

Minutes of a Public Hearing of
the Council, held in the Council
Chambers, City Hall, on Monday,
July 4th, 1960, at 7:00 p.m.

Present:

His Worship Mayor W. Angus, (Chairman)
Alderman P. Burns, Alderman J.A.W.
Chadwick, Alderman K.H. Gostick,
Alderman D. Humphreys, and Alderman
T.A.T. Rhodes.

Mr. R.V. Anderegg, Acting City
Solicitor and Mr. R.C. Gibbs, City
Clerk, were also present.

The Chairman advised that this Public Hearing had been called for the purpose of considering the application from Canadian Park & Tilford Ltd., for an amendment to the Zoning By-law to permit the construction of a feed building in the Heavy Industrial area.

The Secretary advised that this Public Hearing had been advertised as required by the Municipal Act, but subsequently a letter had been received from the applicant, Canadian Park & Tilford Ltd., withdrawing their application.

The Secretary then read a letter from Canadian Park & Tilford Ltd., withdrawing their application.

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

Moved by Alderman Chadwick, seconded by Alderman Gostick that this Hearing now adjourn. Carried.

Whereupon the Hearing adjourned at 7:05 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, July 4th, 1960, at 8:00 p.m.

Present:

His Worship Mayor William Angus,
Alderman P. Burns, Alderman J.A.W.
Chadwick, Alderman K.H. Gostick,
Alderman D. Humphreys, Alderman
J.C. McDevitt and Alderman T.A.
Rhodes.

MINUTES

Moved by Alderman McDevitt, seconded by Alderman Rhodes that the Minutes of the Regular Meeting of Council, held on June 20th, 1960, be taken as read and adopted, copies of same having been given to all members of Council. Carried.

CORRESPONDENCE

1. From the Capilano Auxiliary to Lions Gate Hospital, asking for accommodation in the Neighbourhood House building.

Moved by Alderman Chadwick, seconded by Alderman McDevitt that the above request be referred to the Building Committee for a recommendation. Carried.

2. From the North Vancouver Community Players applying for a renewal of their rental of the Scout Hall for a further period of one year.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the North Vancouver Community Players be granted the use of the Scout Hall for a further period of twelve months, commencing August 1st, 1960, on Mondays, Tuesdays and Fridays, and on Thursdays for rehearsal only, and that the rental for the period be \$300.00. Carried.

3. From the National Harbours Board advising that the rental on the Lonsdale Avenue waterlot will be increased to \$483.58 for the area sub-let to the Lonsdale Marina.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the National Harbours Board be advised that the City is prepared to pay the requested increase on the portion of the waterlot sub-let for Marina purposes, at the Foot of Lonsdale Avenue, commencing with the next lease year, as no provision was made in the Corporation's budget for such increased rental during the current year. Carried.

4. From the NorWesters Track and Field Club, asking for support of their organization.

Moved by Alderman Humphreys, seconded by Alderman Gostick that this Council support the efforts of the Nor-Westers Track and Field Club to provide club facilities for the training of North Vancouver athletes, and urges its citizens to give their full support to such worthy efforts. Carried.

5. From School District No. 44 suggesting certain exchanges of property, etc., with respect to the proposed Cloverley Street school site.

Alderman Gostick reported that a meeting had been held with representatives of the School Board respecting a number of proposed school sites, and that an exchange of certain lots had been agreed to with respect to the Cloverley Street site. He said, however, that there was some clarification still needed with respect to the leasing of some lots in this area by the Board, and the reservation of certain lots by the City for playground purposes, so that only the actual exchange would be recommended at this meeting.

Moved by Alderman Gostick, seconded by Alderman Humphreys that in accordance with the request of School District No. 44, the Council agrees to:

Exchange City owned Lots 1, 40, 41 and 42 in Block 4, D.L. 272 for the north-easterly 100 feet of Parcel A Explanatory Plan 6033, Block 4, D.L. 272, and that the area to be leased by the Board for future purchase be left for future clarification. Carried.

2 From the Westview School Parent Teacher Association, complaining about the condition of a building on the north-east corner of 17th Street and Larson Road.

Moved by Alderman Chadwick, seconded by Alderman McDevitt that pursuant to Section 878 of the "Municipal Act" the Council declares the building situated on the West portion of Lot 1, Resub. C2/1&2-2, Blocks 23 & 24, D.L. 547 to be a nuisance and directs and orders that the same shall be pulled down by the owner within 60 days after the service of the order has been made upon such owner.

Carried with Alderman Rhodes refraining from voting.

3 From the North Vancouver City & District Property Owners' Association suggesting the establishment of a comfort station near Lonsdale and 15th Street.

Moved by Alderman McDevitt, seconded by Alderman Chadwick that the North Vancouver City & District Property Owners be advised that the City regrets that it is financially unable to provide a comfort station in the vicinity of 15th Street and Lonsdale Avenue at the present time.

Discussion followed.

The motion was then put and carried.

4 From the District of West Vancouver suggesting the formation of a joint municipal committee to recommend a name for the Upper Levels Highway.

Moved by Alderman Chadwick, seconded by Alderman Burns that Alderman J.C. McDevitt be appointed to represent this City on a Committee comprising representatives of the three North Shore municipalities to consider the suitable naming of the section of the Trans Canada Highway west of the Second Narrows Bridge. Carried.

5 From Mrs. C. Johnson, 638 East 7th Street, complaining about the maintenance of the cemetery and the access thereto.

Moved by Alderman Chadwick, seconded by Alderman Gostick that the above letter be referred to the Parks & Transportation Committee for consideration. Carried.

APPLICATIONS TO PURCHASE PROPERTY

6 The Clerk submitted an enquiry from A. Calli, 855 East 17th Street, to purchase Lot 3, Resub. 4, Block 8, D.L. 616, for consolidation with his present Lot 5.

- 1 Moved by Alderman Gostick, seconded by Alderman Rhodes that the above enquiry be referred to the Finance Committee for consideration. Carried.

PETITIONS

- 2 A petition was received for the construction of a concrete sidewalk, as a local improvement, on the south side of Third Street from Ridgeway to Moody Avenues, and was certified as sufficiently signed by the City Clerk.

Moved by Alderman Gostick, seconded by Alderman Chadwick that the above petition be referred to the Superintendent for the necessary reports and estimates of costs. Carried.

DUE ACCOUNTS

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

244	Finance	\$	25.00.	
245	Finance		4,022.14	
246	Finance		2,714.98	
265	Authorization		198,878.83	
257	Finance		9,231.00	
264	Finance		<u>7,522.99</u>	\$222,394.94 Carried.

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

251	Public Works	\$13,008.87	
252	Public Works	1,957.48	
260	Public Works	279.81	
261	Public Works	<u>711.89</u>	\$ 15,958.05 Carried.

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

258	Waterworks	\$ 2,400.71	
263	Waterworks	<u>39.04</u>	\$ 2,439.75 Carried.

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

255	Parks	\$ 2,314.90	
259	Parks	665.32	
262	Parks	<u>95.04</u>	\$ 3,075.26 Carried.

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

250	Building	\$ 1,773.64	
256	Building	<u>139.81</u>	\$ 1,913.45 Carried.

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

247	Fire	\$ 7,040.81	Carried.
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Moved by Alderman Gostick, seconded by Alderman Rhodes that the Treasurer be authorized to pay the following warrants:-

248	Police	\$ 118.56	
249	Police	<u>799.93</u>	\$ 918.49 Carried.

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

253	Health & Civic Affairs	\$	146.20	
254	Health & Civic Affairs		16,850.30	
266	Health & Civic Affairs		<u>11,610.61</u>	\$28,607.11 Carried.

REPORTS OF COMMITTEES

FINANCE & LEGAL COMMITTEE

Alderman Gostick submitted the following recommendations on behalf of his Committee, with explanatory remarks in each case:

1. RECOMMEND that a Public Hearing be held by the Council on July 25th, 1960, at 7 p.m., to consider the application of Texaco Canada Limited, for permission to establish a service station on the north-east corner of 25th Street and Lonsdale Avenue, pursuant to the requirements of Section 17:B of the Zoning By-law, 1958.

Moved by Alderman Gostick, seconded by Alderman Chadwick that the above recommendation of the Finance & Legal Committee be adopted. Carried.

2. RECOMMEND that School District No. 44 be advised that the City will keep the Board informed of any resub-division plans involving the north-east area of the City.

Moved by Alderman Gostick, seconded by Alderman Chadwick that the above recommendation of the Finance & Legal Committee be adopted. Carried.

3. RECOMMEND that the Lions Gate Hospital be advised that after prolonged negotiations in 1959, the Hospital Society and the City agreed to enter into a lease of City property on the west side of St. Georges Avenue between 13th and 14th Streets for use by the Society as a parking lot, and that subsequently on December 9th, 1959, the City agreed to contribute its share of a budget submitted by the Society which included the cost of the development of such parking lot; and further that the Society be advised that this Council is still prepared to do so; and further that they be informed that the reasons for not selling are as follows:-

1. The area has been reserved for a number of years for public parking for Upper Lonsdale shopping area.
2. Regardless of whether this area is developed by the Society parking will still be necessary for this shopping area at some future date.
3. If this area is sold at any price other than the market value, the City would be in the position of having to buy other property in the future at the market price or higher, which would not be fair to the taxpayers of the City.
4. When the full development of the Lions Gate Hospital is accomplished it is quite likely other land will be available for hospital parking, and the present area could then revert to its original use, namely, public parking for the shopping area.
5. It is much less expensive for the Society to develop this parking area under lease than it is by purchase. As it is not needed now for parking for the shopping area, both the interests of the City and the Society can best be accomplished by a lease which can be reviewed when the lease expires.

1. Moved by Alderman Gostick, seconded by Alderman Chadwick that the above recommendation of the Finance & Legal Committee be adopted.

Discussion followed.

Alderman Burns read a letter from the North Vancouver Business Association in reply to a request from the Transportation Committee for clarification of the Association's letter of May 14th, 1960 as to the provision of future parking areas in Upper and Lower Lonsdale, pointing out that this supported the desirability of retaining City property near our shopping districts for parking purposes.

The motion was then put and carried.

2. RECOMMEND that the City Solicitor be instructed to prepare an amendment to the Sign By-law to provide for the following changes:

1. The following definitions to be inserted in the said by-law,

"Sign" shall mean and include an exterior advertisement of any description whatsoever, but shall not include any sign of 4 square feet or less, located in its entirety on private lands,

"Billboard" shall mean and include a board, plate, panel, post or tablet with an area in excess of 6 square feet used for the display of signs or on which signs are displayed.

"Facia Sign" shall mean and include a flat sign, plain or illuminated, running parallel for its whole length to the face of the building or portion thereof to which it is attached, projecting not more than 12 inches from the face of the building and not exceeding 2 feet in vertical height, nor 2 square feet in area for each lineal foot of a building perimeter.

2. The word "Signboard" to be struck out of the Sign By-law wherever it appears.
3. A new clause to be added to the By-law authorizing the Council by resolution, to grant permission for temporary periods for the erection of Street Banners relating to any charitable or public matter without fees, but subject to the requirement that proper insurance coverage is carried by the applicant in accordance with Clause 6 of the present by-law.
4. That paragraph (a) of Clause 12 be struck out of the by-law so that all signs would require a permit from the Building Inspector whether projecting over the street or on private property, and further that the remaining paragraphs of Clause 12 concerning real estate signs be consolidated.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above recommendation of the Finance & Legal Committee be adopted.

Discussion followed.

The motion was then put and carried.

RECOMMEND that the correspondence from Mr. P. Snel, 230 East 14th Street, offering to sell his property to the City be received and filed and Mr. Snel advised that the Lions Gate Hospital is not able to purchase his property at this time.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above recommendation of the Finance & Legal Committee be adopted. Carried.

- 2 RECOMMEND that the Advisory Planning Commission be asked for their opinion on the application of D.J. Herb for the rezoning of Lot 23, Block 68, D.L. 271 & 547 to C:2 Commercial Use, and that the Commission be asked at the same time to consider the rezoning of the remaining local shopping districts on Marine Drive between Mahon Avenue and MacKay Avenue, to C:2 Commercial Use.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above recommendation of the Finance & Legal Committee be adopted. Carried.

- 3 Alderman Gostick reported that the City Treasurer had arranged for compensation monies received from the Provincial Government, for City lands taken for highway purposes to be invested in Dominion of Canada bonds. These had been purchased at a price of \$100.60 and had been sold at a price of \$102.00, realizing a profit to the City, with interest, of \$10,000.00. He said a further purchase of Treasury Bills will result in a profit of \$3,800.00.

FIRE & INDUSTRIAL COMMITTEE

- 4 Alderman Rhodes reported briefly on a report made by the Fire Chief to the Fire Committee, setting out the efforts which are being made by a number of the waterfront industries to alleviate the smoke nuisance.

Alderman Rhodes then submitted the following recommendations on behalf of his Committee, giving explanatory remarks where necessary:

RECOMMEND that a brief progress report be forwarded by the Clerk to each of the petitioners signing a petition, dated April 30th, 1960, from the Ridgeway Place subdivision, regarding smoke nuisance in the area north of the Low Level Road.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the above recommendation of the Fire Committee be adopted. Carried.

- 5 RECOMMEND that Capt. Thomas Cumming be appointed Acting Chief during the absence of Fire Chief Spencer on his annual vacation, from July 18th to August 8th, 1960.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the above recommendation of the Fire Committee be adopted. Carried.

- 6 RECOMMEND that Fire Chief Spencer be authorized to attend the 1960 Convention of the B.C. Fire Chiefs' Association, to be held in Campbell River, August 23rd to 26th, 1960, AND THAT the City pay the usual expenses in this regard.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the above recommendation of the Fire Committee be adopted.

Discussion followed.

The motion was then put and carried.

HEALTH & CIVIC AFFAIRS COMMITTEE

1. Alderman Humphreys advised that the July 1st parade had been very successful except for the weather, and said that the Kinsmen Club had done an excellent job. He advised that congratulations should go to Mrs. Todd who handled the North Vancouver Queen Contest, and to the North Vancouver Schools Band for their worthwhile contributions.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that this Council send letters of congratulations and appreciation to the Kinsmen Club, Mrs. G. Todd and to the Executive of the North Vancouver Schools Band, congratulating them on the success of the July 1st celebrations, and extending best wishes to the Band on its trip to Calgary. Carried.

BOARD OF WORKS COMMITTEE

2. Alderman McDevitt explained the plans of the Board of Works for the construction of the Kennard Avenue sewer treatment plant, the construction of which was being recommended at this time.

Alderman McDevitt then submitted the following recommendations on behalf of his Committee, giving the background information where necessary:-

RECOMMEND that estimates be prepared for construction of the Kennard Avenue Sewer Treatment plant, preparatory to presentation of the necessary Tax Sale Lands Reserve Expenditure by-law.

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

3. RECOMMEND that the City Superintendent be authorized to impose sprinkling restrictions whenever necessary, the method of such restrictions to be left to his discretion, and that such restrictions be relaxed with the permission of the Engineering Department to permit owners of new lawns to sprinkle same for a maximum period of 14 days after seeding.

Moved by Alderman McDevitt, seconded by Alderman Chadwick that the above recommendation of the Board of Works Committee be adopted.

Discussion followed.

The motion was then put and carried.

4. RECOMMEND that the name of Mr. H.G. Smith be substituted for that of Mr. W. Carmichael as one of the City's representatives on the Joint Safety Committee.

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

PARKS & BUILDING COMMITTEE

Alderman Chadwick submitted the following recommendation on behalf of his Committee:-

5. RECOMMEND that the District of North Vancouver be requested to grade and oil Lillooet Road from Keith Road north through the North Vancouver Cemetery.

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

TRANSPORTATION COMMITTEE

6. Alderman Burns reported that several requests had been received for bus service to the City cemetery, and he said

that he would take this up at a meeting, which has finally been arranged with the District and the B.C. Electric Co., for Thursday afternoon, together with the matter of a Lonsdale through bus.

2. Alderman Burns then read a letter from the Department of Highways dealing with the possibility of changing the bus stops at MacKay and Marine, in which the Department turned down this request as being unsatisfactory. He said that this matter had been discussed in committee with a delegation of shop owners in the area, and that the Committee has withheld judgment in order to give further time for consideration.

MOTIONS

3. A letter was received from the Department of Municipal Affairs, advising that the City Solicitor should be asked for an opinion as to whether the following motion, now tabled by the Council, is legal:

"That all Committee Meetings be open to the public".

Moved by Alderman Rhodes, seconded by Alderman Gostick that this matter be referred to the City Solicitor for his opinion. Carried.

NEW BUSINESS

4. A letter was received from the Inspector of Municipalities enclosing approval, under the City of North Vancouver Refunding Act, for the demolition of the Victoria Park Bandstand.

Moved by Alderman Gostick, seconded by Alderman Chadwick that the above letter and approval be received and filed. Carried.

5. The City Clerk reported that 71 applications had been received within the time limit for the position of Chief Inspector in the municipality.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above applications be referred to the Building Committee for study and recommendation. Carried.

BY-LAWS

Moved by Alderman McDevitt, seconded by Alderman Humphreys that the "Council Procedure By-law" be reconsidered. Carried.

Whereupon the said By-law was reconsidered.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the "Council Procedure By-law" be now finally adopted, signed by the Mayor and City Clerk, sealed with the Corporate Seal and numbered. Carried.

Whereupon the said By-law was finally adopted, signed by the Mayor and City Clerk, sealed with the Corporate Seal and numbered 2918.

UNFINISHED BUSINESS

7. A letter was received from the Officer Commanding Vancouver Subdivision R.C.M.P. advising that approval has been given for an increase in the local detachment to 18 members.

The City Clerk advised that the new policing contract had been received to-day, covering the periods from June 1st, 1960 to May 31st, 1961, and he asked if approval would be given to the execution of same.

Moved by Alderman Gostick, seconded by Alderman Rhodes that the above letter from the R.C.M.P. be received and filed, and that the Mayor and City Clerk be authorized

- 1 to execute an agreement with the Royal Canadian Mounted Police, for a further period of one year from June 1st, 1960.

Discussion followed centering around the desirability or otherwise of having one police force on the North Shore.

Mayor Angus pointed out that the City and District Councils will be getting together in the near future on the study of possible amalgamation of a number of services.

The motion was then put and carried.

- 2 A letter was received from the District of North Vancouver advising that Councillors Eaton and Faminow have been appointed to represent the District on a joint North Shore Committee to consider the possibility of a North Shore Sports Arena.

The Clerk advised that the District of West Vancouver had indicated verbally their interest in such a meeting.

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

- 3 Moved by Alderman McDevitt, seconded by Alderman Gostick that Alderman Chadwick be appointed the representative of this Council, on a Joint Committee from the three North Shore Councils, to consider the desirability of a North Shore Sports Arena, and that he be authorized to add to his Committee as he sees fit.

Discussion followed.

The motion was then put and carried.

- 4 A letter was received from School District No. 44 asking if there was any possibility of the School Board utilizing the proposed ice arena site in Confederation Park, if the arena plans do not materialize.

Alderman Gostick pointed out that at the meeting recently with the Board representatives, it had been pointed out to them that this area had been dedicated for park purposes, and was not available for a school site.

Moved by Alderman Gostick, seconded by Alderman Chadwick that School District No. 44 be advised that Confederation Park North is dedicated for park purposes, in accordance with the plan recommended by the late Sandy Walker, Town Planner, and therefore, no portion of such site is available for school purposes. Carried.

- 5 A letter was received from the Public Utilities Commission advising that the City will not be required to set up a care fund for the old section of the cemetery, but that arrangements will have to be made to establish a care fund for the new section, in accordance with the regulations. The Commission also pointed out that the control of exhumations can now be exercised by the City Clerk under Section 9(1) (a) of the Cemetery Act.

Moved by Alderman Chadwick, seconded by Alderman Rhodes that the above letter and Order from the Commission be received and filed. Carried.

- 6 A letter was received from the Department of Highways advising the City that it feels that the offer of \$21,009.00, for portions of Blocks 216, 219B, 222A and 223 taken for highway purposes, is fair, particularly as they have not exercised the right to expropriate 1/20th

1. of such lands without compensation.

Discussion followed.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the Council accept the offer of the Department of Highways, in the amount of \$21,009.00, for portions of Blocks 216, 219B, 222A and 223 taken for highway purposes. Carried.

2. A letter was received from the District of North Vancouver agreeing that it will not object to any future application of the City to cancel the south half of 29th Street between Westview and Bewicke Avenue, in view of the City having consented to the District closing the north half of 29th Street in this block.

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

3. A letter was received from Mr. A.D. MacInnes, Chairman of the Board of Debt Retirement Fund Trustees, thanking the Council for granting him the sum of \$150.00 out-of-pocket expenses for the year 1959.

Moved by Alderman Humphreys, seconded by Alderman McDevitt that the above letter be received and filed. Carried.

ANY OTHER COMPETENT BUSINESS

4. Alderman Humphreys advised that a telegram had just been received from the City of Nelson asking if arrangements could be made for Miss North Vancouver to participate in their celebrations, on the understanding that all expenses, except transportation, would be paid for.

Discussion followed, and it was finally decided to take no action in this matter.

5. Alderman Chadwick reported that a meeting of the Recreation Committee would be held on July 6th, at which he and the City Superintendent would be present.

Moved by Alderman Humphreys, seconded by Alderman Rhodes that this Council now stand adjourned until 9:45 p.m. Carried.

Whereupon the Council adjourned at 9:25 p.m.

6. The Council reconvened at 10 p.m., with all members present, and Mayor Angus in the Chair.

Moved by Alderman Gostick, seconded by Alderman Chadwick that the Council consent to the assignment of the present lease between the City and W. Gary Hammonds to Seymour Marina Company Limited, and that the City Solicitor, the City Superintendent and the City Treasurer be instructed to prepare a draft assignment including the conditions outlined at a meeting held with Messrs. Hammond and Johnston earlier this evening, as follows:-

1. That an agreement be prepared between the City and Seymour Marina Company Limited, under which the City will agree to consent to the assignment of the present lease between W. Gary Hammonds and the City with respect to the Lonsdale Marina operation, upon completion of repairs to the Marina to the satisfaction of the City.
2. That Seymour Marina Company Limited will put up a performance bond in the amount of \$5,000 to cover the company's undertaking to repair and maintain the Lonsdale Marina in good repair during the term of the lease.

Discussion followed.

The motion was then put and carried.

Moved by Alderman McDevitt, seconded by Alderman Chadwick that this Council now adjourn. Carried.

Whereupon the meeting adjourned at 10:05 p.m.

Certified correct:



 CITY CLERK



 MAYOR

Minutes of a Public Hearing of the Council held in the Council Chambers, City Hall, on Monday, July 11th, 1960, at 7:00 p.m.

Present:

Acting Mayor J.C. McDevitt (Chairman),
 Alderman P. Burns, Alderman J.A.W. Chadwick,
 Alderman K.H. Gostick, Alderman D. Humphreys,
 Alderman T.A.T. Rhodes and R.C. Gibbs, City Clerk.

The Clerk advised that this Public Hearing had been called to consider an amendment to Section 7:J of the Zoning By-law, 1958 to permit the sub-division of lots in Block 235, District Lot 546 (Tempe Heights Area), with a minimum square footage of 5,500 square feet.

The Clerk advised that the necessary notice of this Hearing had been advertised and posted as required by the Municipal Act and that he had received no objections to the proposed amendment.

There was no one present in the public gallery.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the application before this Public Hearing be approved, and that the necessary amending by-law be recommended to Council for passage. Carried.

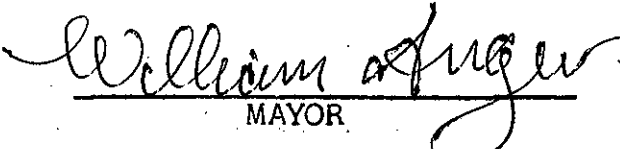
Moved by Alderman Humphreys, seconded by Alderman Gostick that this Hearing now adjourn. Carried.

Whereupon the Hearing adjourned at 7:02 p.m.

Certified correct:



 CITY CLERK



 MAYOR

Minutes of the Regular Meeting of the Council, held in the Council Chambers, City Hall, on Monday, July 18th, 1960, at 8:00 p.m.

Present:

His Worship Mayor William Angus,
Alderman P. Burns, Alderman K.H. Gostick,
Alderman D. Humphreys, Alderman J.C. McDevitt and Alderman T.A.T. Rhodes.

MINUTES

Moved by Alderman McDevitt, seconded by Alderman Gostick that the Minutes of a Public Hearing of the Council held on July 4th, 1960; the Regular Meeting of Council held on July 4th, 1960 and a Public Hearing of Council held on July 11th, 1960, be taken as read and adopted, copies of these Minutes having been circulated to all members of Council. Carried.

CORRESPONDENCE

1. From L. Montgomery & Sons Ltd. asking if the City would approve of a continuation of the building encroachment on the lane at 350 East 2nd Street, to enable the premises to be licensed for a lodging house and rest home.

Discussion followed.

Moved by Alderman Gostick, seconded by Alderman McDevitt that until a proposal is received within the requirements of the City's by-laws, the Council cannot consider any proposal for approval of premises at 350 East 2nd Street, as requested by L. Montgomery & Sons Ltd. Carried.

2. A letter was received from Pacific Press Ltd., asking if the City would take space in a special edition to mark the opening of the new Second Narrows Bridge.

Discussion followed.

Moved by Alderman McDevitt, seconded by Alderman Humphreys that Pacific Press Ltd. be advised that the City has not sufficient funds budgeted to afford a worthwhile ad in their special Second Narrows Bridge edition and therefore will not be taking space therein. Carried.

3. From E. Witham. 651 East 1st Street, protesting against the smoke nuisance in his area; the placing of utility poles above ground and asking for information with respect to adjacent undeveloped property to the east and south of Ridgeway Place.

Alderman Gostick advised that a report on the progress being made in smoke nuisance control had been forwarded to the residents of Ridgeway Place and apparently this report crossed with Mr. Witham's letter. He pointed out that provision has already been made by the City for a park and greenbelt area adjacent to Ridgeway Place.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the City Clerk be authorized to reply to Mr. Witham in accordance with the above. Carried.

4. From Erwin E. Biedler, asking for approval for the operation of an automatic car wash on Lots 25 and 26, Block 68, District Lots 271 and 547, and asking if he could rent a portion of the highway north of the above lots.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above letter be referred to the City Superintendent and the City Solicitor, to answer the points raised therein. Carried.

From the Department of National Defence enclosing agreements to provide for the installation of two Attack Warning Sirens on Western Avenue, north of 27th Street and at the east end of Victoria Park.

Discussion followed.

Moved by Alderman Humphreys, seconded by Alderman McDevitt that the above request be referred to the Legal Committee for a recommendation and that in the meantime, the Clerk be instructed to ascertain whether there is federal legislation empowering the Civil Defence authorities to install warning sirens in municipalities regardless of Municipal By-laws and/or statutory property rights. Carried.

From the Zoning Board of Appeal suggesting that owners of property affected by zoning be notified by mail and also suggesting that both sides of 3rd Street between St. Georges and St. Davids Avenues be rezoned for commercial use.

Moved by Alderman Humphreys, seconded by Alderman Gostick, that the above letter be referred to the Advisory Planning Commission for advice and report and that a copy of the City's Superintendent's report, with respect to zoning in the 400 Block East 3rd Street, be sent to the Commission. Carried.

From Alan J. Tolliday, B.C.L.S., enclosing sketch plans showing portions of District Lots 546 and 616, which could be cancelled adjacent to the Upper Levels Highway for the mutual benefit of the Highways Department and the City.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the City approve of the proposed cancellation of the portions of D.L. 546 and 616, as submitted on behalf of the Department of Highways by Alan J. Tolliday, B.C.L.S., in his letter of July 11th, 1960, except Lots 1 to 18 inclusive, and Lots 30 to 40 inclusive, Resub. 3, Blocks 2 and 5, District Lot 616. Carried.

From Mrs. H.M. Gibbs, 126 West 4th Street, offering to sell her Lot 4, Block 19, District Lot 272, to the City for incorporation in its industrial area.

Moved by Alderman Gostick, seconded by Alderman Humphreys that Mrs. H.M. Gibbs be advised that the Council is prepared to purchase Lot 4, Block 19, District Lot 272, for incorporation in its industrial area for the sum of \$1,000.00 and further that the City Solicitor be instructed to prepare the necessary by-law if the above offer is acceptable. Carried.

From G.H. Stephenson, 5732 McKee Street, South Burnaby, applying for a loan to pay for a sewer connection to his premises at 302 East 20th Street.

Moved by Alderman Gostick, seconded by Alderman Humphreys, that the application of Mr. G.H. Stephenson for commutation of his sewer connection fees be not granted. Carried.

From L.E. Lyngge, 2740 St. Andrews Avenue, asking for permission to have a water meter installed in his building at 133 East 14th Street.

Moved by Alderman Gostick, seconded by Alderman Humphreys, that Mr. L.E. Lyngge be advised that the Council cannot grant his application for a water meter for his premises at 133 East 14th Street. Carried.

1. From the Canadian Legion, Branch 118, asking if the City would request the Provincial Highways Department to maintain 3rd Street in a cleaner condition.

Moved by Alderman McDevitt, seconded by Alderman Burns that the above letter be referred to the City Superintendent to take up with the Provincial Department of Highways.
Carried.

2. From Eric Haxton, 1225 Adderley Street, asking if the City would exchange his property at 642 West 17th Street, for Lot 24, Resub. C, Block 1, District Lot 547, on the southwest corner of Larson Road and 20th Street.

Moved by Alderman Gostick, seconded by Alderman McDevitt, that Mr. Haxton be advised that when the Council's order for the demolition of his condemned building at 642 West 17th Street has been complied with, the City would be willing to give consideration to his request for an exchange of lots.

Carried, with Alderman Rhodes refraining from voting.

APPLICATIONS TO PURCHASE PROPERTY

3. The Clerk submitted an application from Andrew Korabo and Stanislav Chrobok, to purchase a warehouse and office site at 16th and Fell Avenue.

Moved by Alderman Gostick, seconded by Alderman Humphreys 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>Names of Purchasers</u>	<u>Price</u>
Lot A of Lot 1 of Lot A	4.	265	Andrew Korabo and Stanislav Chrobok	\$12,000.00

(Subject to an adequate performance covenant as outlined in the City Clerk's letter dated June 21st, 1960). Carried.

PETITIONS

4. The Clerk submitted a petition for the construction of a concrete sidewalk as a local improvement on both sides of 7th Street from Queensbury to Sutherland Avenues, together with his Certificate of Sufficiency.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the above petition be now referred to the City Superintendent for the required reports and estimates of costs. Carried.

DUE ACCOUNTS

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

267	Finance	\$	3.03	
268	Finance		3,599.20	
269	Finance		1,104.12	
288	Finance		16,119.55	
289	Finance		1,000.00	
290	Finance		34,538.43	
291	Authorization		<u>60,170.13</u>	\$116,534.46 Carried.

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

275	Public Works	24,307.04	
276	Public Works	20,232.20	
277	Public Works	131.34	
284	Public Works	1,901.19	
278	Public Works	3,670.05	
285	Public Works	<u>772.90</u>	\$ 51,014.72 Carried.

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

282	Waterworks	\$ 2,251.42	
287	Waterworks	<u>136.85</u>	\$ 2,388.27 Carried.

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

280	Parks	\$ 2,901.27	
286	Parks	3,710.96	
283	Parks	<u>614.41</u>	\$ 7,226.64 Carried.

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

273	Building	\$ 2,050.18	
281	Building	<u>217.90</u>	\$ 2,268.08 Carried.

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

270	Fire		\$ 7,869.69 Carried.
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Moved by Alderman Gostick, seconded by Alderman Humphreys that the Treasurer be authorized to pay the following warrants:-

271	Police	\$ 228.12	
272	Police	<u>725.73</u>	\$ 953.85 Carried.

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

274	Transportation & Light		\$ 2,851.78 Carried.
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Moved by Alderman Humphreys, seconded by Alderman Gostick that the Treasurer be authorized to pay the following warrant:-

279	Health & Civic Affairs		\$ 4,821.83 Carried.
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REPORTS OF COMMITTEES

FINANCE & LEGAL COMMITTEE

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

1. RECOMMEND that Mr. A. Calli, 855 East 17th Street, be advised that the Council does not wish to sell Lot 3, Resub. 4, Block 8, District Lot 616, as it is required for the future subdivision of City property to the west of his premises.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above recommendation of the Finance & Legal Committee be adopted. Carried.

FIRE & INDUSTRIAL COMMITTEE

2. Alderman Rhodes reported that he had represented the Council at a joint meeting in Vancouver recently, to consider the possible provision of a second fire boat in Vancouver Harbour. He advised that the City Treasurer is calculating a possible basis for sharing the costs of providing such facilities on the understanding that it would be within our means.
3. Alderman Rhodes said that he was pleased to see that one of our local organizations is trying to sell one of our deep sea industrial locations.

Discussion followed.

BOARD OF WORKS & WATERWORKS COMMITTEE

Alderman McDevitt submitted the following recommendations on behalf of these Committees:

1. RECOMMEND that the City Solicitor prepare an agreement with W.M.P. Moffat Publications granting that organization exclusive right for a 4-year period commencing July 18th, 1960 to install and maintain 50 litter bins in the City, in locations approved by the City Superintendent, the City to provide garbage collection service at the rate of 25 cents per bin per week; the City also reserving the right to install any bins presently owned by the City at spots where the Company has expressed no desire to locate.

Moved by Alderman McDevitt, seconded by Alderman Burns that the above recommendation of the Board of Works Committee be adopted.

Discussion followed.

The motion was then put and carried.

2. RECOMMEND that the District of North Vancouver be advised that water will be supplied to that municipality from the City's Rice Lake Watermain, as required, at Greater Vancouver Water Board rates subject to the passage of the necessary by-law by both municipalities.

Moved by Alderman McDevitt, seconded by Alderman Burns, that the above recommendation of the Waterworks Committee be adopted. Carried.

PARKS & BUILDING COMMITTEE

Alderman McDevitt submitted the following recommendations in the absence of Alderman Chadwick and explained the background in each case:

3. RECOMMEND that the Central Fitness Council be advised that careful study has been given to their brief on an enclosed swimming pool for the North Shore but that this City regrets that it cannot finance its share of such an expensive project at this time.

Moved by Alderman McDevitt, seconded by Alderman Burns, that the above recommendation of the Parks Committee be adopted.

Discussion followed.

The motion was then put and carried.

4. Alderman McDevitt said that he would like at this point, as Acting Parks Committee Chairman, to draw to the attention of Council members the excellent performance of two of our local athletes Harry Jerome and his sister Valerie Jerome, pointing out that Harry had broken the world's record for the 100 metres at the recent Olympic trials.

Moved by Alderman McDevitt, seconded by Alderman Burns that the City Clerk be instructed to write a letter of commendation on behalf of the Council to Harry and Valerie Jerome, on their fine track accomplishments and extending the Council's best wishes for the future. Carried.

5. A general discussion then followed on the need for Civic recognition of local athletes, etc., and it was agreed that the Parks Committee should take this matter under study with a view to arranging for an awards banquet towards the end of the year.

1. RECOMMEND that no appointment of a Chief Building Inspector be made at this time.

Moved by Alderman McDevitt, seconded by Alderman Burns that the above recommendation of the Building Committee be adopted. Carried.

2. RECOMMEND that the applicants for the position of Chief Building Inspector be advised that the Council has decided not to employ a Chief Inspector at this time.

Moved by Alderman McDevitt, seconded by Alderman Burns that the above recommendation of the Building Committee be adopted. Carried.

3. RECOMMEND that the temporary employment of Mr. D.A. Peers as authorized by Council on June 20th, 1960, be terminated on September 30th, 1960.

Moved by Alderman McDevitt, seconded by Alderman Burns that the above recommendation of the Building Committee be adopted. Carried.

TRANSPORTATION & LIGHT COMMITTEE

Alderman Burns submitted the following recommendations on behalf of his Committees with background information where necessary:

4. RECOMMEND that pursuant to Section 6 of the "Street and Traffic By-law, 1957", "Yield" signs be erected at the intersection of 17th and Chesterfield, to face 17th Street traffic, indicating that the traffic on Chesterfield has the right-of-way.

Moved by Alderman Burns, seconded by Alderman McDevitt, that the above recommendation of the Transportation Committee be adopted. Carried.

5. RECOMMEND that the North Vancouver Business Association be advised that the area referred to in their letter of June 21st, 1960 is under lease to the Lions Gate Hospital for parking purposes, but that the problem of parking on Lonsdale is still being considered by the City.

Moved by Alderman Burns, seconded by Alderman McDevitt that the above recommendation of the Transportation Committee be adopted. Carried.

6. RECOMMEND that the B.C. Electric Company and B.C. Telephone Company be requested to furnish an estimate on the cost of utility pole removal from Lonsdale Avenue.

Moved by Alderman Burns, seconded by Alderman McDevitt that the above recommendation of the Light Committee be adopted.

Discussion followed.

The motion was then put and carried.

7. RECOMMEND that the District of North Vancouver be advised that the City is willing to pay its share of the cost of improving the lighting on Keith Road between Sutherland Avenue and Lynn Creek, in accordance with the sketch supplied to the City Superintendent by the Municipal Manager, the City's share amounting to \$444.06 annually.

Moved by Alderman Burns, seconded by Alderman McDevitt that the above recommendation of the Light Committee be adopted. Carried.

8. Alderman Burns reported that the reason for the Committee's recommendation with respect to the removal of poles on

- Lonsdale is that this is all part of the overall
1. proposal to install ornamental lighting. He said that copies of a guesstimate have been received from the City Superintendent with respect to other costs involved and that he had held consultations with the Electrical Engineer for the City of Vancouver, who has already given much valuable advice.
 2. Alderman Burns said he also would like to report that he had attended a meeting in the District Hall with Reeve Frazer, Councillor Eaton, the District Engineer and three members of the B.C. Electric Railway Company. He said he had put up a good fight for a north-south bus route on Lonsdale and for some kind of a service to the City cemetery. He said the latter request had been put in writing as the Company had asked that this be done. He said that on the Lonsdale bus request that he had not received the hoped for support of the District representatives and that without their support, the City can do nothing. He said the Company's attitude is against a change in the service, but if the District approves, the Company can be approached under the Franchise Agreement. He reported that he is still waiting for advice from the District as to their views.

Discussion followed, particularly with respect to the Company's contention that they only have one standard size of vehicle and cannot consider a smaller bus as suggested by the City.
Discussion followed.

MOTIONS

3. A letter was received from the Acting City Solicitor advising that the Council has the power to decide whether any or all of its Committee Meetings may be open to the public.

Moved by Alderman Humphreys, seconded by Alderman Gostick that the above letter from the Acting City Solicitor be received and filed.

Discussion followed.

The motion was then put and carried.

The previous motion by Alderman Burns and seconded by Alderman Humphreys, "that all Committee Meetings be open to the public" which had been previously tabled by Council, was then considered.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above motion be retabled until the regular meeting of Council on September 6th, 1960. Carried.

NEW BUSINESS

4. An application was received from Mr. D.J. deJager, 1816 Mahon Avenue, asking for permission to pay for his sewer connection charges in three monthly payments.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the offer of Mr. D.J. deJager to pay for his sewer connection charges in three monthly payments of \$40.00 each, be accepted, and that the City Superintendent be authorized to install a sewer connection to the applicant's premises at 1816 Mahon Avenue forthwith. Carried.

BY-LAWS

Moved by Alderman McDevitt, seconded by Alderman Humphreys that the "Zoning By-law, 1958, Amendment By-law No. 6, 1960" be now introduced and read a first time. Carried.

Whereupon the said By-law was introduced and read a first time.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the "Zoning By-law, 1958, Amendment By-law No. 6, 1960" be now read a second time in short form. Carried.

Whereupon the said By-law was then read a second time in short form.

Moved by Alderman Gostick, seconded by Alderman McDevitt that the "Zoning By-law, 1958, Amendment By-law No. 6, 1960" be now read a third time in short form and passed subject to reconsideration. Carried.

Whereupon the said By-law was then read a third time in short form and passed subject to reconsideration.

Moved by Alderman McDevitt, seconded by Alderman Gostick that the "Tax Sale Lands By-law, 1960, No. 5" be now introduced and read a first time. Carried.

Whereupon the said By-law was introduced and read a first time.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the "Tax Sale Lands By-law, 1960, No. 5" be now read a second time in short form. Carried.

Whereupon the said By-law was then read a second time in short form.

Moved by Alderman Rhodes, seconded by Alderman McDevitt that the "Tax Sale Lands By-law, 1960, No. 5" be now read a third time in short form and passed subject to reconsideration. Carried.

Whereupon the said By-law was then read a third time in short form and passed subject to reconsideration.

UNFINISHED BUSINESS

1. A letter was received from the Deputy Minister of Municipal Affairs advising that he did not anticipate any objection by the Minister to the leasing of the North Vancouver General Hospital building to the North and West Vancouver Hospital Society.

A copy of a letter from the District Clerk to the Deputy Minister approving the transfer of the North Vancouver General Hospital lands, building and equipment, to the North and West Vancouver Hospital Society, dated June 30th, 1960 was read.

A further copy of a letter from the District of North Vancouver to the Deputy Minister of Municipal Affairs giving priority to the transfer of certain equipment in the North Vancouver General Hospital to the North and West Vancouver Hospital Society, was also read.

Discussion followed.

Moved by Alderman Gostick, seconded by Alderman Humphreys that the above letter be referred to a Committee Meeting of Council members to be held at the call of His Worship, the Mayor as soon as official advice has been received from the Provincial Government as to the type of chronic care to be approved for operation under B.C.H.I.S. Carried.

2. A letter was received from the Kinsmen Club, expressing appreciation for the use of Mahon Park on July 1st, for the attendance of His Worship, the Mayor, at the celebration and the parade and for the courtesy and co-operation received from Mr. Don Kerr of the Parks staff.

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

A letter was received from Mr. F.J. Huish, 1345 Delbruk Street, expressing appreciation to the City for the provision of dust laying oil on Delbruk Street, for the courteous service received from all City Hall Departments, and commending the City Council on its "continued fine efforts despite the confines and demands on the City budget".

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

A letter was received from School District No. 44, requesting an amendment to the Zoning By-law to permit the operation of a school or schools by the North and West Vancouver Association for Retarded Children, on School Board property.

- 2 Moved by Alderman Gostick, seconded by Alderman McDevitt that a Public Hearing be held by this Council on August 1st, 1960, at 7:00 p.m. to consider an amendment to the Zoning By-law to permit the operation of a school or schools by the North and West Vancouver Association for Retarded Children, on School Board property. Carried.

ANY OTHER COMPETENT BUSINESS

- 3 Mayor Angus pointed out that the Council should forward congratulations to the North Vancouver Schools Band for its recent feat in carrying off two of the major band awards at the recent Calgary Stampede.


Moved by Alderman Burns, seconded by Alderman McDevitt that a letter of commendation, as suggested by His Worship, be forwarded to the North Vancouver Schools Band. Carried.

Moved by Alderman McDevitt, seconded by Alderman Gostick that this Council now adjourn. Carried.

Whereupon the Council adjourned at 9:25 p.m.

Certified correct:


CITY CLERK


MAYOR

Minutes of a Public Hearing of the City Council held in the Council Chambers, City Hall, on Monday, July 25th, 1960, at 7:00 p.m.

Present:

Mayor William Angus (Chairman), Alderman P. Burns, Alderman K. Gostick, Alderman J.C. McDevitt, Alderman T.A. Rhodes. The Acting City Solicitor Mr. R.V. Anderegg, and R.C. Gibbs, City Clerk, were also present:

The Chairman advised that this Hearing had been called to consider an application, pursuant to Section 17:B:12 of the Zoning By-law, 1958, from Texaco Canada Limited for approval by the Council to use Lots D, E. and F, Resub. 3 & 4,

Block 229, District Lot 545, on the north-east corner of 25th and Lonsdale Avenue, for a gasoline service station.

The City Clerk advised that this Hearing had been advertised and posted in the usual manner, and that several letters had been received by him concerning the application as follows:-

1. From the Advisory Planning Commission, advising it has no objection to this application being granted.
2. From the North Vancouver City and District Property Owners Association, advising that Mr. T.P. Harbottle will represent the Association at this Hearing.
3. Letter from Hope Realty Ltd. enclosing the signatures of 75 business firms on Lonsdale Avenue favouring the construction of a first class service station at the north-east corner of 25th Street and Lonsdale Avenue.
4. From Mr. & Mrs. W.L. Singleton, 140 East 26th Street, and P. Jackson, 222 East 22nd Street, protesting against a service station being allowed at 25th and Lonsdale, as they felt it would create a traffic hazard and also expressing the view that there are already more than enough gas stations in the area.

The Chairman asked if there were any persons present in the Public Gallery who wished to make representations.

Mr. T. P. Harbottle then spoke on behalf of the North Vancouver City and District Property Owners Association, and advised that he had a number of letters from persons on Lonsdale Avenue between 24th and 28th Streets who were against the application. He said he was opposing this application on the following grounds:-

1. The narrowing of Lonsdale Avenue just north of 25th Street creates a bottleneck for traffic.
2. Apartment tenants north of 25th Street will not be able to park on Lonsdale Avenue as at present.
3. What arrangements would be made for Exits and Entrances? He said that he could not understand how southbound traffic would get into the proposed service station.
4. He asked whether the City Engineer had reported on this installation and if so, what were his findings?
5. How would the establishment of a service station, as proposed, affect the future widening of Lonsdale north of 25th Street?
6. He felt that there was a sufficient number of gas stations in this area as there are 4 or 5 within a five block radius. He pointed out that there was one Texaco station at Queens and another one at 20th and Lonsdale.
7. The service stations are taking up our good commercial property.

Mr. Harbottle then read several letters in protest from the following persons:-

E.V. Smith, 2720 Lonsdale Avenue; G.E. Millhouse, 449 West Windsor Road (former service station owner at 29th & Lonsdale) ; Madeline Bernard, 110 East 26th Street; Mr. & Mrs. G. Head, 2628 Lonsdale Avenue; John Richardson, 2357 Lonsdale Avenue; J.A. Tremblay, on behalf of tenants of the Elaine Apartments, 2601 Lonsdale Avenue; James P. Park, 2369 Lonsdale Avenue.

A number of other letters were then filed by Mr. Harbottle with the City Clerk.

Mr. Don Wilson then spoke on behalf of the Automotive Retailers Association. He read a brief in opposition to the application in which the main reasons for objecting were as follows:

1. Depreciation of adjacent property due to noise, odour, fumes, headlight glare, etc., fire and explosion hazard, traffic impediment, and reduced taxation.
2. The safety factor would be reduced if Exits and Entrances were allowed on to the limited access highway.
3. Station requirements for the City according to the District Planner should be an outlet for every 1,250 of population according to national studies. The District Planner advised that the City now has an outlet for every 752 people, the District one outlet for every 892 people, or an average of the City and District of one outlet for every 840 persons.

Mr. Wilson said that the retail automotive trade does support free enterprise, but for the above reasons urges the Council to reject this application. He pointed out also that where such a station is built it cannot be converted very well to some other use. He said also that the present service station operators are concerned that if their present revenue is reduced, it will mean ultimately a reduction in service given.

Mr. Don Seymour a member of the Safety Council then spoke and asked what the Council's intentions were with respect to the traffic situation, pointing out that two traffic lanes funnel into one. He said there would also be a problem created if no parking was permitted on Lonsdale. He said there would also be difficulty in constructing a lane on the west side of Lonsdale as there is a garage and other impediments on the allowance.

Mr. Harbottle renewed his question as to how south-bound traffic on Lonsdale was going to get into the proposed station and referred to present traffic congestion at certain times in the vicinity of Holy Trinity Church at 27th and Lonsdale. He again requested information as to the report from the City Engineer with respect to the regulation of traffic which would be required.

Mr. Harbottle Jr., then spoke as a property owner at 15th & Lonsdale, and said he was against ribbon development of Lonsdale. He said he understood it was the intention of Council to widen the commercial area in the vicinity of 14th and 15th Streets, and if Council grants this application it will work against this intention. He also said that Mayor Angus had made the statement at a recent meeting of the Association, that there were already enough service stations on Lonsdale Avenue.

Mr. J.A. Tremblay, owner of the Elaine Apartments, then spoke and said that he thought it would be inconceivable that Council would give up taxes of \$1300.00 from a potential apartment site, for \$600.00 receivable from a service station site. He said the construction of a service station here will affect all apartments in the area, resulting in lower sales possibly, and lower rental of suites which face the station. He said he was speaking also on behalf of the Greenwood Apartments, as the owner had been unable to attend this Hearing. He felt that the latter, which is an all electrical apartment, would devalue 40 cents on the dollar, and that other adjacent apartments would be affected in a lesser degree. He also pointed out that once a precedent has started, it would be harder in the future to control further commercial development in the area. He said he felt Council should not do anything against the wishes of the majority of the owners in the area. He referred to the 25 foot frontyard set-back required from the apartment owners and said that this benefit will be destroyed by allowing commercial development on adjacent sites. He said that at least one good reason should be given by Council for allowing this station.

Mr. V.W. Hope of Hope Realty Limited, pointed out in support of the application, that additional homes would be required by the personnel employed at the new station. He said that the Heather Apartments across the street had already filed a letter in favour of the application, and that one gentleman who owns an apartment house on West 18th, next to a service station on Lonsdale, also did not consider a service station a detriment in any way, and preferred such a project to having their view obstructed by another apartment block.

Mr. Hope said that the Advisory Planning Commission was in favour of the application. He pointed out that the site in question is already zoned for commercial use and could be used for a hot dog stand, a Dairy Queen, etc. He felt that the establishment of a service station would provide good visibility at this corner, and that the station would have the effect of stopping and diverting traffic down to the City's business area. He pointed out that all business concerns on Lonsdale, generally are in favour of the application. He advised that Texaco would support a promotion of tourism.

Mr. Hope said that an apartment block on this corner would work against traffic visibility.

Discussion followed.

A Mr. Cumming, another representative of Hope Realty, then spoke referring to the change which is taking place on Lonsdale Avenue between 16th Street and Queens Road, pointing out that this area is becoming more commercialized, and that the new highway will tend to open up further commercial developments. He said he felt that a service station project from the viewpoint of traffic safety was good; and that the fire insurance rates at the station would be good. He said that the petroleum companies increase their station outlets in accordance with demand, but in the case of North Vancouver City this has not been done, and the proposed installation shows that the Company has enough faith in the community to build another outlet. He said that Texaco has only two other stations in North Vancouver City, and he therefore supported the application.

Discussion followed.

Mr. F.K. Bodwell then spoke and advised that he was co-owner of the two lots involved. He pointed out that a previous speaker does not seem to realize that the corner is already zoned for C-2 Commercial development, and other uses could be built on it which might be more distasteful than the one under consideration. He said a service station will mean good visibility and that the matter of access to the Provincial Highway, is a matter between the Provincial Government and the Texaco Company.

Mr. Bodwell said that there are three establishments between 25th and 26th Streets, two of them apartments and both of the latter have adequate parking facilities in the rear so they do not have to park on Lonsdale Avenue.

With respect to the land values he said that the price paid for the site was far in excess from previous values, and will have the effect of increasing land values in the area. He pointed out that the Upper Levels Highway means an increase in business to North Vancouver City and that is why the store owners on Lonsdale have petitioned in favour of the application.

With respect to taxes he said he had checked this matter and his present annual taxes of \$450.00 to \$500.00, based on \$75.00 per front foot, would be increased, according to the City Assessor, to a valuation of \$200.00 per front foot, because of the C-2 zoning regardless of whether or not a service station was built.

Mr. Bodwell said he had had his application in for about five months and that two Hearings had been required. He submitted a copy of a letter to the Advisory Planning Commission dated May 18th, 1960, signed by nine of his neighbours approving of the proposed service station use. He pointed out that the Heather Apartments, across Lonsdale, the owner of the Boulevard Market from the opposite corner, viz. people who were really affect, approved of the application.

Discussion followed.

Alderman Gostick said that in reply to Mr. Harbottle's question as to the control of traffic, a report had been received from the City Superintendent and he outlined the proposed method of traffic control. He said he did not anticipate any difficulty in this regard.

Mr. Hope said that Texaco has such faith in the community that they will spend \$125,000.00 on this corner.

The Chairman asked Mr. Hope to dispense with any statements in general terms, pointing out that they may spend \$115,000.00 for the land, and only \$10,000.00 would be left to spend on the building.

Alderman Gostick said he would like to correct some of the tax figures which had been submitted, pointing out that a C-2 zoning at this intersection would be similar to other properties lower down on Lonsdale, and therefore a \$600.00 tax figure would not be realistic and would likely work out to around \$1300.00.

Some further discussion then followed on tax revenue.

The Chairman advised that he was still of the opinion that there were too many gas stations until the population gets up to around the 1400 per capita bracket. He said according to staff reports we are well supplied with gas stations, and that too many of them will mean a drop in the operation of the present ones.

Discussion followed.

Alderman Burns referred to the large number of service stations already on Lonsdale Avenue.

Alderman Gostick suggested that as two members of Council were away, and the question of safety had been emphasized several times, that this application should be tabled.

Discussion followed.

Alderman McDevitt said he was ready to vote on the question now.

Alderman Rhodes said he felt that since a number of people involved in this application were his clients, that it would be desirable for him not to participate in any vote.

Mr. Bodwell asked if a decision could be tabled until the other two members of Council were present.

Mr. Harbottle objected to a decision being put off.

Alderman Rhodes left the Council Chambers.

A motion by Alderman Burns that the application from the Texaco Company be not granted, received no seconder.


Moved by Alderman Gostick, seconded by Alderman McDevitt that the application before this Hearing be now tabled and the Hearing adjourned until 7:00 p.m., August 15th, 1960, and that in the meantime a report be requested from the Traffic and Safety Advisory Committee on the safety factors involved. Carried.

It was informally agreed that the application will not in any event be dealt with unless all members of Council are present.

The Hearing then adjourned at 8:30 p.m.

Certified Correct:


CITY CLERK


MAYOR