 Carried.

Moved by Alderman Suttis, seconded by Alderman Angus that the Treasurer be authorized to pay the following warrant:

157	Waterworks	1,651.21	Carried.
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Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:

159	Building	735.70	Carried.
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Moved by Alderman McMillan, seconded by Alderman Copping that the Treasurer be authorized to pay the following warrant:

160	Police	4,721.38	Carried.
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Moved by Alderman Angus, seconded by Alderman Suttis that the Treasurer be authorized to pay the following warrant:

158	Parks	2,492.66	Carried.
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Moved by Alderman Suttis, seconded by Alderman Angus that the Treasurer be authorized to pay the following warrant:

163	Ferry	4,016.66	Carried with Mayor Gates refraining from voting.
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Moved by Alderman Gostick, seconded by Alderman McMillan that the Treasurer be authorized to pay the following warrant:

161	Fire	1,723.51	Carried.
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#### REPORTS OF COMMITTEES

##### FINANCE COMMITTEE

Alderman Copping said that he had nothing to report at this meeting.

##### LEGAL, INDUSTRIAL AND BUILDING COMMITTEE

Alderman McMillan said that he had one recommendation to submit in regard to an application from Dari-Queen Co. to construct a retail outlet in the lower part of the City.

RECOMMEND that the application by Dari-Queen Co. for a building permit be granted, providing all building details are acceptable to the Building Inspector.

Moved by Alderman McMillan, seconded by Alderman Copping that the above recommendation by the Building Committee be adopted. Carried.

FIRE, LIGHT AND HEALTH COMMITTEE

Alderman Gostick said that there was no report from his Committee at this meeting.

BOARD OF WORKS COMMITTEE

Alderman Suttis said that he had no formal report but would like to state that all the planned works are going ahead very well. He said that Lonsdale Avenue was presently blocked off at 20th Street but that work was going ahead according to plan and it was hoped that Lonsdale would be re-opened Wednesday morning. He said that crews were working late to speed up the work.

PARKS, TRANSPORTATION AND TRAFFIC COMMITTEE

Alderman Angus said that he had one recommendation to make for his Committee.

- RECOMMEND that the North Vancouver City and District Property Owners Association be advised that after investigating their complaint concerning trucks parking on boulevards, the matter has been drawn to the attention of the R.C.M.P. who have power to take the necessary action where a violation of this nature exists.

Moved by Alderman Angus, seconded by Alderman Suttis that the above recommendation of the Parks, Transportation and Traffic Committee be adopted. Carried.

MOTIONS AND NEW BUSINESS

- Moved by Alderman Copping, seconded by Alderman Angus that the Mayor and Assistant City Clerk be authorized to sign and seal with the Corporate Seal an agreement with Her Majesty the Queen in Right of Canada and with Her Majesty the Queen in Right of British Columbia authorizing the policing of this City by the R.C.M.P. for a two year period from June 1st, 1957 to May 31st, 1959, in accordance with the terms and conditions set out in the Agreement received by Mayor Gates from the Officer Commanding "E" Division R.C.M.P., Victoria, B.C., on August 7th, 1957. Carried.

BY-LAWS

Moved by Alderman Gostick, seconded by Alderman Suttis that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957" be now reconsidered. Carried.

Moved by Alderman Gostick, seconded by Alderman Suttis that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered in the County Court Registry. 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 2577.

Moved by Alderman Suttis, seconded by Alderman Gostick that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957, No. 2" be now reconsidered. Carried.

Moved by Alderman Copping, seconded by Alderman Gostick that the "City of North Vancouver Zoning By-law, 1950, Amendment By-law, 1957, No. 2" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered in the County Court Registry. 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 2578.

Moved by Alderman Suttis, seconded by Alderman Gostick that the "Highways Dedication By-law, 1957, No. 8" be introduced and read a first time. Carried.

Whereupon the By-law was then read.

Moved by Alderman Copping, seconded by Alderman Angus that the "Highways Dedication By-law, 1957, No. 8" be passed, subject to reconsideration. Carried.

UNFINISHED BUSINESS

1 From the District of North Vancouver stating that before submitting to the City Council a copy of a report of the District Planning Officer on the Harland, Bartholomew Report, the District Council wishes to discuss the matter with their Planning Officer.

Moved by Alderman Gostick, seconded by Alderman McMillan that the above letter from the District of North Vancouver be received and filed. Carried.

2 A letter was received from the District of North Vancouver concerning drainage conditions north of 29th Street and east of Regent Avenue advising that a study is being conducted in the area and that on completion a copy of the report will be forwarded to the City.

Moved by Alderman Gostick, seconded by Alderman Suttis that the above letter from the District of North Vancouver be referred to the Board of Works Committee. Carried.

3 From the District of North Vancouver expressing their approval of the City calling for tenders for the Health Unit drainage in accordance with specifications of the Municipal Engineer and giving the District's consent to the supervision of the installation by the Municipal Engineer.

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

4 Mayor Cates asked if arrangements had been made as to who opened the tenders.

Alderman Gostick said that the City was calling for tenders and so we would be the ones who opened the tenders.

The motion was then put and carried.

5 Letter from the District of North Vancouver concerning the drainage from Princess to Duchess Avenues north of 29th Street boundary and enclosing a plan of the area.

Moved by Alderman Suttis, seconded by Alderman Copping that the above letter and plan be sent to the Engineering Department for a report to the Board of Works Committee. Carried.

6 Letter from School District No. 44 (North Vancouver) asking for the engineering reasons for the necessity of an enclosed culvert for the stream crossing the south half of Lot 216, D.L. 545 as the Board has no funds this year to carry out such work.

Alderman Suttis said that the whole design of this area has been changed, but as the engineering report has been requested he would move that the matter be referred to the Board of Works Committee with power to reply to the School District.

The motion was then seconded by Alderman Angus. Carried.

7 Letter from the North and West Vancouver Hospital Society expressing their thanks on receiving a copy of Alderman Humphreys' comments with regard to the possibility of establishing a University hospital on the North Shore.

Moved by Alderman Gostick, seconded by Alderman Angus that the above letter from the Hospital Society be received and filed. Carried.

ANY OTHER COMPETENT BUSINESS

From the Greater Vancouver Metropolitan Industrial Development Commission thanking Council for their grant cheque and expressing their appreciation for the assistance given by Alderman McMillan in aiding the Commission to achieve suitable industrialization of the Greater Vancouver area.

Moved by Alderman Gostick, seconded by Alderman Copping that the above letter from the Greater Vancouver Metropolitan Industrial Development Commission be filed.

Alderman McMillan said he has been on the Advertising Committee of the Commission for some time and they have just completed a booklet and intend to send out 10,000 copies and each municipality has been assigned two pages in the booklet.

Alderman McMillan said that the City Clerk had picked out the pictures he thought would be most suitable to advertise the City. He said the Commission had contacts all over Europe, in Great Britain and in the United States and the booklets will go out to all of these various places.

Alderman McMillan said he mentioned this so that the Council would know we are getting something for our \$990.00.

The motion was then put and carried.

Mayor Cates said he would like at this time to make reference to the results of the Municipal Administration Course recently received. He said that he was very happy to be able to say that the City's Assistant Clerk, Mrs. Frances Childe, had led the first year and that the Council was very pleased with her achievement.

Alderman Suttis said that he would like to associate himself with His Worship's remarks.

Alderman Copping and Alderman Angus also offered their congratulations.

Moved by Alderman Gostick, seconded by Alderman Copping that this meeting now adjourn. Carried.

Whereupon the meeting adjourned at 8:45 p.m.

Certified correct

  
 CITY CLERK MAYOR

Minutes of a Special Meeting of  
the City Council, held in the  
Council Chambers, City Hall, on  
Friday, August 30th, 1957, at  
8:40 a.m.

Present:

His Worship Mayor C. W. Cates,  
Alderman Wm. Angus, Alderman E.  
N. Copping, Alderman T. C. McMillan  
and Alderman J. A. Suttis.

The Acting Clerk reported that the necessary posting of this meeting had been carried out as required by the "Municipal Act" and that the meeting had been called to consider by-laws.

Moved by Alderman Copping, seconded by Alderman McMillan that the "Highways Dedication By-law, 1957, No. 8" be now reconsidered.  
Carried.

Moved by Alderman McMillan, seconded by Alderman Copping that the "Highways Dedication By-law, 1957, No. 8" be finally adopted and passed, signed by the Mayor and City Clerk and sealed with the Corporate Seal and registered in the County Court Registry.  
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 2579.

Moved by Alderman Angus, seconded by Alderman Suttis that the "Shops Regulation By-law, Amendment By-law, 1957" be introduced and read a first time.  
Carried.

Whereupon the By-law was then read.

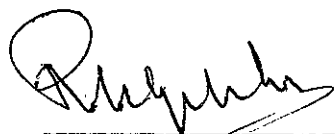
Moved by Alderman Suttis, seconded by Alderman Copping that the "Shops Regulation By-law, Amendment By-law, 1957" be passed, subject to reconsideration.  
Carried.

Alderman Copping advised that he had a resolution he wished to present at the Council meeting of September 3rd dealing with the whole matter of shops regulation.

Moved by Alderman Angus, seconded by Alderman Suttis that this meeting now adjourn.  
Carried.

Whereupon the meeting adjourned at 8:55 a.m.

Certified correct

  
CITY CLERK

  
MAYOR