

MINUTES of the Regular Meeting
of the City Council, held in
the Council Chambers, City Hall,
on Tuesday, September 8th, 1964,
at 8:00 P.M.

Present:

Alderman C.M. Cates, Alderman
J.A.W. Chadwick, Alderman D.
Humphreys, and Alderman W.R.B.
Irwin.

The City Clerk advised that it would be necessary to appoint a Chairman to conduct the meeting, since both His Worship, Mayor Angus, and Deputy Mayor Alderman Goldsworthy, were absent.

Moved by Alderman Irwin, seconded by Alderman C. Cates, that Alderman D. Humphreys act as Chairman. Carried.

Alderman Humphreys then took the Chair.

MINUTES

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the Minutes of a Special Meeting of Council held on August 31, 1964, and of a Public Hearing of Council, also held on August 31, 1964, be taken as read and adopted, copies of the Minutes of both meetings having been previously circularized among all Council members. Carried.

CORRESPONDENCE

From the Indian Affairs Branch asking if the City would enter into an Agreement with the Branch to prepare and maintain, on an annual fee basis, the lands of the St. Paul's Indian Day School at 4th and Mahon Avenue.

Moved by Alderman Irwin, seconded by Alderman Chadwick that the Indian Affairs Branch be advised that the City is not in a position to enter into an agreement as requested in a letter from the Indian Affairs Branch dated September 1st, 1964. Carried.

Circular letter from the Union of B.C. Municipalities advising that the President and also the Executive Director of the Union discussed the matter of Winter Works recently with the Minister of Municipal Affairs, but could report no change in the Government's attitude towards the Winter Works Program.

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

From Roger Wickson, asking Council not to allow the mill on property on the south side of 1st Street between Fell and McKay Avenues to continue to operate because of the nuisance it is causing.

Moved by Alderman Irwin, seconded by Alderman Chadwick that this letter be referred to the Industrial Committee for study and recommendation, and also to the By-law Enforcement Officer for any required action, and that Mr. Wickson be so advised. Carried.

Letter from Violet H. Turner and Francis T. Turner, 624 East 12th Street, asking for the rezoning of their property from Duplex to Multi-family use.

Letter from R. Dennis and Josie Dennis, 244 East 12th Street, asking that their property be changed from Two-family to Multiple family use.

Letter from M. Alexander and Helen F. Alexander, 260 East 12th Street, asking that their property be changed to Multiple Family zoning from Two-family zoning.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the above letters be referred to the Public Hearing on the proposed Zoning By-law scheduled to be held on September 15, 1964. Carried.

From Frank Sleigh, Architect, re a proposal of Mr. and Mrs. A.E. Porter, to develop an apartment-hotel on the south side of 3rd Street north of the St. Alice Hotel.

Moved by Alderman Irwin, seconded by Alderman Chadwick that this matter be referred to the Reference Committee for report to all Council members in Committee. Carried.

From the B.C. Hydro and Power Authority asking for permission to relocate a bus stop at 15th Street and Lonsdale Avenue from its present north-bound position, far side of 15th Street, to an east-bound position, near side of Lonsdale.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the above letter be referred to the Traffic and Safety Advisory Committee with power to act. Carried.

From R.B. Simmins, Director, Vancouver Art Gallery, requesting a grant-in-aid of the Gallery.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above request be not granted, since no provision for such an expenditure has been made in the City's 1964 Budget. Carried.

From School District No. 44 (North Vancouver), requesting permission to excavate the Vocational School site on Jones Avenue pending Plans Cancellation of the area and the issuing of a Deed to the Board.

Moved by Alderman Irwin, seconded by Alderman Chadwick that this Council grant permission to the Board of School Trustees of School District No. 44 (North Vancouver) to proceed with the excavating work in connection with the Vocational Secondary School on the property described in the plan to accompany Plans Cancellation petition prepared by A.C. Loach and Associates, B.C. Land Surveyors, dated November 28, 1963, and bearing No. M-306-21, pending completion of the said Plans Cancellation proceedings, on condition that the Board indemnify and hold harmless the Corporation of the City of North Vancouver from all actions or claims which might arise as a result of the said works being undertaken prior to completion of the said Plans Cancellation. Carried.

APPLICATIONS TO PURCHASE PROPERTY

The Clerk advised that the following applications for property have been received, all for properties listed on the City's sales list at the price advertised, and all having been checked by the appropriate Department heads:

From Sherbina Construction Ltd. and Gerald Cassidy to purchase Lot 11, Block 2, D.L. 272, on Cloverley Street, for the sum of \$3150.00

- 1 From P. Brunato and R. Boratto to purchase Lot D, Block 9, D.L. 272, on the north side of East 4th Street, west of Heywood Avenue, for the sum of \$3100.00.
- 2 From D.J. Development Co. Ltd. to purchase Lots 26 and 27, Block 9, D.L. 272, on the south side of Shavington Street, south of Kennard Avenue, for the sum of \$6200.00.
- 3 From J.R. and Flora A. Hildebrandt, to purchase Lot 29, Block 9, D.L. 272, on the south side of Shavington Street, for the sum of \$3150.00.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the following property be placed on the next Tax Sale Properties Sale By-law for conveyance:

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
4 11	2	272	Sherbina Construction Ltd. and Gerald Cassidy	\$3150.00
D	9	272	Pietro Brunato and Reno Boratto	\$3100.00
26 and 27	9	272	D.J. Development Co. Ltd.	\$6200.00
29	9	272	James R. Hildebrandt and Flora A. Hildebrandt	\$3150.00
				Carried.

PETITIONS

- 5 From D.J. MacAndrew, and others in the 800 Block East 15th Street, protesting the proposed increase in sewer connection fees from \$120.00 to \$150.00.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above petition be tabled until consideration later this evening of the proposed "Plumbing By-law". Carried.

- 6 From Mrs. Margaret Stott and other merchants on Queensbury Avenue protesting the institution of parallel parking in their area.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the petitioners be advised that Council is of the opinion that angle parking should not be permitted on Queensbury Avenue and that the City Clerk convey to the petitioners the reasons for this decision as contained in the report from the City Superintendent dated September 4th, 1964, and in a letter from the N.C.O. in Charge, North Vancouver Traffic Detail, R.C.M.P., dated September 2, 1964. Carried.

- 7 The City Clerk advised that a further petition had been received too late to be listed on the agenda paper.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that this petition be now dealt with. Carried.

A petition was then read from D.P. McKinnon and twenty other owners in the 800 Block East 15th Street, protesting the construction of four houses each on a 33 foot lot on the property between 845 and 865 East 15th Street.

Moved by Alderman Irwin, seconded by Alderman Chadwick that each of the petitioners be advised that the City is powerless to refuse a permit for the erection of a dwelling on a 33 foot lot, providing there is no violation of any City By-law. Carried.

DUE ACCOUNTS

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

387	Finance	\$	395.42		
388	Finance		12,435.40		
389	Finance		1,800.01		
405	Finance		4,607.00		
406	Finance		16,975.03		
407	Authorization		103,422.42		
391	Police		2,364.11		
392	Police		<u>2,870.46</u>	\$144,869.85	Carried.

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

394	Public Works	\$	47,202.43		
395	Public Works		3,397.70		
402	Public Works		663.00		
403	Public Works		2,114.06		
400	Waterworks		3,193.59		
404	Waterworks		<u>273.36</u>	\$ 56,844.14	Carried.

Moved by Alderman C. Cates, seconded by Alderman Irwin that the Treasurer be authorized to pay the following warrants:

398	Parks	\$	5,841.12		
401	Parks		1,115.94		
393	Building		6,639.32		
399	Building		<u>14,239.90</u>	\$ 27,836.28	Carried.
390	Fire	\$	17,151.46		
396	Health & Civic				
	Affairs		3,230.59		
397	" " "		22,371.22		
408	" " "		<u>16,207.80</u>	\$ 58,961.07	Carried.

The Chairman referred to Warrant No. 399 and drew attention to the fact that in both the Preliminary and Final 1964 Budgets a grant towards the operation of the Community Centre was approved in the amount of \$3500.00. He said, however, that in the Minutes of a Committee Meeting dated February 10, 1964, the amount of \$4500.00 is recorded. He asked the City Clerk to check on this point.

REPORTS OF COMMITTEES

TRAFFIC & SAFETY ADVISORY COMMITTEE

Alderman Chadwick submitted the following recommendation on behalf of the Traffic & Safety Advisory Committee:

- 2 RECOMMEND that the necessary by-law be prepared to expend the sum of \$2850.00 out of Tax Sale Lands Reserve for the purpose of providing the following work of a capital nature:

Pedestrian-activated traffic signal for installation at the intersection of 28th Street and Westview Drive....\$2850.00

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above recommendation of the Traffic and Safety Advisory Committee be adopted. Carried.

BOARD OF WORKS & WATERWORKS COMMITTEE

1 Alderman Irwin advised that in about a week's time his Committee would commence field trip inspections again. He said also that he was pleased to report that the road paving program is being carried out on schedule and within the estimated costs.

MOTIONS, NOTICES OF MOTION AND NEW BUSINESS

2 A Notice of Motion standing in the name of Alderman Goldsworthy with respect to "Zoning By-law, 1958, Amendment By-law, 1964, No. 8", (Medical Building, West 14th Street), was again tabled until Alderman Goldsworthy can be present.

3 Letter from the Deputy Minister of Municipal Affairs, enclosing approval of By-law No. 3453, (Inter-Municipal Sewer Agreement By-law).

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

4 The City Clerk reported that the Engineering Department has prepared for Council plans and specifications of the proposed widening of Westview Drive and the Development of City property adjacent to Westview.

Moved by Alderman Irwin, seconded by Alderman Chadwick that the plans and specifications of the proposed widening of Westview Drive and the development of certain adjacent City lands be received and deposited with the City Clerk, and that the necessary by-law be prepared to expropriate the following private lands for the above purposes:

Lots 1 & 2, Block 224, D.L. 544

Lots 1 & 2, Block 224A, D.L. 544

Lots 47 & 48, Block 224A, D.L. 544

Carried.

BY-LAWS

5 The City Clerk advised that after Committee discussion Council members had decided to amend the new "Plumbing By-law" so that it would take effect on December 7th, 1964.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Plumbing By-law" be reconsidered. Carried.

Whereupon the said By-law was reconsidered.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Plumbing By-law" be amended by adding the following as Section 254:

"254. This By-law shall come into force and effect on the 7th day of December, 1964". Carried.

Whereupon the said By-law was amended by adding the following as Section 254:

"254. This By-law shall come into force and effect on the 7th day of December, 1964".

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Plumbing By-law" be now introduced and read a first time as amended. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Plumbing By-law" be read a second time, as amended, in short form. Carried.

Whereupon the said By-law was read a second time, as amended, in short form.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Plumbing By-law" be read a third time and passed, as amended, in short form. Carried.

Whereupon the said By-law was read a third time and passed, as amended, in short form.

Moved by Alderman Chadwick, seconded by Alderman Irwin that Mr. D.J. MacAndrew and other petitioners in the 800 Block East 15th Street, be advised that the effective date of the new "Plumbing By-law" will be December 7th, 1964, which will enable their applications for connection to be received under the old rate. Carried.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the following By-laws be now reconsidered:

"Inter-Municipal Sewer By-law, 1964"

"Sanitary Sewer in the lane west of Donaghy Avenue between 1st and 3rd Streets Local Improvement Initiative Construction By-law, 1964"

Carried.

Whereupon the said By-laws were reconsidered.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the above By-laws be finally adopted, signed by the Chairman and City Clerk and sealed with the Corporate Seal. Carried.

Whereupon the said By-laws were finally adopted, signed by the Chairman and City Clerk and sealed with the Corporate Seal.

The City Clerk advised that the following By-laws could not be dealt with tonight, as they require the presence of at least five Council members:

"Zoning By-law, 1958, Amendment By-law, 1964, No. 11"
(Extension of ground floor storey in industrial zones).

"Zoning By-law, 1958, Amendment By-law No. 12, 1964" (Lee).

"Parks Dedication Removal By-law, 1964, No. 1" (School Playground area, Jones Avenue).

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Tax Sale Properties Sale By-law, 1964, No. 11" be now introduced and read a first time. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Tax Sale Properties Sale By-law, 1964, No. 11" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Tax Sale Properties Sale By-law, 1964, No. 11" be read a third time in short form, passed subject to reconsideration and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3455.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that "Highways Stopping Up and Closing By-law, 1964, No. 2" be introduced and read a first time. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Highways Stopping Up and Closing By-law, 1964, No. 2" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Highways Stopping Up and Closing By-law, 1964, No. 2" be read a third time in short form, passed subject to reconsideration, and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3456.

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Land Development and Highway Expropriation By-law, 1964" be introduced and read a first time. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Land Development and Highway Expropriation By-law, 1964" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Land Development and Highway Expropriation By-law, 1964" be read a third time in short form, passed subject to reconsideration, and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3457.

UNFINISHED BUSINESS

- 1 Letter from the Hon. Dan Campbell, Minister of Municipal Affairs, with respect to the Winter Works Program.

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

ANY OTHER COMPETENT BUSINESS

- 2 Copy of a letter from the Manager of the District of North Vancouver advising the District has agreed to share the cost involved in employing an additional Social Worker.

- 3 Copy of a letter from the District Manager to the Civil Defence Co-ordinator agreeing to the District's share of the cost of purchasing a Resusci-Ann unit.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the above letters be received and filed. Carried.

- 4 Copy of a letter from the Municipal Clerk of the District of North Vancouver, advising that the District Council has approved the transfer of the title of the North Vancouver

Memorial Community Centre to the joint names of the City and District of North Vancouver.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the above letter be referred to all Council members in Committee for study and report. Carried.

Moved by Alderman Chadwick, seconded by Alderman Irwin that a Special Council Meeting be held at 7:00 P.M. on Monday, September 14th, 1964, for the purpose of considering By-laws. Carried.

The meeting then adjourned on motion at 8:40 P.M.

Certified correct:


CITY CLERK


CHAIRMAN

MINUTES of a Special Meeting of the
City Council, held in the Council
Chambers, City Hall, on Monday,
September 14th, 1964, at 7:00 p.m.

Present:

Acting Mayor F.R. Goldsworthy,
Alderman C. Cates, Alderman J.F.
Cates, Alderman J.A.W. Chadwick,
Alderman D. Humphreys and Alderman
W.R.B. Irwin.

Acting Mayor Goldsworthy said that he had to report with regret, the death last Friday of Mayor William Angus. He said the late Mayor Angus had worked hard for many projects within the community, and that the members of Council would miss him very much in the Council deliberations. He asked the Council members and others present to stand for a moment's silence in respect to the memory of the late Mayor William McLean Angus.

ONE MINUTE'S SILENCE

Acting Mayor Goldsworthy said that there were a number of resolutions which the Council would like to pass and which were not on the Agenda but were related to this very sad occasion, and he asked the various members of Council to put these resolutions.

- 2 Moved by Alderman Irwin, seconded by Alderman C. Cates that a grant of \$100.00 be made to the Lions Gate Medical Research Foundation in memory of the late Mayor William M. Angus. Carried.
- 3 Moved by Alderman C. Cates, seconded by Alderman Irwin that the City Hall and other City Departments close at twelve noon on Tuesday, September 15th, 1964, for the funeral of the late Mayor William M. Angus. Carried.
- 4 Moved by Alderman Chadwick, seconded by Alderman J.F. Cates that the City Clerk and City Solicitor be instructed to prepare the necessary resolution for consideration at the next Regular Meeting of Council, providing for an election to fill the vacancy on Council caused by the death of the late Mayor William Angus. Carried.
- 5 Moved by Alderman J.C. Cates, seconded by Alderman Chadwick that the business of the Meetings of All Council Members and the Regular Standing Committees, to be held later this evening, be restricted to items of an urgent nature or where delegations are present, and the balance of the business referred to the next regular meetings of the said Committees; AND FURTHER THAT the regular Meeting of the Traffic & Safety Committee scheduled for 4:30 p.m. on Tuesday, September 15th, be postponed for one week, i.e., to 4:30 p.m. on Tuesday, September 22nd, 1964. Carried.
- 6 Moved by Alderman Humphreys, seconded by Alderman Irwin that this Council intends tomorrow night to adjourn the first sitting of the Public Hearing of the Council on the new Zoning By-law until 7:30 p.m. on Wednesday, September 16, 1964, and will arrange for general submissions and submissions with respect to properties now zoned Residential to be considered at the first sitting and for submissions with respect to properties now zoned as business, commercial or industrial, to be

considered at an adjourned sitting of the Hearing at 7:30 p.m. on Thursday, September 17, 1964; AND FURTHER THAT the City Clerk advise all appellants who have written letters of protest, of the above intentions.
Carried.

BY-LAWS

A letter was received from the Department of Municipal Affairs, enclosing approval for the sale of lots listed in "Tax Sale Properties Sale By-law, 1964, No. 11".

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

Moved by Alderman Humphreys, seconded by Alderman Irwin that the following By-laws be reconsidered:-

"Plumbing By-law"

"Zoning By-law, 1958, Amendment By-law, 1964, No. 11"

"Tax Sale Properties Sale By-law, 1964, No. 11"

"Highways Stopping Up and Closing By-law, 1964, No. 2".
Carried unanimously.

Whereupon the said By-laws were reconsidered.

Moved by Alderman Humphreys, seconded by Alderman Irwin that the above By-laws be finally adopted, signed by the Acting Mayor and City Clerk and sealed with the Corporate Seal. Carried.

Whereupon the said By-laws were finally adopted, signed by the Acting Mayor and City Clerk and sealed with the Corporate Seal.

2 "Land Development and Highways Expropriation By-law, 1964" was ordered laid over until the next meeting, pending approval of the Lieutenant Governor-in-Council.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the "Zoning By-law, 1958, Amendment By-law, No. 12, 1964" be introduced and read a first time. Carried unanimously

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

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the "Zoning By-law, 1958, Amendment By-law, No. 12, 1964" be read a second time in short form. Carried unanimously.

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

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the "Zoning By-law, 1958, Amendment By-law, No. 12, 1964" be read a third time in short form, passed subject to reconsideration and numbered. Carried unanimously.

Whereupon the By-law was read a third time in short form, passed subject to reconsideration and numbered 3458.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Parks Dedication Removal By-law, 1964, No. 1" be introduced and read a first time. Carried unanimously.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Parks Dedication Removal By-law, 1964, No. 1" be read a second time in short form. Carried unanimously.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Parks Dedication Removal By-law, 1964, No. 1" be read a third time in short form, passed subject to reconsideration and numbered. Carried unanimously.

Whereupon the By-law was read a third time in short form, passed subject to reconsideration and numbered 3459.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the "Tax Sale Properties Reserve Expenditure By-law, 1964, No. 17" be introduced and read a first time. Carried unanimously.

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

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the "Tax Sale Properties Reserve Expenditure By-law, 1964, No. 17" be read a second time in short form. Carried unanimously.

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

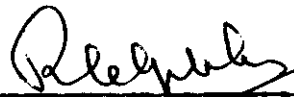
Moved by Alderman Chadwick, seconded by Alderman Irwin that the "Tax Sale Properties Reserve Expenditure By-law, 1964, No. 17" be read a third time in short form, passed subject to reconsideration and numbered. Carried unanimously.

Whereupon the By-law was read a third time in short form, passed subject to reconsideration and numbered 3460.

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

Whereupon the Council adjourned at 7:12 p.m.

Certified Correct:



CITY CLERK



ACTING MAYOR

MINUTES of a Public Hearing of
the City Council, held in the
Council Chambers, City Hall, on
Tuesday, September 15th, 1964,
7:30 p.m.

Present:

Acting Mayor F.R. Goldsworthy,
Alderman C. Cates, Alderman J.F.
Cates, Alderman J.A.W. Chadwick,
Alderman D. Humphreys and Alder-
man W.R.B. Irwin.

There were a number of persons present in the Public Gallery.

The City Clerk advised that this Public Hearing was for the purpose of considering objections to the proposed new Zoning By-law, and that a number of objections had been received.

The City Clerk advised that the necessary advertising of this Hearing had been carried out.

Acting Mayor Goldsworthy explained that at a Special Council Meeting held last evening, it had been decided to express the intention of Council at this Hearing to postpone it for a period of 24 hours in respect to the funeral of the late Mayor William Angus, and that the City Clerk's department had tried to-day to phone all of the persons writing letters of objection.

The Acting Mayor explained that the Council last evening had decided to recommend that the appeals be dealt with in two groups, firstly general submissions, residential zones consisting of Single-family, Duplex and Apartment, and the second group to deal with properties now zoned Business, Commercial and Industrial.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that this Council adjourn the first sitting of this Public Hearing of the Council on the new Zoning By-law until 7:30 p.m. on Wednesday, September 16, 1964, and arrange for general submissions and submissions with respect to properties now zoned Residential to be considered at the first sitting on the 16th instant, and for submissions with respect to properties now zoned as business, commercial or industrial, to be considered at an adjourned sitting of the Hearing at 7:30 p.m. on Thursday, September 17, 1964.

Acting Mayor Goldsworthy explained that it was not the intention of Council to restrict the Hearing to only the two nights, and that there will likely have to be additional nights particularly for the residential appeals. He said the proposed plan and by-law has been prepared by the Lower Mainland Regional Planning Board and has been adopted in principle by Council, but no doubt there are some portions of it which will not receive Council approval.

The motion was then put and carried.

Whereupon the Hearing adjourned at 7:45 p.m.

CERTIFIED CORRECT:


CITY CLERK


ACTING MAYOR

Minutes of a Public Hearing
held in the Council Chambers, City
Hall, on Wednesday, September
16, 1964, at 7:30 p.m.

Present:

Acting Mayor F. R. Goldsworthy,
Chairman; Alderman C. Cates,
Alderman D. Humphreys and Alder-
man W.R.B. Irwin.

Also:

City Clerk R.C. Gibbs; Building
Inspector E. Neale, and Asst.
City Clerk F. Fraser.

Mr. N. Pearson, Lower Mainland
Regional Planning Board.

Messrs. McKenzie, Wallace, Young,
and Grimmer, Advisory Planning
Commission.

In calling the Meeting to order, the Chairman explained that it had been postponed from 7:30 p.m. Tuesday, September 15, 1964, in respect of the memory of the late Mayor Angus, whose funeral was held on that date.

The Chairman said that it had been arranged that appeals would be heard this evening relating to any property presently zoned Residential, and that tomorrow evening would be reserved for appeals with respect to properties now zoned either Commercial or Industrial.

Acting Mayor Goldsworthy said also that from the size of the crowd present this evening, it was apparent that all residential appeals could not be heard this time, and that another date would have to be set to hear the balance.

He referred again to the recent death of the late Mayor Angus, pointing out that the problem of finalizing a new Zoning By-law is now complicated by the fact that a mayoralty by-election must be held soon, and probably also an aldermanic by-election to fill one or more vacancies. He said this meant that some members now on Council would not remain on Council to see the By-law through.

The Chairman reminded those present that tonight's Hearing is for the purpose of listening to what the public has to say about the proposed By-law. He said that some alterations have already been made by Council and by staff to the draft by-law as submitted by the Lower Mainland Regional Planning Board, and that before the by-law is adopted, other changes would undoubtedly be made. He said it is the intention of the Council members present tonight to take no active part in the discussion, other than to ask for clarification if required. He said that Council members were not present tonight to give advice.

Mr. Comba entered the Meeting and took his place with the other members of the Advisory Planning Commission.

The City Clerk then read correspondence received, as follows:

LETTERS OF GENERAL INTEREST:

1. Letter, dated July 29, 1964, from the Advisory Planning Commission, referred from a previous meeting of Council to this Public Hearing, in which the Commission approves of the By-law.
2. Letter from the North Vancouver Chamber of Commerce, supporting the proposed By-law, but asking for consultation with the District, by way of a Joint Committee.
3. Letter from Harold Waddell, President of the North Vancouver Division of the Vancouver Real Estate Board, introducing a brief drawn up by the Zoning Committee of their organization.

A Mr. Russell then spoke in support of this brief, where it concerned Residential properties, stating that he has had some 30 years experience in the real estate field, and is also a qualified appraiser.

(The Board's brief is on file in the City Clerk's Department, and copies will be made for all Council members.)

Among other things, the Board commended Council's intention to cut back two-family zoning and reduce commercial zoning, but expressed concern that a too drastic cut-back in apartment zoning, in a small municipality like this City, will place an extra tax load on the homeowner. He said this burden would be aggravated by the new Provincial Assessment regulations which give relief tax-wise to those who have lived for more than 5 years in single-family houses in an Apartment-zoned area.

The brief asked also for legislation to provide relief to revenue property-owners whose property becomes non-confirming by re-zoning back to R-1, since the by-law proposes that such people could not rebuild if their property is destroyed beyond 50% of its value. He said such an owner would be ruined, since his source of income would be destroyed, but his mortgage payments would continue.

A short recess was called in order that aid could be given to a lady in the gallery who had fainted.

Mr. Russell then read a list of recommendations dealing with specific locations where their Board believed that the zoning as proposed in the new By-law would not be in the best public interest or would work a hardship on existing properties. (See brief).

4. Letter from the North Vancouver Business Association, giving general support to the proposed Zoning By-law.

LETTERS RE PROPERTY PRESENTLY ZONED SINGLE-FAMILY.

- 5 1. Letter from Larkin's Grocery, 466 East Keith Rd., protesting a clause in the proposed legislation which would prevent this business from resuming trade, should it be destroyed by disaster by more than 50%. Mr. Larkin said he had nothing further to add. At this point, Mr. J. Black, Ker & Ker, advised that he was representing various owners at this Hearing, and would ask to speak in due course.

LETTERS RE PROPERTIES PRESENTLY ZONED TWO FAMILY.

1. Letter from F.L. and H.N. Hoover, 550 West Keith Road, referred from a previous meeting of Council to this Public Hearing, protesting the proposed re-zoning of the 500 and 600 Blocks West Keith from 2-family to Single Family.

Alderman Chadwick entered the Meeting.

Mr. Hoover spoke from the gallery, reiterating the points contained in his submission, and adding that the general trend in the overall metropolitan area is to increase apartment zoning, rather than to cut it back, which is proposed by this new By-law.

2. Letter from M. Alexander and Helen F. Alexander, 260 East 12th Street, protesting the re-zoning of this property from two-family to Single Family, and asking that it be re-zoned instead to Multiple-family zoning.

Mr. Campbell, a lawyer, then spoke from the gallery, advising that he was representing Mr. and Mrs. Alexander, Mr. and Mrs. R. Dennis, and also a Miss Campbell, the last-mentioned being the owner of a 100 ft., unsubdivided lot, running from 12th to 13th Streets, directly opposite the North Vancouver General Hospital. Mr. Campbell said he would present a brief subsequently, on these properties.

Mr. Campbell said that two or three years ago, there was a general feeling throughout the Lower Mainland area that we were over-zoned for apartment use. He said that now, however, apartment property is in demand, and the City's proposed cut-back of apartment zoning appears more drastic than present conditions warrant. Mr. Campbell said that this reasoning is strengthened by the fact that the very reason for the Upper Lonsdale Commercial core is to encourage pedestrian-oriented businesses, and the most logical step to achieve this end is to encourage high-density residential living.

Mr. Campbell advised that he would particularize in his forthcoming brief.

3. Letter from V. H. and F. T. Turner, 264 East 12th Street.

(Mr. Campbell is apparently representing these people also.)

4. Letter from S. H. and J.M. Walker, 266 East 9th Street, protesting the re-zoning of his Block from 2-family to Single-family, since there are several duplexes already erected here.

Mr. Walker then spoke, stating that a permit for a new duplex has just been issued next door to him, and that he thought he would be receiving unjust treatment if he, too, could not obtain such a permit for duplex construction if and when he applied for same.

5. Letter from Fred C. Tossell, 116 West 23rd Street, objecting to the proposed change in zoning for this property from 2-family to Single-family use, specifically because he would be prevented, by the new zoning, from using this site for nursing home or rest home purposes.

Mr. Tossell then spoke, stating that his was a large site, located adjacent to commercially-zoned property, and he thought its proposed use was an eminently-suitable one.

Mr. Tossell also asked if the proposed by-law would permit a nursing home in an area zoned for Single-family use, and was advised by Mr. Pearson that a rest home or nursing home use would be an Institutional one, and that any new application for these uses in whatever area would require an application to re-zone to Institutional-Civic use.

- 1 6. Letter from Mr. and Mrs. C. Fleming, 219 West 6th Street protesting the proposed re-zoning of the south side of this Block from Two-family to Single-Family.

Mr. Fleming then addressed the Meeting, stating that he thought that Lower West 6th Street was a good rental area, and not suited to Single-family residences, as proposed.

- 2 7. Letter from Mr. R. C. Brown, 519 West 14th Street, representing the owners of 522 West Keith Road, and opposing the proposed change in zoning of the latter property from 2-Family to Single-family Residential.

The Chairman pointed out that there were several appeals tonight against the proposed re-zoning in this Block, all in the same vein.

- 3 8. From Mr. and Mrs. A. J. Mitten, 244 West 13th Street, objecting to the proposed re-zoning of this property from 2-family to Single Family.

The Chairman asked for clarification on the statement in the above letter that these people cannot obtain a permit to build on their 40-foot lot here, and was advised that it is permissible to build a Single-family residence on a 40-ft. lot, but that at least 50 feet are required for a duplex site, and further that these regulations would not change under the new by-law.

- 4 9. From Mrs. N. Oksakovsky, 262 West 13th Street, also objecting to the proposed change in zoning for this property from 2-family to Single-family use, particularly since there is already apartment construction in this Block.

Mrs. Oksakovsky advised she had nothing more to add.

- 5 10. From Mr. and Mrs. H. W. Plourde, 544 West Keith Road, protesting the intended re-zoning of this property from 2-family to Single-family use.

Mrs. Plourde said they had nothing more to add.

- 6 11. From C. M. Wilson, 514 West Keith Road, protesting the proposed re-zoning of the 500 and 600 Blocks on this street from 2-family to Single-family use, as being unrealistic.

- 7 12. From Alf. Jakobson, 221 West 6th Street, protesting the proposed re-zoning of his property to Single-family from the present 2-family use.

- 8 13. From Mrs. P. Jorgenson, 209 West 6th Street, protesting the proposed change for her property to Single-family from its existing 2-family zoning.

14. From Mr. and Mrs. George Buckley, objecting to the proposed re-zoning of their property at 205 West 6th Street to Single-family from 2-family use.

Mr. Buckley spoke from the gallery, advising that they had bought their property as duplex property, and had spent considerable amounts in improvements. He said he felt they would be at a disadvantage if they wished to sell, as they would have a non-conforming property. He said also that a duplex has recently been constructed at the end of their block.

15. From G.J., H.W. and M.G. Plourde, 544 West Keith Road, objecting that they will suffer a hardship if they cannot in the future construct a duplex on the vacant lot they own in this Block, as will be the case if the proposed zoning from 2-family to Single-family materializes, and alleging discrimination also, in that a duplex already exists on either side of the said lot.

Mrs. Plourde spoke to the meeting, stating that it was unrealistic that anyone would be enthusiastic about building a single-family dwelling on a site which has a duplex on either side of it.

16. From Erwin E. Biedler, Solicitor, on behalf of Mr. Lupaccini, owner of 1609 St. Andrews Ave., objecting to the proposed re-zoning of this property from Two-family to Single-family use.

17. From A. Casano, 604-08 Forbes Avenue, and other owners in the vicinity, objecting to the re-zoning of their properties from Duplex and/or Multi-family use to Single-family zoning.

18. From Ray L. Johnson, 540 West Keith Road, objecting to the intent of the new by-law to re-zone his property from 2-family to Single-family use, and objecting also to the method used to advertise proposed zoning changes.

19. From Loyd Dearlow and other owners on the north side of the 200 Block East 17th Street, asking that consideration be given to re-zoning this Block to either RM-1 or RM-2 Apartment use, instead of to Single-family as is proposed.

Mr. Dearlow spoke, advising that the present zoning of these properties is 2-family. He said they are mostly old homes, and it would not be economically feasible to re-build the area, unless it is re-zoned as they request. He said that they believe that the location of their properties, only $1\frac{1}{2}$ blocks from Lonsdale, makes Apartment zoning eminently logical.

20. Petition from J. Furey and other owners on both sides of the 200 Block East 20th Street, objecting that if the proposed zoning regulations go into effect, their properties will be zoned Single-family instead of 2-family as at present.

One of the petitioners then addressed the Meeting, stating that they had gone to work and constructed duplex buildings here, and that the remaining buildings were old, single-family dwellings, which could not be replaced economically, by new single-family homes.

LETTERS RE PROPERTIES PRESENTLY ZONED 6-STOREY
APARTMENT.

1. From H. F. Sims and Rev. Gordon F. Dangerfield, 151 and 143 West Lower Keith Road, objecting to the re-zoning of the lots bounding the south-west corner of Victoria Park from 6-storey Apartment to Single-family.

Mr. Sims then spoke, stating that they could see no valid reason for re-zoning two-small pockets of Victoria Park properties to single-family, since they would be hemmed in by high-rise apartments.

Mr. Miller, 139 West Lower Keith spoke from the gallery, advising he owned one of the lots proposed to be re-zoned back to Single family, and he objected to being overshadowed by high-rise apartment buildings.

2. From J. E. Lafek, 159 West Lower Keith Road, objecting to the re-zoning of this property to Single-family from its present 6-storey Apartment Zoning, alleging that the property was far more suited for apartment use, and further that it was discriminatory to re-zone a few lots only on the Victoria Park perimeter to Single-family use, when they would be surrounded by high-rise apartment property.

Mr. Lafek spoke to the Meeting, stating that he concurred with the views expressed by Mr. Sims and Rev. Dangerfield.

3. Petition from Rev. Gordon F. Dangerfield, 143 West Keith Road and others in the same general area, protesting that the re-zoning of, Lots 6-9, Block 109 and Lots 7-11, Block 113, all on the perimeter of Victoria Park, to Single-family would work a hardship on the affected owners, since they would have high-rise apartment buildings within a few feet of them.

4. Mr. Black, Ker & Ker Realty Ltd. then spoke on behalf of the owners of 1702-04 Chesterfield Ave., presently 2-family zoned, and on which is erected a duplex.

Mr. Black said it is now proposed to re-zone this site to Single Family, and if this duplex is damaged beyond 50% valuation, the owner is stuck with a lot with 72 ft. frontage, opposite a high-rise site, which would be worth only a fraction of its present value.

Mr. Black said that the proposed by-law will alter some 20,000 front feet of apartment property to single family use. He said the City Assessor has advised him that the difference in valuation between apartment and single-family property is approximately \$20.00/ft., which is \$400,000.00 in assessment per year. He said that over the past few years, these apartment-zoned properties have paid over \$2,000,000 extra in taxes, and this revenue is now to disappear.

Mr. Black asked that the City Assessor be asked to compile figures to show the citizens what increase in taxes must be borne by the homeowners if the zoning goes through as proposed.

The Chairman assured Mr. Black that, prior to finalization of the by-law, the points he raised would be taken into consideration.

Mr. Black advised he was also representing Mrs. M.E. Stonehouse, 135 E. 20th Street. He said that last month Mrs. Stonehouse had made successful application to purchase a 33 ft. City-owned lot, to consolidate with her property at the above address, to make a 66-ft. site in an area presently Apartment-zoned.

Mr. Black said that admittedly her object was capital gain, but his point was that Council had sold her the land, being already in possession of the knowledge that this block was destined to be re-zoned back to Single-family use. He said that Mrs. Stonehouse is now saddled with 66 feet of single-family zoned property, under the new zoning.

The Chairman pointed out that the existing Apartment zoning remains until the new by-law is adopted, and it is therefore presently possible to erect an Apartment on this site.

In reply to a question, the Building Inspector, Mr. Neale, advised that no building permits are being held up because of the proposed new legislation.

- 2 5. From Mr. and Mrs. H. Rosnes, 180 West Keith Road, objecting to the proposed re-zoning of this property from 6-storey Apartment to RM-2 (3-storey Apartment.
- 3 6. From C. E. Mills, 176 West 6th Street, objecting that the proposed re-zoning of this site from 6-storey Apartment to Single-family use is unrealistic and discriminatory.
Mr. Mills advised he had no further remarks.
- 4 7. From Mr. and Mrs. R. Sullivan, 178 East Victoria Park, objecting to the proposed change in zoning for this address from 6-storey apartment to 3-storey apartment. Mrs. Sullivan said she had nothing to add to this.
LETTERS RE PROPERTIES PRESENTLY ZONED 3-STOREY APARTMENT.
- 5 1. From Mr. and Mrs. J. C. Parry, 260 East Fourteenth St., objecting that the proposed by-law re-zoned their property from 3-storey Apartment to Single-family zoning.

Mr. Lorne Montaine, Solicitor, then spoke, representing Mr. and Mrs. Parry and some 21 other property-owners in the 200 Block East 14th and 200 Block East 15th Streets.

(A copy of the brief prepared by Mr. Montaine is on file with the City Clerk, and copies will be circularized with these minutes).

Mr. Montaine contended chiefly that if the above properties were left with 3-storey apartment zoning, the result would neither promote "scatteration", as described in the report from the Lower Mainland Regional Planning Board, nor depreciate the value of Single-family zoned properties in the vicinity, but would instead form an integral part of the 3-storey apartment zone envisioned by the Board, east of the Upper Lonsdale Commercial core.

- 6 2. From C. L. Wilson, 120 West 5th Street, objecting to the proposed re-zoning of this site from 3-storey Apartment to Two-family. Mr. Wilson stated that he

had already gone to considerable expense to develop this site for a triplex. He said that its proximity to Lonsdale Avenue also made it more suited to Apartment zoning.

Mrs. Wilson said they had nothing further to add.

3. From A. Roeske and other owners in the 100 Block East 4th Street, objecting to the proposed re-zoning of their properties from 3-storey Apartment to Single-family use.

Mr. John Hayward spoke on behalf of the petitioners, stating that the petitioners had purchased their properties in good faith, in the knowledge that it was Apartment-zoned, bordering on Commercially-zoned land. He said the area is largely built up for Apartment use, and nobody could be expected to build a single-family home in such an area, because of the relative lack of peace and quiet, parking problems, etc. He asked that Council give consideration to the amenities here, and rezone their properties back to Apartment.

4. From Mr. P. Collings, Solicitor, representing Mr. F. Lackmance, owner of Lots 11-16, Block 154, on the south side of East 2nd Street, near St. Andrews, objecting to the proposed re-zoning of these lots from 3-storey Apartment to Single-family use.

Mr. Collings objected particularly that these lots were very near Burrard Dry Dock, and therefore unsuited to Single-family zoning, since they would revert to slum housing, and pointed out also that his client considered himself previously aggrieved, at the time this site had been re-zoned from Light Industrial to Apartment use.

3. Mr. J. Black, Ker & Ker Ltd. then spoke, advising that he manages a 100 ft. apartment property in this same block, for its absentee owner, Mr. W. Cutt, and whom he felt sure would object when he returned to find that his property had been re-zoned to Single family.

5. From Mr. and Mrs. W. T. Mallen, owners of 253 East 15th Street, objecting that it is proposed to re-zone this property from 3-storey Apartment to Single-family use, particularly since it is an old home, and is overshadowed from the north by an apartment site, and from the south by Lions Gate Hospital.

Mr. Mallen spoke from the gallery, advising that he believed that Apartment zoning was more suitable than Single-family zoning, in an area just $1\frac{1}{2}$ blocks from Lonsdale. He said also that this house was very old, and if it cannot be economically replaced, it will surely degenerate into a slum dwelling.

6. From Mr. G. M. Riste, asking to speak with regard to the zoning for the property next to his Apartment site at 2429 Lonsdale Avenue.

Mr. Riste was not present, and the Chairman advised that he would be afforded an opportunity to state his case before the Hearings were closed.

1. 7. From Christie and Mark Agencies Ltd., acting for the owners of the "Terrace", 200-214 West 15th St., objecting that under the proposed by-law these lots, presently used as Apartments, would revert to Single-family zoning.

The Company also suggested that Apartment zoning extend from the east side of Mahon to the west side of St. Andrews, and from 13th to 19th Streets.

2. 8. From Mr. Angus MacSween, objecting that his property at 1517 Chesterfield Avenue, presently zoned for 3-storey Apartment use, will revert to single-family zoning under the new by-law, although apartments already exist in the block.

Mr. MacSween addressed those present, pointing out that existing single-family residences in this block, all old, would be additionally penalized in that they would be in the shadow of high-rise apartments across the street.

3. 9. From Catherine Fraser, 252 West 13th Street, objecting that under the new zoning regulations, her property now zoned for 2-family use will become single-family zoned.

4. 10. From Mr. and Mrs. R. C. Tapp, 352 East 6th Street, protesting the re-zoning of this site from 2-family to Single-family, and alleging that it is suited rather for Apartment use.

The City Clerk advised that these were all the written submissions to date.

Agreed to hear any person present who wished now to make an oral appeal.

5. 1. Mr. L.V. LeGros, President, Concord Investments Ltd., objecting that the Company's property at 262 East 18th Street will be re-zoned from 2-family to Single-family under the new zoning regulations, and asking that 2-family zoning be extended east to St. Andrews.
(copy of a brief submitted by Mr. LeGros will be attached to these Minutes.

6. 2. Mr. C. Hoffman, 168 W. 5th Street, spoke, stating that he was interested in the zoning throughout the City, and that the considerable cut-back of properties formerly zoned apartment would work a hardship on those persons who had bought these properties in good faith.

Mr. Hoffman said he had observed also that some of the newer houses surrounding Victoria Park were to be re-zoned for High-rise apartment use, when they could logically remain as single-family homes for some years to come, whereas several old homes were re-zoned to Single-family, when it could be logically assumed that they should soon be torn down.

7. A Mr. Simpson then spoke, advising that Mr. R.M. Howard, Solicitor had several appeals on behalf of the Simpson Estate, but could not be present this evening. He said that Mr. Howard wished to appear before the Hearings were over.

1. The Chairman advised that Council has a good deal of other City business, equally pressing, which must be considered this month, and was of the opinion that the next meeting date on which residential appeals could be considered would be September 29th, or 30th.

It was pointed out also that the very membership of Council is uncertain at this particular time, since the death of the late Mayor Angus necessitated that a Mayoralty by-election be held, and that Aldermanic by-elections would almost certainly be also necessary.

Alderman Humphreys suggested that in view of these circumstances, all appeals should go to staff, and also to the Lower Mainland Regional Planning Board and Advisory Planning Commission for study and report, and that the final decision on the new By-law be left for the new Council in January, 1965.

2. After further discussion, the Chairman advised that Council members had agreed that zoning presentations would be heard tonight and on subsequent nights as required, and that the resultant information would be referred to staff and to the Planning bodies for intensive study, the results of which would be presented for the information of property-owners before the new Zoning By-law is finally passed.

3. Mr. Black, Ker & Ker Ltd., asked that the public be informed that there is a complete new zoning by-law, in addition to a new zoning map, and that the new by-law contains a tremendous amount of changes from the present zoning regulations.

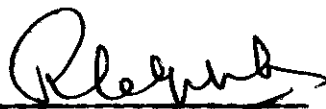
4. Mr. Hoffman spoke again, stating that he considered there has been a building boom for the past six months, and if Council keeps the by-law on ice until next spring, this City will have missed the boat.

Moved by Alderman Humphreys, seconded by Alderman Chadwick, that this Hearing now adjourn, until 7:30 p.m. on Thursday, September 17, 1964.

Carried

Whereupon the Hearing adjourned, at 10:20 p.m.

Certified correct:


CITY CLERK


ACTING MAYOR

MINUTES of an Adjourned Public Hearing of the Council, held in the Council Chambers, City Hall, Thursday September 17th, 1964, at 7:30 p.m.

Present:

Acting Mayor F.R. Goldsworthy,
Alderman C. Cates, Alderman D. Humphreys and Alderman W.R.B. Irwin.

Also:

Mr. R.C. Gibbs, City Clerk,
Mr. E. Neale, Building Inspector
Mr. N. Pearson, from the Lower Mainland Regional Planning Board,

Mr. R.B. McKenzie, Mr. N.M. Comba,
and Mr. W.L. Wallace from the Advisory Planning Commission.

Acting Mayor Goldsworthy called the meeting to order and said this is an adjourned meeting from last evening of the Public Hearing. He said the Council had earlier decided to consider the submissions in two groups, last evening the property that was now zoned for residential purposes, to-night property that was now zoned Local Business District, then Commercial District. He said we will deal with the items on the agenda, and if there are any others in in the meantime we will read them in the order received. He said after the reading of the Local Business District submissions if there is anyone present who would like to speak on the subject we will hear them. He asked if copies of prepared briefs could be made available to staff and members of the Advisory Planning Commission for their guidance and reference.

The Chairman said he would like to explain that this is a preliminary stab at our proposed Zoning By-law, and that there would probably be things changed in the By-law as we have not had all the Hearings yet. He said that one more meeting will be held to consider the remainder of the submissions on the residential areas, and that it has been suggested that September 29th would be a suitable date to hear further representations. He said after these have been submitted, we will refer all submissions to staff, our consultants and the Advisory Planning Commission for their review and consideration, following which a further Public Hearing will be held.

Acting Mayor Goldsworthy then called on the City Clerk to read the submissions.

The City Clerk advised that items 1 and 2 on the agenda could be considered at the same time, as they both referred to the same location.

- 2 1. Letter from Standard Oil Co. of B.C. Ltd. re application of the proposed Zoning By-law to their property on the south-west corner of 7th Street and Queensbury Avenue.
2. Letter from Ker & Ker, North Vancouver, with

respect to the same location.

Mr. L.F. Young, member of the Advisory Planning Commission entered the Hearing.

Mr. Pearson advised that due to an over-sight this location was shown as a C-4 zone but that C-5 was intended.

1. 3. Letter from David Lee re property on the north-east corner of Queensbury and 7th Street.

Discussion followed on the actual location of the lots owned by Mr. Lee.

Mr. Lee was present, and advised that the lots were on the north-east corner and were vacant property. He asked that the two lots remain as Local Business as they are now.

The Chairman advised Mr. Lee that his remarks would be noted and taken into consideration.

That Chairman then called for any other submissions in connection with Local Business District.

- 2 Alderman Humphreys said that it was the intention of Council to make the store on Eight Street opposite to Sam Walker Park non-conforming. He said he believed they would want to stay Local Business or some suitable designation.

Alderman Humphreys also referred to a store at the top of Keith Road hill opposite to the Queen Mary School, the store on the north-west corner of Chesterfield and Fifth Street, and further store at Sixth and Moody Avenue which are non-conforming under the new By-law. He said these might be re-examined if Local Business is being reconsidered.

3. Mr. R.M. Howard representing Mr. T.C. McMillan and Mr. Simpson, was present in the public gallery.

Mr. Howard advised that he wished to speak on a number of matters concerning Residential, Local Business and Commercial. He said he was unable to be present last evening and that Mr. Simpson had spoken on his behalf.

Mr. Howard asked that his submissions be set down to the end of the list, and this was agreed to.

C-2 COMMERCIAL DISTRICT

4. Letter from T.C. Marshall, Solicitor for Ayers Ltd. re proposed rezoning of their site on Marine Drive.

Mr. Keith Allan spoke on behalf of Mr. Marshall who was unable to be present. He said that Mr. Marshall has a brief to present, and that this would be ready for the next sitting of the Hearing.

5. Letter from Richard Hughes re proposed change of the zoning of his property at 143 East 15th Street.

Mr. Hughes was present, and advised that he had bought this property a few years ago and that the zoning at that time was Commercial. He said that because of increased taxes the property was divided into two lots, one of which was subsequently sold. He said his property is shown on the new map as Apartment. He said that his lot is only 56 ft. wide and not large enough for an apartment building, and that the only use would be for a four-plex building.

Mr. Hughes said that the block is half commercial and half apartment zoning, and that his lot (Lot 5) is just east of

the dividing line. He said he thought the property would be better suited for Commercial use or as a decent-sized medical building with high class commercial stores on the main floor.

In reply to a question from the Chairman, Mr. Hughes said he wished his property to remain in its present zoning, viz. C-2 Commercial.

1. No. 6 on the Agenda, letter from T.C. McMillan re proposed change of the zoning of his property in the 100 Blk. East 3rd Street was laid over to the end, at the request of Mr. Howard.

7. Letter from Imperial Oil Ltd. re application of the proposed Zoning By-law to their property on the south-east corner of Third Street and Chesterfield.

2. Mr. D.L. Fraser and Mr. Bruce Macdonald representing Imperial Oil Ltd., were present.

Mr. Macdonald said he would like to make a presentation, but before doing so would like to ask if any change was intended for this location.

Mr. Pearson advised that the original designation of the CD-3 zone was to be followed, although a comprehensive plan for the area is intended in the future and the gas station was included. He said that zoning this location CD-3 was really a holding action, but it should be designated C-5 at this time.

3. 8. Letter from T.A. Rhodes, Solicitor on behalf of Mr. and Mrs. K.W. Smith re property on the south side of the 100 Block East 15th Street.

Mr. Rhodes was present and asked if it was an oversight on the part of the Consultants in rezoning this property to apartment and not High-Rise.

The Chairman advised that this has been discussed on many occasions, and this was not an oversight. He said that this is a plan of the Lower Mainland Regional Planning Board presented to us for our consideration, and that we have considered this on various occasions, and is now being submitted to a Public Hearing so that we would get the reaction of the citizens of North Vancouver.

Mr. Rhodes advised that he had prepared a brief and had given copies to the Chairman and other members of Council. (A copy of this brief is on file in the City Clerk's office).

Mr. Rhodes then outlined the various points covered in the brief. He said that application was made in April 1963 for the rezoning of this property from Commercial to High-Rise Medical-Dental building, but subsequently his clients asked for approval of High-Rise Apartment only. He said Council agreed to hold a Public Hearing on the rezoning application, and that this Hearing was held on June 8th, 1964 but was adjourned, and he asked if this is the adjournment of that Public Hearing.

The Chairman advised that this Public Hearing was not an adjournment of the June 8th Hearing, and that this Hearing is to consider the overall rezoning of the municipality.

Mr. Rhodes asked if the Public Hearing on his clients' application was going to be set on another date.

Acting Mayor Goldsworthy advised he was not the Chairman of the Public Hearing on June 8th.

The City Clerk advised that he did not think the Hearing was adjourned to the call of the Chair but because of the lack of a decision.

Mr. Rhodes said he would like Council to bear in mind that his clients have already had their rezoning application considered by Council, and Council at that time were in favour of the rezoning.

The Chairman advised that this was not correct, but that the Council at that time was in favour of holding a Public Hearing to consider the application.

Mr. Rhodes then referred to the Lower Mainland Regional Board's report "Planning in the City of North Vancouver" and specifically to page 32, section 1; page 33 last paragraph; page 40 second paragraph and page 17 second paragraph. He said that in all respects his client's property complied with the various recommendations.

Regarding parking, Mr. Rhodes said that parking is one of the keys to the success of any shopping area. He said that his client's proposal is for parking for at least 81 people. He said that because of the nearness to the Lonsdale shopping area, people would not need to use their cars for local shopping.

He then asked for strong consideration of his client's application, for a vote in favour and for a by-law to be passed to rezone this property from Commercial to High-Rise Apartment - RM-3.

The Chairman again advised that this is a Public Hearing to deal with the overall zoning of the City, and he asked Mr. Rhodes to check with the City Clerk on Friday morning with respect to his clients' application already before Council.

Mr. McKenzie asked if Mr. Rhodes' clients planned to designate some of this property for a park, and Mr. Rhodes advised that his reference was to park-like grounds around the proposed building.

9. Letter from George Sebastian, 1723 Lonsdale re new zoning regulations with respect to his property.

The City Clerk advised that Mr. Sebastian had handed him another letter this evening, presumably outlining in more detail his points of objection.

Mr. Sebastian was present in the public gallery.

The City Clerk then read the letters from Mr. Sebastian in which he strongly protested the zoning on Lonsdale between 17th and 18th Streets to a C-4 category, asking instead that the block be zoned C-2.

The Chairman asked Mr. Sebastian if he wish to add anything to his submission.

Mr. Sebastian asked if the Clerk would again read the second paragraph of his letter handed in to-night, and the City Clerk complied.

Mr. Sebastian said he had nothing further to add.

10. Letter from H.R. Churchill, 136 West 14th Street re zoning of his property.

Mr. Harbottle Jun'r. was present and said he would speak on behalf of Mr. Churchill. He advised that the next item on the agenda, No. 11, concerned his property on

the north side of the 100 Block West 14th Street.

1 It was agreed that item No. 13 on the agenda would be considered at the same time as it pertained to the same area.

The City Clerk then read these letters, as follows:

11. Letter from T.P. Harbottle re property in the 100 Block north side West 14th Street.
13. Letter from Mr. and Mrs. B.H. Lewis, 130 West 14th Street re zoning in their block.

Mr. Harbottle then spoke and said that most of their points were covered in the letters from the property owners. He said they would like to see the High-Rise or Apartment area increased around 15th and Lonsdale, the centre core. He said this would help this particular district of Upper Lonsdale.

Mr. Harbottle said they were unanimous in their request to have the above-mentioned properties included in the High-Rise zone.

2 The City Clerk advised that Mr. Sebastian had handed him a letter this evening from Mr. K.P. Fearnside, 1760 Lonsdale Avenue, protesting the proposed zoning on Lonsdale Avenue between 17th and 18th Streets.

The City Clerk then read the letter from Mr. Fearnside.

Mr. Fearnside was not present in the public gallery.

- 3 12. Letter from A.V. Legros and G.W. Legros, 1740 Lonsdale Avenue, re proposed zoning in their block.

Mr. Larry Legros was present, representing his father and uncle. He asked if the proposed C-4 zoning for this block was a mistake, as he felt the area was more suitable for a C-2 zone with spot zoning the two gas stations in the block to C-5.

Mr. Legros said the house at 1740 Lonsdale is 50 years old and is now ripe for re-development to bring the land into full use. He said C-4 would not permit this on a 50' lot because of the set-back and side-yard requirements. He said the C-4 zone would not encourage any developer to come in and make the property attractive to the Lonsdale shopping area.

Mr. Legros suggested that the area between 17th and 18th Streets on Lonsdale be zoned to C-2 Commercial with a spot zoning for the two gas stations in the block to C-5.

Acting Mayor Goldsworthy called for a recess at 8:35 p.m., and the Hearing reconvened at 8:45 p.m.

4 The Chairman said it had been drawn to his attention that he had inadvertently cut Mr. Lee off, and he assured Mr. Lee that this had not been intention.

Mr. Lee then spoke again on his submission, and said that if the lots in question were maintained as a commercial zone it would be a benefit to the community and the merchants, mainly because the area could be developed into a small shopping area.

In reply to a question from the Chairman, Mr. Lee advised he was against the proposed zoning to residential, and he requested that these two lots remain commercial.

1. Mr. Black of Ker & Ker also spoke in support of Mr. Lee's submission.

Discussion then followed on item No. 6 on the agenda, and the City Clerk then read this letter as follows:-

2. 6. Letter from T.C. McMillan re proposed change in zoning and regulations affecting his property in the 100 Block East Third Street from Lonsdale Avenue.

Discussion followed on set-back requirements in the area.

Mr. Pearson advised that on Page 13 of the proposed by-law, under Section C.4.4 the following changes should be made:-

- (c) The words "or abuts on a lane" to be added to the end of the paragraph.
- (d) The words "road allowance" in the last line of the paragraph to be struck out and the word "street" substituted.

Mr. Pearson said that the intention is that where the side lot line is an interior lot line or abuts on a lane the set back is 5 feet, and where the side lot line abuts on a street the set back is 15 feet.

Mr. Howard asked if the submission with respect to the 15 foot set-back from the lot on the north-south lane of his client's property was not intended, and the Chairman advised that this was correct.

Mr. Howard then said that as there were only four members of Council present at this Hearing, he did not wish to present his brief to-night, as these four members may not make the final decision.

The Chairman said that because of the resignation to-day of Alderman J. F. Cates due to ill health, and the death of Mayor Angus, there will have to be a by-election. He said it is possible that more than one sitting member of Council will try for the Mayoralty seat of office. If so there will be more than one Aldermanic seat to be filled, and we could be faced with four or five new Council Members before the end of the year.

The Chairman said he regretted Mr. Howard's decision. He said it was the thought of the members of Council to hold these Hearings now, then submit them to our Staff, Consultants and the Advisory Planning Commission for review and study and to make the necessary changes as they see fit, and then to re-submit their findings to Council. He said it would probably be early in the New Year before the final Public Hearing would be held.

Discussion followed.

Mr. Howard advised he was not prepared to speak to-night, and would wait until there was a full meeting of Council before presenting his brief.

3. Mr. J. Black of Ker & Ker, then spoke on behalf of Mr. N. Zavaglia, with respect to property owned by him at 245/247 West 2nd Street. He said this area is presently zoned Light Industrial and it is proposed to zone it to R-1 Single Family Residential. He said the property has a frontage of 125 feet and is an excellent Light Industrial site to back up the Heavy Industrial and Waterfront areas.

He said he strongly objects to the proposed zoning to R-1, and he recommended that this property remain in the Light Industrial zone.

1. Mr. T. Russell, Chairman, Zoning Committee North Vancouver Real Estate Board, then spoke in support of his brief.

(The Board's brief is on file in the City Clerk's Office, and copies will be made for all Council members).

Mr. Russell said that he would like to add to what had already been said to-night with respect to the C-3 and C-4 zones on Lonsdale where a 5 foot side yard is required. He said that 5 ft. side yards have no place on any part of Lonsdale used for business purposes, and that anything less than the full frontage of the lot should be prohibited on this street or on Marine Drive.

Regarding Industrial, Mr. Russell said they have not had time to study this section. He said his Committee felt that single-family was not the solution for the area south of Third Street.

He said the City owned land in that area, and he suggested that this be consolidated into larger parcels thus encouraging industry to come in. He said the amount of Industrial in proportion to the area of the City is very small.

Mr. Russell said his Committee and their Board are willing to offer any assistance in the study of this area.

With regard to the Ayers property along Marine Drive, Mr. Russell said that the M-2 zone should really have been a C-2 type of zoning to a depth of 400 feet in order to permit something more than straight industry.

In the M-1 Industrial zone, Mr. Russell said his Committee felt the full width of the lot should be used with no side yard allowances.

Regarding parking, Mr. Russell said their feeling was that hedges around parking lots are not a proper answer, except perhaps on a corner site where it would be an asset.

2. Mr. Russell asked if Mr. Pearson could be made available to their Committee for consultation, and the Chairman said he felt this could be arranged.

3. Mr. Irving Seidler then spoke with respect to property owned by himself and his sister, Mrs. Regina Beiser, at 234 East 16th Street.

He said this property is now zoned for apartment, and it is now suggested to zone it to Single-family. He said they just discovered this yesterday. He said they had paid their share towards the completion of the road, the sewers are now in and they are paying for this also. Mr. Seidler asked if mistake had been made in zoning this property to Single-family. He said they would also like to be informed if they have to appear again.

4. The Chairman said these points would be considered, and that it was the intention of Council to hold another Public Hearing on this whole revised plan.

Mr. Seidler asked if they could be informed by letter, and the Chairman said that Council would arrange for this. .

1 Mr. C. Hoffman then spoke. He said he owned property in the 100 Block East 11th Street. He said it is proposed to zone this property to Single-family from Apartment. He said his property is located at 146 East 11th Street and that he is surrounded by apartment, private hospital, Telephone Co. the Credit Union Building and a Church and playground.

Mr. Hoffman asked that this property be left in the Apartment zone.

Alderman Humphreys asked if we have any evidence there will be more appeals or reports on the proposed By-law, and the City Clerk advised that several people had indicated they were thinking of attending the next Hearing.

2 The Chairman said that appeals of any type will be considered at the next Hearing.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that this Hearing adjourn until 7:30 p.m. Tuesday, September 29th, 1964. Carried.

Whereupon the Hearing adjourned at 9:30 p.m.

Certified correct:



CITY CLERK



ACTING MAYOR

MINUTES of the Regular Meeting of
City Council held in the Council
Chambers, City Hall, on Monday,
September 21st, 1964, at 8:00 P.M.

Present:

Acting Mayor F.R. Goldsworthy,
Alderman C.M. Cates, Alderman
J.A.W. Chadwick, and Alderman D.
Humphreys.

Acting Mayor Goldsworthy called the meeting to order.

MINUTES

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the Minutes of the Regular Meeting of Council held on September 8th, 1964, of a Special Meeting of Council held on September 14th, 1964, and of the Public Hearing of Council held on September 15th, 1964, be taken as read and adopted, copies of same having been previously circularized among all Council members. Carried.

CORRESPONDENCE

1. From Vladimir Plavsic, Architect, enclosing plans and other pertinent information with respect to a proposed "Big Ben Beefburger" Drive-in Restaurant near 15th Street and Marine Drive, and asking for a rezoning to permit this use.

Alderman Humphreys said he did not see how the City could expedite this matter and still be fair to the many other applicants awaiting zoning changes, and for this reason he was moving as follows:

Moved by Alderman Humphreys that the above application be referred to the Advisory Planning Commission and the Lower Mainland Regional Planning Board for incorporation into the present zoning studies now being undertaken.

After discussion Alderman C. Cates seconded the motion.

Further discussion followed, and it was ascertained that only a portion of the site would require rezoning under either the existing or proposed By-laws, and that the project merited speedy consideration.

Alderman Humphreys advised that he was amending his motion by deleting the words "for incorporation into the present zoning studies now being undertaken", and by adding in their stead "for study and report to Council at the earliest possible time".

The seconder agreed to the above amendment.

The motion, as amended, was then put and carried.

2. Letter from Western Auto Marine Investments, 847 Marine Drive, enclosing a plan of the final stages of their development program, and requesting the necessary zoning changes to permit same.

Alderman Chadwick referred to the fact that Council had, on December 16th last year, already instructed Staff to prepare a comprehensive plan of the Western Auto Marine Investment site as soon as working drawings had been

received by the Company. He said that sketch plans have now been received which Council members consider will be adequate to enable intelligent Staff consideration.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the resolution of Council adopted December 16th, 1963, with respect to the proposed completion by Western Automotive Investments Ltd. of an Automotive Centre on a portion of Lot 5, Block "X", D.L. 265, be reconsidered. Carried.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the resolution of Council adopted December 16th, 1963, with respect to the proposed completion by Western Automotive Investments Ltd. of an Automotive Centre on a portion of Lot 5, Block "X", D.L. 265, be amended by deleting the word "working" in the final clause of the said resolution and by substituting therefor the word "sketch". Carried.

1. Letter from L.J. Wallace, General Chairman, Canadian Federation Centennial Committee of B.C., asking for the appointment of a Centennial Committee in the City.

Acting Mayor Goldsworthy said he believed we should advise Mr. Wallace of the membership of this Committee at the earliest possible moment before the end of the year. He said that with the By-Elections now facing Council it was impossible at this date to say what the membership of Council would be until that time.

Alderman C. Cates pointed out that the late Mayor Angus had appointed the members of the City's Parks Committee as the Centennial Committee of the City of North Vancouver, and had so advised Mr. Wallace by letter on April 15th, 1964.

Acting Mayor Goldsworthy said that this is the first knowledge that the rest of Council has had of the late Mayor's action, which was never formally ratified.

He said that this Committee would probably be required for a lengthy period, probably until 1967.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the formal appointment of a Centennial Committee for the City of North Vancouver be deferred until the membership of the 1965 Council is known. Carried.

2. From the Lower Mainland Regional Planning Board, asking for co-operation in keeping the Board's Development Map Series up to date.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that this request be referred to Staff to render all necessary assistance to enable the Lower Mainland Regional Planning Board to keep their Development Map Series up to date. Carried.

3. From the Lower Mainland Regional Planning Board asking to be advised if Council is contemplating utilizing the services of the Board for any specific projects during the coming year.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the Lower Mainland Regional Planning Board be advised that this City will continue to require their services for a period up to six months from this date on the existing basis. Carried.

4. Further letter from the Lower Mainland Regional Planning Board, dated September 4th, 1964, also discussing the Regional Plan.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above letter be referred to the 1965 Council.

Carried.

1. From H.L. Wismann, applying for rezoning and permission to purchase City lots near Westview Drive and 28th Street for the construction of an office for professional persons.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that this matter be referred to the Lower Mainland Regional Planning Board and to the Advisory Planning Commission for consideration and report.

Alderman Humphreys pointed out that an application for Plans Cancellation in this area is still under consideration, but would probably be resolved by the time the above reports are received.

The motion was then put and carried.

2. From Stardust Roller Fun, 701 West 14th Street, asking for street improvements and a noise permit for a temporary period until the opening of their building on September 24th, 1964.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that Stardust Roller Fun be advised that blacktopping of their street will be carried out on the morning of September 23rd, 1964, weather conditions permitting, and further, that they be granted a noise permit to carry out the necessary work after 8:00 P.M. until September 24th, 1964. Carried.

3. From F.C. Tossell, 116 West 23rd Street, asking that the speed limits applicable in City lanes be reduced.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above letter be referred to the Traffic & Safety Advisory Committee for study and recommendation. Carried.

4. From the North Vancouver Division, Vancouver Real Estate Board, with respect to the appointment by the City of an exclusive Real Estate Agent in land Development Area No. 3.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the above letter be referred for consideration by all members in Committee.

Discussion took place.

The motion was then put and carried.

5. From the North Vancouver Recreation Centre Committee asking if they could take over any surplus technical equipment in the Lonsdale Hall.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the North Vancouver Recreation Centre Committee be advised that any City-owned technical equipment now in the Lonsdale Hall, which can be used in the Centennial Auditorium, will be made available to their Committee. Carried.

6. From Westview Shopping Centre Ltd. applying for permission to erect a temporary directional sign on the north side of the Trans Canada Highway west of Westview Drive.

Moved by Alderman Chadwick, seconded by Alderman C.M. Cates that the sign presently erected along the Upper Levels Highway advertising the Westview Town House Apartments be permitted to remain for a period not to exceed six months from September 21st, 1964. Carried.

In reply to an enquiry from the City Clerk, Council members advised that consideration would now be given to one more item of business not on the Agenda.

1. From Narrows Gate Sawmills Ltd. requesting a lease of the road allowance running from 1st Street to the P.G.E. right-of-way, to permit the Company to pile lumber thereon.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that Narrows Gate Sawmills Ltd. be advised that the City is unable to lease a street end as requested, and that the Company be requested also to remove from this street allowance any of their material which is presently on it within thirty days from this date. Carried.

APPLICATIONS TO PURCHASE PROPERTY

2. Application from Ranelle Development Ltd. to purchase Lot 28, Block 9, D.L. 272, on the south side of Shavington Street, for the sum of \$3100.00

The City Clerk advised that this property has been listed on the City's regular sales list at the price offered, and has been approved by all pertinent Department Heads.

Moved by Alderman C. Cates, seconded by Alderman Chadwick that the following property be placed on the next Tax Sale Properties Sale By-law for conveyance:

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
28	9	272	Ranelle Development Ltd.	\$3100.00 Carried.

Application from National Industrial Heaseholders Ltd. to purchase a portion of Lot 1 and all of Lot 2, Block "E", D.L. 272, at Kennard Avenue and 4th Street, for the sum of \$40,350.00, plus certain servicing costs and other conditions previously laid down by Council.

3. Moved by Alderman Chadwick, seconded by Alderman Humphreys that the application of National Industrial Leaseholders Ltd. to purchase a portion of Lot 1 and all of Lot 2, Block "E", D.L. 272, be accepted subject to the special conditions set out when this property was advertised for sale, and that permission be given to the Company to clear and grade this site and deposit the required drainage plans to be first approved by the Engineering Department prior to conveying of Title to the Company, on condition that the Company indemnifies and holds harmless the City from all actions or claims which might arise as a result of the said works being undertaken prior to such conveyancing. Carried.

4. Application from K.S. Maude Industrial Electric Ltd. to purchase a portion of Lot "A" and all of Lot "B", Block 26, D.L. 272, at 3rd Street and Kennard Avenue for the sum of \$7,940.00.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the application from K.S. Maude Industrial Electric Ltd. to purchase an industrial site in Block 26, D.L. 272, Kennard and 3rd Street, be approved, and the following property placed on the next By-law for conveyance:

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
Por. Lot A & all of Lot B	26	272	K.S. Maude Industrial Electric Ltd.	\$7,940.00

Subject to the submission of acceptable Architect's plans and provided there is no access or egress on 3rd Street. Carried.

Application from Grieve-Kravitz Real Estate Ltd. on behalf of National Industrial Leaseholders to purchase Lots 24, 25, and 26, Block 20, D.L. 272, consisting of three 33-ft. lots near 4th Street and Gladstone Avenue.

Moved by Alderman Chadwick, seconded by Alderman Humphreys THAT WHEREAS The Corporation of the City of North Vancouver (hereinafter called the City), is the owner of parcels of land in the City of North Vancouver, (not being required for Municipal purposes and not being reserved or dedicated), namely, the parcels of land hereinafter described, upon which there is not any building or structure of any kind and it is not the intention of the Council that the said land be sold by Public auction:

THEREFORE the Council of the City hereby resolves as follows:

1. That the City proposes to sell and hereby offers to be sold the said parcels of land in accordance with the Municipal Act and this resolution; and
2. That the City Clerk is hereby instructed to prepare and sign a list bearing the following head and information, namely:-

"LIST OF LANDS PROPOSED AND OFFERED TO BE SOLD BY THE CORPORATION OF THE CITY OF NORTH VANCOUVER.

<u>Legal Description</u>	<u>Location</u>	<u>Size</u>	<u>Upset Price</u>
Lots 24, 25, and 26	4th Street and Gladstone Avenue	.313 acres	\$2,350.00 "

3. That the City Clerk do cause the said list to be posted on the Notice Board in the vestibule of the City Hall, 209 West 4th Street, and in the Justice Administration Building, 160 East 13th Street, both in the City of North Vancouver. Carried.

Application from Anna Scott to purchase the east half of Lot 20, Block 95, D.L. 550, in the 400 Block East 9th Street for consolidation with the west half of Lot 20, for the sum of \$1,000.00.

The City Clerk advised that this property was listed on the City's regular sales list.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the following property be placed on the next Tax Sale Properties Sale By-law for conveyance:

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
East half Lot 20	95	550	Anna Scott	\$1,000.00

(Subject to consolidation with the west half of Lot 20). Carried.

The City Clerk advised that two additional applications had been received since the compilation of the Agenda paper.

Agreed that these be considered now.

- 3 Application from Robert Turner and Joan Turner to purchase Lot 24 for the price of \$3200.00, and also Lot 25 for the price of \$3100.00, Block 9, D.L. 272, (on the south side of Shavington Street).

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the following property be placed on the next Tax Sale Properties Sale By-law for conveyance:

<u>Lot</u>	<u>Block</u>	<u>D.L.</u>	<u>Name of Purchaser</u>	<u>Price</u>
24	9	272	Robert Turner and Joan Turner	\$3200.00
25	9	272	Robert Turner and Joan Turner	\$3100.00
				Carried.

PETITIONS

1. Petition for the construction of a sanitary sewer as a Local Improvement to serve certain properties in the vicinity of 9th Street and St. Andrews Avenue. (Certificate of the Clerk attached).
2. Petition for the construction of a concrete sidewalk as a Local Improvement on both sides of 11th Street between Sutherland Avenue and Grand Boulevard. (Certificate of the Clerk attached).
3. Petition for the construction of a concrete sidewalk on the north side of West 17th Street, 100 Block, as a Local Improvement. (Certificate of the Clerk attached).

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the above three Local Improvement petitions be approved and referred to the City Superintendent for the necessary reports and estimates of cost. Carried.

4. Petition from J.G. Brondgeest, 127-129 Lonsdale Avenue, and other tenants and licence holders of stores in the Lower Lonsdale area, requesting creation of a parking area on West 1st Street.

Discussion followed in which it was pointed out that this request is in line with the recommendation from the Lower Mainland Regional Planning Board that parking be provided at the extremities of the Lower Lonsdale shopping area.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that the above petition be referred to all Council members in Committee for early consideration, and that in the meantime Staff be asked to report on all pertinent facets, including cost, design, etc. Carried.

DUE ACCOUNTS

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

409	Finance	\$ 4,620.91	
410	Finance	357.32	
411	Finance	2,626.15	
425	Finance	109.73	
429	Finance	46,823.51	
430	Authorization	768.67	
413	Police	1,064.95	
414	Police	332.67	
412	Fire	910.37	
420	Health & Civic Affairs	<u>1,690.26</u>	\$59,304.54 Carried.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the Treasurer be authorized to pay the following warrants:

417	Public Works	\$ 7,588.32	
418	Public Works	17,323.53	
419	Public Works	1,614.77	
426	Public Works	476.17	
427	Public Works	903.33	
423	Waterworks	1,180.15	
428	Waterworks	18.50	
416	Transportation & Light	<u>3,661.63</u>	\$32,766.40 Carried.

Moved by Alderman C. Cates, seconded by Alderman Chadwick that the Treasurer be authorized to pay the following warrants:

421	Parks	\$ 1,168.54	
424	Parks	49.27	
415	Building	489.61	
422	Building	<u>43.55</u>	\$ 1,750.97 Carried.

REPORTS OF COMMITTEES

Acting Mayor Goldsworthy called for reports and recommendations from the following Committees, and was told in each case that there was no business to report to this meeting:

FINANCE & LEGAL COMMITTEE
 FIRE & INDUSTRIAL COMMITTEE
 HEALTH & CIVIC AFFAIRS COMMITTEE
 BOARD OF WORKS & WATERWORKS COMMITTEE
 PARKS & CIVIC BUILDINGS COMMITTEE
 TRANSPORTATION & LIGHT COMMITTEE

COMMITTEE MEETING OF ALL MEMBERS - (September 14th, 1964)

Alderman Humphreys submitted the following recommendation on behalf of the Committee Meeting of all Members held on September 14th, 1964, together with the necessary background information:

RECOMMEND that the sum of \$1,000.00 be included in the 1964 Supplementary Budget as an additional grant to the North Vancouver Memorial Community Centre.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that the above recommendation of the Committee Meeting of all Members of September 14th, 1964, be adopted. Carried.

MOTIONS, NOTICES OF MOTION, AND NEW BUSINESS

The City Clerk advised that it would be necessary this evening to pass a resolution appointing two Aldermen to serve with Acting Mayor Goldsworthy as a Court of Revision on the 1964-65 Voters' List on Monday, November 2nd, 1964.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that Alderman C. Cates and Alderman Humphreys serve with the Acting Mayor as a Court of Revision on the 1964-65 Voters' List on Monday, November 2nd, 1964, at 9:30 A.M. Carried.

The City Clerk enquired as to the wishes of Council with respect to filling a number of vacancies created by the death of the late Mayor Angus.

Moved by Alderman Humphreys that Alderman W.R.B. Irwin be appointed Council representative on the Greater Vancouver Sewer Board in place of the late Mayor Angus.

Acting Mayor Goldsworthy then advised that it is not his intention to seek the office of Mayor at the coming By-Election, and that he intended only to carry on as Acting Mayor until a new Mayor is chosen.

Alderman Humphreys said in the light of the above information he would withdraw his motion, since he believed that the Acting Mayor should serve in any capacity served by the late Mayor Angus until a new Mayor is elected.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that Acting Mayor Goldsworthy carry out all the functions of the late Mayor Angus until the election of a new Mayor.

Carried.

The City Clerk advised that there are two applications which have been before the Industrial Placement Committee for the last two months, but that they could not be considered because the membership of this Committee consisted only of the late Mayor Angus and Alderman Goldsworthy. He asked if an additional Alderman could be appointed in order to bring the membership up again to two members.

Acting Mayor Goldsworthy suggested that Alderman Irwin might be appointed, his being neutral in such matters.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that Alderman W.R.B. Irwin be appointed as a member of the Industrial Placement Committee.

Carried.

Alderman Chadwick said in the interests of continuity he would move also that Acting Mayor Goldsworthy be appointed the City's representative on the Lions Gate Hospital Board of Management until the election of a new Mayor.

The above motion was seconded by Alderman C. Cates, put and carried.

The City Clerk advised that it would be necessary also to pass a resolution to provide for an election to fill the vacancy caused by the death of Mayor W.M. Angus on September 11th, 1964.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that an election be held for the purpose of electing a Mayor to fill the vacancy caused by the death of William McLean Angus, pursuant to the provisions of Section 128 of the "Municipal Act" and that the nominations of candidates therefor be held on Monday, the 2nd day of November, 1964, in the Council Chambers, City Hall, 209 West 4th Street, in the City of North Vancouver, from 10:00 o'clock in the forenoon to 12:00 o'clock noon;

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

THAT in case a poll is required polls be opened on Friday, the 13th day of November, 1964, between the hours of 8:00 A.M. and 8:00 P.M. in:

Holy Trinity Church (Basement Hall), 27th St. and Lonsdale Avenue

Lonsdale Hall, 23rd St. and Lonsdale Avenue

Westview School (south end), 17th St. and Bewicke Avenue

St. John's Church Hall, 13th St. and Chesterfield Avenue

Royal Canadian Legion Hall, 107 West 3rd Street

St. Agnes Church Hall (rear of Church), 12th and Grand Boulevard, and

St. Andrew's Christian Education Hall, 10th St. and St. Georges Avenue

AND THAT the Returning Officer be empowered to appoint such Deputy Returning Officers as are required who will preside at the respective polling places.

In reply to a question, Acting Mayor Goldsworthy advised that he had received assurance that the Lonsdale Hall would be available for use by the City as a Polling Station on Election Day.

The motion was then put and carried.

Letter from Alderman James F. Cates, tendering his resignation from Council effective September 15th, 1964.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the resignation of Alderman James F. Cates be accepted with regret. Carried.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that an election be held for the purpose of electing an Alderman to fill the vacancy caused by the resignation of James Francis Cates, pursuant to the provisions of Section 128 of the "Municipal Act" and that the nomination of candidates therefor be held on Monday, the 2nd day of November, 1964, in the Council Chambers, City Hall, 209 West 4th Street, in the City of North Vancouver, from 10:00 o'clock in the forenoon to 12:00 o'clock noon;

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Royal Canadian Legion Hall, 107 West 3rd Street

St. Agnes Church Hall (rear of Church), 12th and Grand Boulevard, and

St. Andrew's Christian Education Hall, 10th St. and St. Georges Avenue

AND THAT the Returning Officer be empowered to appoint such Deputy Returning Officers as are required who will preside at the respective polling places.

Carried.

2. Acting Mayor Goldsworthy then read a statement setting out a plan where no By-election would be necessary for those intending to run for the Office of Mayor until the December Elections. (Copy of this statement is on file in the Office of the Clerk).

Acting Mayor Goldsworthy advised that he had discussed this matter again today with Mr. Baird, Deputy Inspector of Municipalities, who had advised him that this is the right and proper thing to do.

Acting Mayor Goldsworthy said that Mr. Baird had also asked that the City Clerk write to the Department, setting out all pertinent facts on this matter in order that the necessary

amendment could be made to the Municipal Act to take care of similar situations in any B.C. Municipality in the future.

Alderman C. Cates said that she appreciated the efforts of Acting Mayor Goldsworthy to try and find a legal solution to the peculiar situation in which Council presently finds itself.

Alderman C. Cates said that the only written information available to Council was the opinion of the City Clerk and the City Solicitor, given on September 16th, 1964. She said that had she had something in writing from the Department of Municipal Affairs along the lines mentioned in Acting Mayor Goldsworthy's report assuring Council that the Acting Mayor's solution was the right and proper one, that she would have gone along with it. She said that under the circumstances, however, she was going to tender her resignation tonight as being the most straightforward way of handling the matter.

Acting Mayor Goldsworthy requested that Alderman C. Cates withhold her resignation for a few moments. He said that he had further information to offer to Council and that, after hearing this, she could then choose whether or not she wished to submit her resignation this evening.

Acting Mayor Goldsworthy said he had discussed his solution informally last week with some members of Council, and had also discussed the matter with Mr. Baird by telephone. He said, however, that he had thought it would not be right to discuss the matter officially with Mr. Baird before he had obtained the official feeling of Council.

Acting Mayor Goldsworthy said that September 26th, 1964, is the latest day on which an Alderman could tender his or her resignation in order that the election to fill the vacancy created could be held on the same date as the By-Election to choose successors for the late Mayor Angus and Alderman J.F. Cates. He said that this would afford Alderman C. Cates time to check this coming Wednesday with the Deputy Minister of Municipal Affairs, Mr. Brown, when he attends the U.B.C.M. Convention in Burnaby, and this will still give her time to hand in her resignation by the September 26th deadline if she still wishes. He said that if Alderman Cates decides then to hand in her resignation Council could call a special meeting next Monday evening to deal with it.

Alderman Humphreys commended Acting Mayor Goldsworthy for his proffered solution and also for his suggestion that any interested member of Council could consult personally with the Deputy Minister of Municipal Affairs later this week at the U.B.C.M. Convention.

Alderman Humphreys said also that it is his intention to contest the Mayoralty seat.

Alderman C. Cates said that she appreciated the remarks of Acting Mayor Goldsworthy, and said that she would go along with his suggestion.

1. Acting Mayor Goldsworthy advised that one of the main reasons he was not contesting the Mayoralty seat was that he felt that he could not fairly serve the City by so doing and at the same time act as a neutral Chairman for Council matters.

1. After further discussion it was decided that the City Clerk and the City Solicitor should first ask for an opinion from the Deputy Inspector of Municipalities, Mr. Baird, after which any member of Council who wished could discuss the matter with Mr. Brown or Mr. Baird.

2. Acting Mayor Goldsworthy advised that he was withdrawing the Notice of Motion standing in his name with respect to "Zoning By-law, 1958, Amendment By-law, 1964, No. 8", (Medical-Dental Building, 100 Block West 14th Street), and asked the City Clerk to bring up the matter when By-laws are being considered.

The City Clerk then received permission to introduce a further matter on which early action is required.

3. The Clerk advised that the B.C. Teachers' Federation had received notice some time ago to connect to the public sewer within thirty days their property at 232 West 28th Street, but that he has been advised that no such connection has been made within the required time limit. He said it would now be necessary for Council to pass the usual 14-day Order to connect.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that WHEREAS B.C. Teachers' Federation Co-operative Association are the owners of certain lots and premises situate at 232 West 28th Street, in the City of North Vancouver, Province of British Columbia, particularly described as Amended Lot 11, Block 240, D.L. 545, Plan 2837;

AND WHEREAS the said owners have failed to connect such premises to the public sewer;

AND WHEREAS the Medical Health Officer of this City has recommended that such premises be connected to the said public sewer;

RESOLVED:

(1) That the said B.C. Teachers' Federation Co-operative Association be and are hereby ordered and directed to connect the said premises to the public sewer in the 200 Block West 28th Street in the City within fourteen (14) days after receipt of a true copy of this resolution,

(2) That in the event the said owners fail to connect as ordered and directed by this Order, the City Superintendent shall cause the said connection to be made at the expense of the said owner.

Carried.

4. Letter from the Deputy Provincial Secretary enclosing certified copy of Order-in-Council No. 2660/64, approving of "Land Development and Highways Expropriation By-law, 1964" pursuant to the provisions of Subsection 2 of Section 465 of the Municipal Act.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above letter of approval be received and filed.

Carried.

BY-LAWS

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "Land Development and Highways Expropriation By-law, 1964" (Westview Drive widening, etc.), be reconsidered.

Carried.

Whereupon the said By-law was reconsidered.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that "Land Development and Highways Expropriation By-law, 1964" be finally adopted, signed by the Acting Mayor and City Clerk and sealed with the Corporate Seal. Carried.

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

The City Clerk advised that "Zoning By-law, 1958, Amendment 1. By-law No. 12, 1964", (Lee application, 7th and Queensbury), could not be dealt with this evening since it required consideration by at least five members of Council. He said also that approvals have not been received as yet for "Parks Dedication Removal By-law, 1964, No. 1" and "Tax Sale Properties Reserve Expenditure By-law, 1964, No. 17".

Acting Mayor Goldsworthy advised that "Zoning By-law, 1958, 2. Amendment By-law, 1964, No. 8" had received first readings some months ago. He said that Council had reserved reconsideration until acceptable plans were received from the applicant and a bond was deposited, and that Council had been given assurance that these provisos would be carried out immediately. He said we have heard nothing for some months, however, and must consider that the applicant is no longer interested.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that "Zoning By-law, 1958, Amendment By-law, 1964, No. 8" be reconsidered. Carried.

Whereupon the said By-law was reconsidered.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that "Zoning By-law, 1958, Amendment By-law, 1964, No. 8" be not proceeded with. Carried.

Moved by Alderman Humphreys, seconded by Alderman C. Cates that "Highways Stopping Up and Closing By-law, 1964, No. 3" be introduced and read a first time. Carried.

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

Moved by Alderman Humphreys, seconded by Alderman Chadwick that "Highways Stopping Up and Closing By-law, 1964, No. 3" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman C. Cates that "Highways Stopping Up and Closing By-law, 1964, No. 3" be read a third time in short form, passed subject to reconsideration and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3461.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "City of North Vancouver Real Property Regulation By-law, 1964" be introduced and read a first time. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "City of North Vancouver Real Property Regulation By-law, 1964" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman C. Cates that "City of North Vancouver Real Property Regulation By-law, 1964" be read a third time in short form, passed subject to reconsideration and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3462.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "Tax Sale Properties Sale By-law, 1964, No. 12" be introduced and read a first time. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "Tax Sale Properties Sale By-law, 1964, No. 12" be read a second time in short form. Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Humphreys that "Tax Sale Properties Sale By-law, 1964, No. 12" be read a third time in short form, passed subject to reconsideration and numbered. Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration, and numbered 3463.

UNFINISHED BUSINESS

1. Copy of a letter from the Municipal Clerk to the Community Centre advising that the District is now prepared to share in the cost of purchasing certain gym equipment from School District No. 44.

Alderman Humphreys advised that Council had previously authorized the expenditure of \$1600.00 as this City's share towards the purchase of this equipment, but that no action had been taken on this instruction by Council pending receipt of word that the District had allocated a similar amount for this purpose.

Moved by Alderman Humphreys, seconded by Alderman Chadwick that the sum of \$1600.00 be placed in the 1964 Supplementary Budget, being the City's share in the cost of purchasing certain gym equipment from School District No. 44 for use in the North Vancouver Memorial Community Centre. Carried.

2. Letter from the North Vancouver Recreation Centre Committee with respect to the legal limits of the land required for the Recreational Complex, etc.

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

3. Further letter from the North Vancouver Recreation Centre Committee acknowledging a letter from Council dated September 1st, 1964, with respect to terms of reference and payment of a certain account from Messrs. Underhill and Underhill.

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

4. Letter from the North Vancouver Lawn Bowling Club extending the co-operation of their organization in any moving of the Lawn Bowling Clubhouse to accommodate the Recreation Centre Complex.

Moved by Alderman Chadwick, seconded by Alderman C. Cates that this letter be referred for consideration by all Council members in Committee next Monday evening. Carried.

1. Letter from B.C. Hydro & Power Authority with respect to the proposed installation of a traffic light at Marine Drive and Fell Avenue.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that this letter be referred to the City Solicitor and to the Electrical Inspector for report to a Committee of all Members next Monday on the conditions, with respect to this installation, laid down by the Hydro Authority. Carried.

- The City Clerk asked if Council would like to make additional
2. appointments of voting delegates at the coming U.B.C.M. Convention, since two of the voting delegates previously appointed had been the late Mayor Wm. Angus and Alderman J. Cates, now resigned.

Moved by Alderman C. Cates, seconded by Alderman Humphreys that Acting Mayor F.R. Goldsworthy and Alderman J.A.W. Chadwick be appointed as Voting Delegates at the 1964 U.B.C.M. Convention, in place of the late Mayor W. Angus and Alderman J.F. Cates, resigned, and that City Clerk R.C. Gibbs be appointed a non-voting delegate at the said Convention. Carried.

ANY OTHER COMPETENT BUSINESS

3. The City Clerk advised that the following letters and telegrams of condolence had been received with respect to the death of the late Mayor Wm. Angus:

- (a) Letter from the Hon. Dan Campbell, Minister of Municipal Affairs.
- (b) Telegram from Walter Koerner.
- (c) Letter from the Industrial Development Commission
- (d) Letter from the City of Vancouver

Moved by Alderman Chadwick, seconded by Alderman C. Cates that the above letters and telegram be received and filed and that copies of these be sent to Mrs. Angus. Carried.

4. Acting Mayor Goldsworthy reported that before tonight's meeting he had visited with Mrs. Angus to see if there was any service which Council could render to her, and to advise her also that he would not be contesting the Mayoralty seat.

He said that Mrs. Angus was as well as could be expected under the circumstances.

5. Alderman Chadwick then extended to Council members an invitation to attend the Open House of the North Vancouver Memorial Community Centre to be held on Saturday, September 26th, from 10:00 A.M. to 2:00 P.M., and was advised that all those Council members who could possibly attend would do so.

6. Alderman Humphreys referred to a report which had been requested from Alderman J. Cates, now resigned, with respect to the Norwood Lumber Co. and North Shore Shingle Co., who had been given notice to vacate their premises to make way for a proposed new grain elevator.

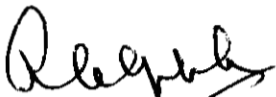
He said that Alderman Cates had handed him a report for consideration by Council members.

The Acting Mayor ordered that this report be considered by all members in Committee next Monday night for study and report to Council.

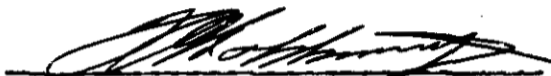
- Moved by Alderman Chadwick, seconded by Alderman Humphreys that a special meeting of Council be held next Monday, 1. September 28th, 1964, at 9:00 P.M. in order to consider any business arising with respect to Aldermanic By-elections, also By-laws and any other competent business. Carried.

The meeting then adjourned on motion at 9:30 P.M.

Certified correct:



CITY CLERK



ACTING MAYOR

MINUTES of a Special Meeting of
Council held in the Council Chambers,
City Hall, on Monday, 28th September,
1964.

Present:

Acting Mayor F.R.Goldsworthy,
Alderman C.M.Cates, Alderman
J.A.W.Chadwick, Alderman W.R.B.Irwin
and Alderman D.Humphreys.

1. Acting Mayor Goldsworthy advised that this Special Meeting of Council had been called for the purpose of considering any resignations of Aldermen to run for the Mayoralty vacancy; any approvals from the Department of Municipal Affairs; bylaws; and any other competent business, and had been advertised and posted as required by the Municipal Act.

RESIGNATIONS OF ALDERMEN TO RUN FOR THE MAYORALTY VACANCY.

2. Notice from Alderman C.M.Cates dated September 23rd, 1964, tendering her resignation as Alderman, such resignation to take effect on the date fixed for the polling to be held to fill the present Mayoralty vacancy.

3. Moved by Alderman Chadwick, seconded by Alderman Irwin that an election be held for the purpose of electing an Alderman to fill the vacancy caused by the resignation of Carrie Matilda Cates, pursuant to the provisions of Section 128 of the "Municipal Act" and that the nomination of candidates therefor, be held on Monday, the 2nd day of November, 1964, in the Council Chambers, City Hall, 209 West 4th Street, in the City of North Vancouver, from 10:00 o'clock in the forenoon to 12:00 o'clock noon;

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

THAT in case a poll is required, polls be opened on Friday, the 13th day of November, 1964, between the hours of 8:00 a.m. and 8:00 p.m in:

Holy Trinity Church (Basement Hall), 27th St. and Lonsdale Avenue.

Lonsdale Hall, 23rd St. and Lonsdale Avenue.

Westview School, (south end), 17th St. and Bewicke Avenue

St.John's Church Hall, 13th St. and Chesterfield Avenue

Royal Canadian Legion Hall, 107 West 3rd Street

St.Agnes Church Hall (rear of church), 12th and Grand Boulevard, and

St.Andrew's Christian Education Hall, 10th St. and St.Georges Avenue

AND THAT the Returning Officer be empowered to appoint such Deputy Returning Officers as are required who will preside at the respective polling places. Carried.

Notice from Alderman D.Humphreys resigning his position as Alderman for the purpose of being nominated as Mayor, his resignation to take effect on the date fixed for the polling to be held for the present Mayoralty vacancy.

Moved by Alderman Irwin, seconded by Alderman Chadwick that an election be held for the purpose of electing an Alderman to fill the vacancy caused by the resignation of Derrick Humphreys, pursuant to the provisions of Section 128 of the "Municipal Act" and that the nomination of candidates therefor be held on Monday, the 2nd day of November, 1964, in the Council Chambers, City Hall, 209,

West 4th Street, in the City of North Vancouver, from 10:00 o'clock in the forenoon to 12:00 o'clock noon;

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

THAT in case a poll is required polls be opened on Friday, the 13th day of November, 1964, between the hours of 8: 00 a.m. and 8: 00 p.m. in:

Holy Trinity Church (Basement Hall), 27th St. and Lonsdale Avenue,
Lonsdale Hall, 23rd St. and Lonsdale Avenue
Westview School, (south end), 17th St. and Bewicke Avenue
St. John's Church Hall, 13th St. and Chesterfield Avenue
Royal Canadian Legion Hall, 107 West 3rd Street
St. Agnes Church Hall (rear of Church), 12th and Grand Boulevard, and
St. Andrew's Christian Education Hall, 10th St. and St. Georges Avenue

AND THAT the Returning Officer be empowered to appoint such Deputy Returning Officers as are required who will preside at the respective polling places. Carried.

Notice from Alderman Goldsworthy resigning his position as Alderman for the purpose of being nominated as Mayor, his resignation also to be effective on the date fixed for the polling to be held for the present Mayoralty vacancy.

Moved by Alderman Chadwick, seconded by Alderman Irwin that an election be held for the purpose of electing an Alderman to fill the vacancy caused by the resignation of Frank Raymond Goldsworthy, pursuant to the provisions of Section 128 of the "Municipal Act" and that the nomination of candidates therefor be held on Monday, the 2nd day of November, 1964, in the Council Chambers, City Hall, 209 West 4th Street, in the City of North Vancouver, from 10:00 o'clock in the forenoon to 12:00 o'clock noon;

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

THAT in case a poll is required polls be opened on Friday, the 13th day of November, 1964, between the hours of 8:00 a.m. and 8:00 p.m. in:

Holy Trinity Church (Basement Hall), 27th St. and Lonsdale Avenue
Lonsdale Hall, 23rd St. and Lonsdale Avenue
Westview School (south end), 17th St. and Bewicke Avenue
St. John's Church Hall, 13th St. and Chesterfield Avenue
Royal Canadian Legion Hall, 107 West 3rd Street
St. Agnes Church Hall (rear of Church), 12th and Grand Boulevard, and
St. Andrews Christian Education Hall, 10th St. and St. Georges Avenue

AND THAT the Returning Officer be empowered to appoint such Deputy Returning Officers as are required who will preside at the respective polling places. Carried.

DEPARTMENTAL APPROVALS

Letter from the Department of Municipal Affairs approving of "Tax Sale Properties Reserve Expenditure By-law, 1964, No. 17". (Pedestrian activated traffic signal, 28th Street and Westview Drive).

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

BY-LAWS

1. The City Clerk advised that the "Parks Dedication Removal By-law, 1964, No.1" should not be reconsidered this evening since Provincial approval has not yet been received.

By-laws (a), (b), (d), and (e) on the agenda for reconsideration were then considered as one motion.

Moved by Alderman Chadwick, seconded by Alderman Irwin that the following By-laws be now reconsidered:

"Tax Sale Properties Reserve Expenditure By-law, 1964, No.17"

"Zoning By-law, 1958, Amendment By-law, No.12, 1964"

"Highways Stopping Up and Closing By-law, 1964, No.3"

"City of North Vancouver Real Property Regulation By-law, 1964".

Carried unanimously.

Whereupon the said By-laws were reconsidered.

Moved by Alderman Chadwick, seconded by Alderman Cates that the above By-laws be now finally adopted, signed by the Acting Mayor and City Clerk and sealed with the Corporate Seal.

Carried unanimously.

Whereupon the said By-laws were finally adopted, signed by the Acting Mayor and City Clerk and sealed with the Corporate Seal.

Introduction and First Readings:

Alderman Irwin reported that earlier this evening the Board of Works Committee were of the opinion that the "Expropriation By-law, No.2, 1964" should be given first readings this evening, and explained the need for the bylaw.

Moved by Alderman Irwin, seconded by Alderman Chadwick that "Expropriation By-law No.2, 1964" be now introduced and read a first time.

Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Expropriation By-law No.2, 1964" be read a second time in short form.

Carried.

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

Moved by Alderman Chadwick, seconded by Alderman Irwin that "Expropriation By-law No.2, 1964" be read a third time in short form, passed subject to reconsideration and numbered.

Carried.

Whereupon the said By-law was read a third time in short form, passed subject to reconsideration and numbered 3464.

2. Alderman Chadwick asked if the City Clerk would notify the Council Members when this By-law is coming up for final readings, since there is a possibility that the affected owner will be now willing to dedicate the rear 10 ft. of his property for lane purposes.

ANY OTHER COMPETENT BUSINESS.

1. Letter from the Port of Vancouver Development Committee asking that a City representative be appointed to the Committee to take the place of Alderman J.F.Cates now resigned.

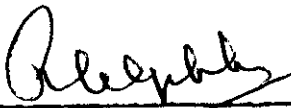
Further letter from the Port of Vancouver Development Committee advising that a general meeting will be held at 10:00 a.m. on October 1st, 1964.

Moved by Alderman Chadwick, seconded by Alderman Irwin that Acting Mayor Goldsworthy be appointed as the City's representative on the Port of Vancouver Development Committee until the vacancy created by the death of the late Mayor W.M.Angus is filled on November 13, 1964.
Carried.

Moved by Alderman Chadwick, seconded by Alderman Irwin that this meeting do now adjourn. Carried.

Whereupon the meeting adjourned at 9:20 p.m.

Certified correct:



CITY CLERK



ACTING MAYOR

MINUTES of an Adjourned Public
Hearing held in the Council
Chambers, City Hall, on Tuesday,
September 29th, 1964, at 7:30 P.M.

Present:

Acting Mayor F.R. Goldsworthy,
Chairman, Alderman C. Cates,
Alderman J.A.W. Chadwick, and
Alderman D. Humphreys.

Several members of the Advisory
Planning Commission, as follows:
Mr. R.B. McKenzie, Mr. N.M. Comba,
Mr. A.J. Grimmer, Mr. W.L. Wallace,
and Mr. L.F. Young.

Also: Mr. N. Pearson of the Lower
Mainland Regional Planning Board,
Mr. E. Neale, Building Inspector,
Mr. R.C. Gibbs, City Clerk, and
Mrs. F. Fraser, Assistant City Clerk.

The Chairman advised that this adjourned Hearing is to hear representations with respect to the proposed new Zoning By-law, and that two previous Hearings had been held on the subject on September 16th and 17th. He said that it was hoped that this evening we could wind up the preliminary stage, and that the submissions could be referred back to our Planning Authorities and Staff for study and presentation of a new draft, either in the same form or with changes which they considered advisable.

He said that on receipt of a new draft it is intended that a new series of Public Hearings will be held, at which time our consultant from the Lower Mainland Regional Planning Board will be asked to answer any questions put as to the reasons behind the zoning of any particular location.

The Chairman said that, as has been done in two previous Hearings, the submissions have been arranged into groups according to the present zoning of the affected properties. He said that before the end of the meeting any affected property owner in the gallery who wished to speak on a zoning matter would be permitted to do so.

The Clerk then read the following submissions:

PRESENT ZONING - 3-STOREY APARTMENT

1. From G.M. Riste, 2429 Lonsdale Avenue, asking to appear before the Public Hearing regarding the property north of the above address.

No person was present in the audience to speak to this application.

2. From G.M. Cooper, 1629 Chesterfield Avenue protesting the zoning of the west side of the 1600 Block Chesterfield Avenue to Single Family Use.

A Mr. Shepherd advised that he was speaking tonight for Mr. Cooper, who was ill. He endorsed the remarks in the letter from Mr. Cooper, and said that further remarks along the same lines were contained in a petition from the owners in the 1600 Block Chesterfield, which he guessed would be considered later this evening.

3. Petition from E.J.G. English, 1659 Chesterfield Avenue, and others in this area, protesting the rezoning of the west side of Chesterfield Avenue from 13th to 18th Streets to Single Family Use.

Mr. Shepherd advised that this was the petition to which he had made reference when Mr. Cooper's letter had been under consideration.

4. From Mr. Lorne Montaine, Solicitor, on behalf of 22 home owners in the easterly portion of Block 51, D.L. 549, (on 14th and 15th Streets, west of St. Andrews Avenue), further to his submission on behalf of these owners made on September 16th, 1964.

No one was present in the gallery to speak further to this letter.

5. From Mrs. Julia Busch, 143 West 6th Street, and Mr. H.B. Jenkins, 149 West 6th Street, in favour of the proposed rezoning of the 100 Block West 5th and 6th Streets, the 100 Block West 5th Street, north side, being intended for Two-Family Use, and the 100 Block West 6th Street, south side, being proposed for Single Family Use.

Mr. Jenkins spoke, advising that Mrs. Busch was presently out of town, and stated that he wished now to endorse the remarks contained in their letter.

6. From Mrs. Laurena Lawrie, 116 East 5th Street, protesting the proposed rezoning of her property from 3-Storey Apartment to Single Family Use, and alleging that it would work a great hardship on her.

Mrs. Lawrie was present in the gallery, but had nothing further to add to the remarks contained in her letter.

7. From Mr. P. Collings, Solicitor, on behalf of his client, Frederick Lackmance, owner of Lots 11-16, Block 154, on the south side of East 2nd Street, west of St. Andrews Avenue, and protesting the proposed rezoning of this property to Single Family Use.

Mr. Collings then spoke advising that his client realized that this was a difficult location to zone, but felt that Single Family zoning was the wrong approach, especially since the view which the home owner would have would be mainly of shipyards, and in addition the noise factor would be a nuisance.

Mr. Collings said that the houses here are pretty old, and this fact did not fit in with the Planner's contention, as stated in his report, that the housing here should be preserved.

Mr. Collings said that there was considerable land in this area which could be utilized for industry, and his client felt that the need for industrial sites would increase as time went by and those close to the waterfront are filled up.

Mr. Collings said his client felt that if Council would not consider the zoning of this area to light industrial, the next best solution would be for apartment zoning, and that that type of apartment designed around a central courtyard would be suitable, since the tenants could look at an attractive enclosed garden instead of being forced to view the shipyards.

Mr. Collings said that his client is presently penalized in his attempts to sell these lots as Apartment property, (their present zoning), as the southern half of Block 154 is zoned for light industry.

The Chairman said that all the points mentioned by Mr. Collings would be taken into consideration in the subsequent study to be made on these matters.

Mr. Collings presented a written submission which enlarged upon his remarks. (A copy of this submission is on file in the City Clerk's Department, and copies are being attached to these Minutes).

1. 8. From J.M. Boucher, Solicitor, on behalf of Gerard Murray, owner of Lots 12-13, Block 143, D.L. 274, on the south side of the 300 Block East 3rd Street, objecting to the proposed rezoning of his client's property for Single Family Use.

Mr. Murrary was present in the gallery and said that Mr. Boucher's letter had not mentioned that this property would be greatly depreciated if the rezoning goes through as proposed. He said also that he felt that 3rd Street, being a main artery, is quite unsuitable for single family dwellings.

2. 9. From Roland W. Johnson, Solicitor, acting on behalf of Mr. and Mrs. H.C. Dodds, owners of an apartment block at 323 and 325 East 3rd Street, objecting to the rezoning of this property for Single Family Use.

Mr. Johnson was present and pointed out that his clients had purchased the lot adjacent to their present apartment block with the intention of constructing more suites in order to make the operation economically feasible, and if the rezoning goes into effect as proposed, his clients will suffer a great hardship.

The Chairman advised that until the new legislation goes into effect, which will not be until some time next year, a building permit can be issued in accordance with our existing By-laws.

Mr. Johnson said further that he was instructed only to present the particular problem of his clients, and had no opinion as to whether or not the area would be better for Single Family or Apartment Use.

3. The Chairman then explained for the benefit of those in the audience the status of buildings which would become non conforming when the new By-law was passed.

4. 10. From William H. Galbraith, 150 East 19th Street, protesting the proposed rezoning of this property from 3-Storey Apartment to Single Family Use.

No one was present to speak on behalf of this application.

5. 11. From Miss Lily McCready, 123 East 20th Street, protesting the proposed rezoning of the property at this address from 3-Storey Apartment to Single Family Use.

The City Clerk said that he had been advised by Miss McCready that she would not be able to be present this evening.

6. 12. Letter from Mr. Loyd Dearlow, 234 East 17th Street, further to his submission made on September 16th, 1964, protesting the rezoning of his property from Two-Family to Single Family Use, and alleging that it would be more suitable to rezone this site for 3-Storey Apartments.

Mr. Dearlow was not present in the audience.

1. A Mr. Davidson, 1640 St. Andrews Avenue, then spoke, stating that he had an interest in the zoning of this area, and was in favour of it being rezoned to Single Family Use, particularly the north west corner of 16th and St. Andrews. He said that he thought that for the present there was no need for apartment zoning in this area, and that he had disagreed when Council approved of an application to rezone the north west corner of 15th and St. Andrews to permit the construction of 3-Storey Apartment.

PRESENT ZONING - C-2 COMMERCIAL

2. 1. From Richard Hughes, 3380 Aintree Drive, summarizing the points made in his submission heard on September 17th, 1964, objecting to the proposed rezoning of his property at 143 East 15th Street to 3-Storey Apartment Use, and suggesting several alternate ways of zoning this block which he considered preferable.

The Chairman said he recalled that Mr. Hughes had stated previously that he had owned the site immediately south of his property at 143 East 15th Street, and had sold it so that a pool hall could be constructed on the site, and now he is complaining that his remaining site is too small for the construction of an apartment.

No one was present at the meeting to speak further to this submission.

3. 2. From Mrs. A. Rundgren, 150 West 14th Street, asking that her property at this address be included in the RM-3 zone in the proposed By-law instead of in the C-1 General Business Zone I as proposed.

No one was present to speak further to this application.

4. 3. From T.C. McMillan, 412 East 15th Street, asking for an amendment to the present Zoning By-law so that a 25-foot yard setback on lots fronting on 3rd Street between Chesterfield Avenue and St. Georges Avenue will no longer be required.

5. At this point Mrs. N. Oksakovsky enquired from the gallery as to the competency of the members of the Advisory Planning Commission to study zoning matters, and was advised by the Chairman that these gentlemen, like the members of Council, have at their disposal the services of expert planners, and that in addition they are well versed in general zoning matters.

6. The Chairman then reverted to the application of Mr. McMillan, stating that this gentleman appeared to be concerned since he owns a 43-foot lot fronting on Lonsdale and flanking on 3rd Street, and if the 25-foot setback required on 3rd Street is taken off there would remain only a 18-foot usable lot.

Alderman Humphreys said that inasmuch as this application referred to a provision in the City's present Zoning By-law, he would move that it be referred to the Council's Legal and Zoning Committee for study and recommendation.

This motion was seconded by Alderman Chadwick, put and carried.

7. 4. The City Clerk then advised that Mr. T.C. Marshall, Solicitor for Ayers Ltd., had advised by phone that he wished to be heard at this Hearing.

Mr. Marshall then spoke, apologizing that pressure of work had prevented him from having a written submission ready.

Mr. Marshall advised that he was referring to a ten acre site fronting on the south side of Marine Drive between Hamilton and Winch Avenues which his clients, Ayers Ltd., had purchased some years ago from the City for the purpose of constructing a plant for the making of felt. He said that unfortunately economic conditions had changed soon after the date of purchase, so that it was not feasible for the Company to go ahead with the project as proposed. He said that several alternate plans of development had been considered by the owners for this site, but none of these deals had ever been finalized. He said that because of these circumstances, however, the land had been tied up by option agreements for most of the time since purchase.

Mr. Marshall said that by an amending By-law in 1961 the site had been rezoned for C-2 Commercial Use, and that it had been intended that a shopping centre would be located here. He said, however, that this scheme had also fallen through, and that although one or two half-hearted schemes had been considered subsequently, it was not until about three weeks ago that his clients received an offer from a well known group of developers which they considered eminently sensible, and which involves the use of the land for commercial purposes. He said that his clients had entered into an option agreement with these developers and for this reason his clients must oppose the proposed rezoning of the site for Industrial Use.

Mr. Marshall stated that at the time the site was rezoned from Industrial to Commercial Use, one of the main reasons put forth for requesting such change was that industry is loath to locate on main traffic arteries, such as Marine Drive.

Mr. Marshall said that he was sorry he could not divulge the details of the proposed development, but that he and his clients considered that it would do a lot of good for the City of North Vancouver.

Mr. Marshall pointed out that the site had been a financial burden to Ayers Ltd. ever since it had been acquired by the Company. He said his clients estimated that between purchase price, taxes, etc., they had laid out approximately \$175,000.00 since its acquisition. He said that land in this area had been selling for about \$7,000.00 an acre, and that it is obvious that until all the other industrial land in the vicinity is taken up, it would have a maximum sale value of \$70,000.00, which would of course work a tremendous hardship on his clients.

Mr. Marshall submitted that the proposal to extend the industrial zoning to Marine Drive must be based on a sounder reason than that put forward by the Planner, as the land has not found a buyer in nine years. He said he had not been able to find any reason given by the Planner for the proposed rezoning other than an alleged traffic problem at Hamilton and Marine, and he could not believe this was a prime reason.

Mr. Marshall then referred to an adjacent industrial development on Marine Drive, viz., that of B.C. Equipment Ltd., which he said did nothing to enhance the appearance of Marine Drive, whereas he understood that the City's aim for some years had been to create a more beautiful western entrance to the City.

Mr. Marshall also referred to the fact that the North Vancouver Real Estate Board also found this site unsuitable for industrial use. Mr. Marshall also mentioned that in some municipalities there is a choice of accepting the zoning as set out in the By-law, or of going to a higher zone, but there is no such latitude permitted in the proposed By-law for this City.

Mr. Marshall said that the developer now interested in this site has several alternates in mind, all of which would be for the good of the City.

Mr. Marshall said he would subsequently submit a letter in line with his remarks of tonight.

1. 5. From Mr. D.W. Meakin, on behalf of the owners of Lots M, N, and O, Block 74, D.L. 549, in the 100 Block West 13th Street, south side, objecting to the rezoning of this site from C-2 Commercial to 3-Storey Apartment.

2. Mr. Paul Reecke then spoke stating that there is presently under consideration a plan by several North Vancouver Doctors and Dentists to apply for the construction of an 8-storey Medical-Dental building on this site.

Mr. Reecke pointed out that by rezoning this site and the lots across the street to 3-storey Apartment, a small sliver of low apartment buildings would be created, entirely surrounded by Commercial and Institutional-Civic development.

Mr. Reecke said that his clients were in favour of the business core proposed by the Planners for the Upper Lonsdale Area, but considered that the Planners were down-grading zoning somewhat by holding this core to such a small area, which averaged only 1,000 feet long by 800 feet wide, and contained only about 100 parcels of land, on many of which fairly new buildings already stood. He said that actually very little is left for new business development.

Mr. Reecke referred to page 16 of the Planners' report, where a suggestion was made that ultimately about 20,000 square feet of additional office space will be required. He suggested that the Planners were again down-grading the City's future. He said that he had been advised by experts that approximately 100 square feet per office worker was needed, which meant that we are limiting ourselves to only 200 additional office workers in the City. He suggested that this was inadequate.

Mr. Reecke said that he thought the Planners should allow some area for the expansion of the heart of the City, and the only logical way they could make way for this would be towards the east, with a high-rise area up to the Institutional-Civic Zone.

Mr. Reecke advised that he would submit a brief further to his remarks this evening.

The Chairman declared a five minute recess at 8:45 P.M.

The meeting was called to order again at 8:50 P.M., and the Clerk advised that he had been handed three additional submissions this evening.

Agreed to hear these.

3. 6. From R.R. Stephens, 441 Chesterfield Avenue, protesting any high-rise apartment zoning in the Victoria Park and surrounding area in addition to that proposed by the new By-law, since he believed that the public buses would then be routed further south to accommodate the increase in population, to the detriment of merchants in the 15th

and Lonsdale shopping area.

Mr. Stephens was present in the gallery and endorsed the statements contained in his letter.

1. 7. From Mrs. Edna Jury, 1637 Chesterfield Avenue, generally in regard to zoning in the centre of the City.

No one was present in the gallery to speak further to this letter.

2. 8. From Guy C. Paquette, 131 East 20th Street, protesting the zoning of his property from 3-Storey Apartment to Single Family Use.

No one was present in the audience to speak on behalf of this submission.

The City Clerk advised that these were all the written submissions which had been received by him to date.

The Chairman asked if anybody present now wished to speak.

3. Mr. J. Black, of Ker & Ker Ltd., referred to a previous remark by the Chairman when he stated that any owner who wished to build now could apply for a building permit under present zoning regulations until passage of the new legislation. Mr. Black pointed out that it takes time to get plans prepared, etc., and by the time these things are done the new zoning would be adopted, and the construction could not be proceeded with.

The Chairman advised that it was possible to obtain a permit in accordance with the present zoning, but whether or not it would be feasible to do so was a question which the individual applicant must consider. He said that there was no freeze on construction in the City.

Alderman Humphreys then submitted the following resolution:

4. THAT the report of the Lower Mainland Regional Planning Board together with all submissions to these public hearings, any later submissions, and the minutes of these hearings be referred to the Advisory Planning Commission and the Lower Mainland Regional Planning Board for consideration, study and report to the 1965 Council.

AND THAT these two advisory bodies be charged with finding ways and means whereby an owner who has developed within the existing zoning Bylaw may be sustained in that development under any new proposed zoning in the event of fire or damage to the improvement.

AND THAT the Assessor be asked to report on the effect on the assessment base of any new zoning proposals in comparison to the present assessment base.

AND THAT it shall be understood that in the interim period nothing shall prevent the normal development of property under existing zoning and building regulations.

Discussion took place.

The City Clerk asked if before the motion was seconded the mover would consider including five letters which had been referred by Council for consideration when the new zoning By-law is under study.

The mover agreed to this addition and re-worded the first paragraph of his motion as follows:

7. "THAT the report of the Lower Mainland Regional Planning Board, together with all submissions to these Public Hearings, any later submissions, and a letter from Kiwanis Senior Citizens Homes Ltd., dated May 28th, 1964, a letter from North Shore Neighbourhood House dated May 29th, 1964, a letter from Mr. and Mrs. F.C. Tossell, 116 West 23rd Street, dated April 15th, 1964, a letter from Alpine Estates Ltd., 1751 Capilano Road, dated March 24th, 1964, and a letter from Columbia Western Realty, 1295 Marine Drive, dated March 19th, 1964, and the Minutes of these Public Hearings, be referred to the Advisory Planning Commission and the Lower Mainland Regional Planning Board for consideration, study, and report to the 1965 Council."

The motion, as thus amended, was seconded by Alderman Chadwick.

Discussion followed, particularly on the third paragraph of the motion, which would require a report from the Assessor on the effect of the new zoning proposals, it being pointed out that this entailed a great deal of work, and that the new draft By-law brought in by the Planning authorities might differ in many respects from the draft now under study and an Assessor's report based on the present draft would therefore not apply to the future draft.

Further discussion followed.

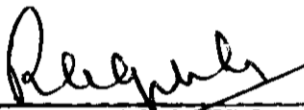
The motion was then put and carried.

It was agreed that it would be preferable, instead of adjourning this Hearing, to hold new Hearings in 1965, with the necessary advertising being carried out at that time.

Moved by Alderman Chadwick, seconded by Alderman Humphreys that this Hearing now adjourn, sine die. Carried.

Whereupon the Hearing adjourned, sine die at 9:15 P.M.

Certified correct:


CITY CLERK


ACTING MAYOR