

VANCOUVER
TOWN PLANNING
COMMISSION

MINUTE BOOK

1942 - 1943
FOLIOS 1123 - 1240

REGULAR MEETING OF 3rd SEPTEMBER, 1942.

1168

A regular meeting of the Vancouver Town Planning Commission was held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on Thursday, 3rd September, 1942, at 11:00 o'clock A. M.

Present: Mr. Earl M. Bennett, (Chairman); Messrs. Joseph Briggs, F. E. Buck, C. T. Hamilton, H. V. Jackson, and J. C. McPherson; Mr. F. W. G. Sergeant, representing the National Harbours Board; and Miss F. M. Ross, Acting-Secretary.

The minutes of the last meeting, having been mailed to each member and found correct, were taken as read and were adopted on motion.

The Acting-Secretary placed the following payroll and accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, September, 1942 \$ 106.00

2). Accounts, Vancouver Town Planning Commission, August, 1942.

Postage, Excise, Exchange	\$1.50	
Carfare	1.25	
Paint Brush	0.20	\$ 2.95
B. C. Telephone Company		8.98
B. C. Electric Railway Company, Light		2.74
Vancouver Towel Supply Company		1.00
Clarke & Stuart Company, Ltd., Stationery		1.85
		<u>\$ 17.52</u>

The above accounts having been examined by the Executive and found correct, were recommended to the Commission for payment.

Moved by Mr. McPherson THAT the above payroll and accounts be
Seconded by Mr. Buck passed for payment. CARRIED.

The Secretary presented the following Financial Statement to the meeting:

1). Financial Statement, Traffic Count, 1942.

Salaries:

J: H. Wylie, Draughtsman,	33 days -	\$220.77	
	Bonus	14.74	
	Unemp.Ins.	1.50	\$237.01

G. A. Taylor, Stenographer,	16½ days	\$ 49.99	
	Bonus	3.46	
	Unemp.Ins.	.75	54.20

Students, 1,093 @ \$0.50 each	546.50
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Expenses: April	10.74	
May	130.97	
June	13.58	
	<u>155.29</u>	\$993.00

Appropriation	<u>1,000.00</u>
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Balance	<u>7.00</u>
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2). Financial Statement,
Town Planning Commission,
1st January to 31st August, 1942.

Rent:	\$240.00	
Salaries:	971.63	
Expenses	<u>270.48</u>	\$ 1,482.11
Appropriation		\$ <u>2,506.00</u>
		\$ <u>1,024.09</u>

The Commission's appropriation is made up as follows:

Town Planning Commission	\$2,440.00	
Traffic Count	1,000.00	
Cost of Living Bonus	<u>66.00</u>	\$ 3,506.00

Therefore a statement of the Commission's finances, including the Traffic Count expenses, would appear as follows:

Expenditures	\$2,474.91
Appropriation	<u>\$3,506.00</u>
Balance	<u>\$1,031.09</u>

Moved by Mr. Sergeant THAT the above Financial Statements
Seconded by Mr. McPherson be accepted and filed. CARRIED.

Correspondence

A letter dated 18th August, 1942, was read from Fred Howlett, City Clerk, informing the Commission of the following recommendation of the Building, Civic Planning and Parks Committee, which was adopted by Council on the 17th instant:

"An application was received for the re-zoning of the south-east corner of 61st Avenue and Fraser Street, from a Two-Family Dwelling District to a Three-Storey Commercial District. The Town Planning Commission submitted a report recommending against the application, in view of the fact that the Council has already reduced the commercial areas on Fraser Street. RECOMMENDED that the report of the Town Planning Commission be approved, and that no action be taken upon the application to re-zone."

A letter dated 18th August, 1942, was read from Fred Howlett, City Clerk, informing the Commission of the following recommendation of the Building, Civic Planning and Parks Committee, which was adopted on the 17th instant:

"With reference to property on Powell Street, owned or formerly occupied by Japanese, recommended that a Special Committee be appointed to investigate the condition of the premises in Jap Town, discuss this question with the Custodian of Enemy Property, and report."

The Secretary read a press clipping which stated that the above Special Committee had decided not to take any action until the removal of all Japanese from Vancouver had been completed.

The above letters were ordered filed.

Zoning Committee:

Multiple Dwelling Area between Yukon & Main Streets, and the lane north of 7th Avenue to lane north of 5th Avenue

The Zoning Committee had met on 18th August last and had inspected the above property again. They had also studied the replies received from the owners regarding the proposed re-zoning. A number of objections were made by the residents of 6th Avenue in this area, and it was noted that 6th Avenue is fairly substantially built up with residential property, while 5th Avenue has comparatively few residential properties, the majority of which are in a very poor state of repair. It was also noted that a new industry had recently been located on 5th Avenue. In view of the above, the Zoning Committee recommended that 6th Avenue in this area be retained as a Multiple Dwelling area for the present, but that 5th Avenue be changed to Light Industrial District.

Moved by Mr. Jackson THAT the report of the Zoning Committee
Seconded by Mr. Owen be approved. CARRIED.

West Side, Renfrew Street between 4th and 5th Avenues

The owner had requested the re-zoning of the above property from a One-Family Dwelling District to a Local Commercial District.

On 18th August last the Zoning Committee inspected this property. It was felt that though the land is not particularly suitable for residential purposes due to the grade, neither would it be very suitable for store purposes. Except for a new subdivision one block east, there is very little residential property in the immediate vicinity, and it is felt that this location is already adequately provided with areas for store purposes, as both sides of Renfrew Street in the two blocks between Gravelly Street and 2nd Avenue, and also the four corners at Broadway and Renfrew Street, are already zoned for Local Commercial purposes. The Zoning Committee recommended to the Commission that the application to re-zone the above property be not approved.

Moved by Mr. Jackson THAT the report of the Zoning Com-
Seconded by Mr. McPherson mittee be approved. CARRIED.

Housing - Conversion of large houses into two and three-family dwellings.

Mr. Jackson reminded the members that at the last meeting of the Commission a recommendation of the Zoning Committee had been approved to the effect that a letter be written the Council urging that such conversions be confined to those districts set aside for that purpose. He now asked permission to include in the letter certain specific instances where conversions had been made in districts not zoned for that purpose. Pointing out how the effectiveness of zoning could be lost through relaxations, Mr. McPherson told the meeting of one instance where a large home had been purchased in Shaughnessy, and the owner had requested permission to arrange for living quarters for two members of his family. The house had subsequently been listed as a revenue-producing five-family apartment dwelling.

After a discussion, it was

Moved by Mr. McPherson THAT an amendment be added to the former
Seconded by Mr. Buck recommendation, suggesting the inclusion
in the letter of specific instances where
conversions had been made in districts
not zoned for that purpose, and that the
matter be left with Mr. Jackson and the
Chairman for final decision. CARRIED.

Traffic Count

The Chairman drew attention to the Traffic Count map which was presented to the meeting, and stated that Mr. C. T. Hamilton had loaned the Commission the services of one of his draughtsmen to complete the plotting of the map. It was thought that some of the information obtained by the Traffic Count might be used for publicity purposes, and it was

Moved by Mr. Jackson THAT the matter be left with the Pub-
 Seconded by Mr. McPherson licity Committee to see whether or not
 information could be prepared for
 presentation to the press. CARRIED.

There being no further business the meeting adjourned at 11:20 o'clock A. M.

L. M. Ross
 Acting-Secretary

Paul H. Bennett
 Chairman

Postage, Excise, Exchange	\$1.50		
Carfare	1.25	\$	2.75
B. C. Telephone Company, July			2.33
B. C. Electric Railway Company, Light			2.00
Vancouver Trawl Service Co. Ltd.			1.00
Underwood, Elliott, Fisher, Ltd., Type- writer inspection (3 months, April, May and July)			2.75
Vancouver Map & Blueprint Co. Whitepr's			7.34
Sun Directories Ltd.			2.15
National Revenue of Canada, Duty on Book			6.15
Newspaper Subscriptions, three months (June, July and August)			
News-Herald	1.95		
Province	2.25		
Sun	2.25	6.45	\$ 34.61

3). Traffic Count.

A Financial Statement of the Traffic Count expenses to 31st July, 1942, was presented to the meeting, showing that approximately \$7.00 remained of the \$1,000.00 provided for the purpose of taking a Traffic Count. In order to complete this work the draughtsman was being engaged for a further seven days, and his salary of \$50.33 was being charged to town planning expenses.

The above accounts, having been examined by the Executive and found correct, were recommended to the Commission for payment.

Moved by Mr. Jackson THAT the above account and accounts be
 Seconded by Mr. Bridges passed for payment, and that the
 Financial Statement of the Traffic Count
 be accepted and filed. CARRIED.

A meeting of the Vancouver Town Planning Commission was held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on Thursday, 6th August, 1942, at 11:05 o'clock A. M.

Present: Mr. Earl M. Bennett, (Chairman); Messrs. Joseph Briggs, F. E. Buck, C. T. Hamilton, F. N. Hamilton, H.V. Jackson, and W. R. Owen; Alderman George Buscombe, representing the City Council, and Mr. F. W. G. Sergeant, representing the National Harbours Board; Mr. A. J. Harrison, Secretary of Zoning Matters, City Hall, and Miss F. M. Ross, Acting-Secretary.

The minutes of the last meeting, having been mailed to each member and found correct, were taken as read and were adopted on motion.

The Acting-Secretary placed the following payroll and accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, August, 1942.

Miss F. M. Ross,	Acting-Secretary	\$106.00	
Mrs. Jean Hodges,	Relief Stenographer	3.53	
Miss F. Curtis,	Relief Stenographer	39.36	
Mr. J. H. Wylie,	Draughtsman	<u>50.33</u>	\$199.22

2). Accounts, Vancouver Town Planning Commission, July, 1942.

Postage, Excise, Exchange	\$1.50		
Carfare	<u>1.25</u>	\$	2.75
B. C. Telephone Company, July			9.53
B. C. Electric Railway Company, Light			2.48
Vancouver Towel Service Co. Ltd.			1.00
Underwood, Elliott, Fisher, Ltd., Type- writer inspection (3 months, April, May and July)			2.75
Vancouver Map & Blueprint Co. Whitepr'g			7.34
Sun Directories Ltd.			2.16
National Revenue of Canada, Duty on Book			0.15
Newspaper Subscriptions, three months (June, July and August)			
	News-Herald	1.95	
	Province	2.25	
	Sun	<u>2.25</u>	
		<u>6.45</u>	\$ 34.61

3). Traffic Count.

A Financial Statement of the Traffic Count expenses to 31st July, 1942, was presented to the meeting, showing that approximately \$7.00 remained of the \$1,000.00 provided for the purpose of taking a Traffic Count. In order to complete this work the draughtsman was being engaged for a further seven days, and his salary of \$50.33 was being charged to town planning expenses.

The above accounts, having been examined by the Executive and found correct, were recommended to the Commission for payment.

Moved by Mr. Sergeant
Seconded by Mr. Briggs

THAT the above payroll and accounts be passed for payment, AND THAT the Financial Statement of the Traffic Count be accepted and filed.

CARRIED.

REGULAR MEETING OF 6th AUGUST, 1942.

Correspondence

A letter dated 13th July, 1942, was read from Fred Howlett, City Clerk, informing the Commission of the following recommendation of the Building, Civic Planning and Parks Committee, which was adopted by Council on the 13th instant:

"Recommended that the report of the Town Planning Commission, dated June 20, 1942, informing the Committee of the resolution passed by the Commission on June 11, 1942, by which the retention of a Diagonal Road Proposal in the Town Plan was re-affirmed, be received and the present policy of holding in reserve City Properties adjacent to the Proposed Diagonal Road, be continued."

The Acting-Secretary presented the meeting with copies of the report of the Lands and Rentals Department, showing the number of properties involved in the above project, and giving various statistics thereon.

Moved by Mr. F.N.
Hamilton

THAT the above letter be received and filed, and that a copy of the report of the Lands and Rentals Department be put on file for future reference. CARRIED.

Seconded by Mr. Owen

A letter dated 4th August, 1942, was read from the Secretary of Zoning Matters, enclosing a request for re-zoning at the S.E. corner of 61st and Fraser Street.

Moved by Mr. F.N.
Hamilton

THAT the above letter be referred to the Zoning Committee for consideration and report. CARRIED.

Seconded by Mr. Sergeant

A letter dated 5th August, 1942, was read from the Secretary of Zoning Matters, enclosing a request for re-zoning at the west side of Renfrew Street, between 4th and 5th Avenues.

Moved by Mr. Buck

THAT the above letter be referred to the Zoning Committee for consideration and report. CARRIED.

Seconded by Mr. F.N.
Hamilton

A letter dated 14th July, 1942, was read from Mr. J.P. Frampton, protesting the elimination of a bus-stop on the east side of Rupert Street at Wellington Street.

Moved by Mr. Sergeant

THAT Mr. Frampton be advised that this is a matter which is outside the jurisdiction of the Commission, and suggesting that he take it up with the proper authorities. CARRIED.

Seconded by Mr. F.N.
Hamilton

Committees: Zoning:

- 1). Three-Storey Multiple Dwelling area, lying between Cambie and Yukon Streets, north of the lane north of 7th Avenue.

At a meeting of the Zoning Committee held on 4th August last it had been recommended that the Chairman appoint a small sub-committee to survey the above district and report back to the full Committee.

Moved by Mr. Owen
Seconded by Mr. F.N.
Hamilton

THAT the above be received as a progress report. CARRIED.

2). Request of Mr. R.R. Orr that certain areas be re-zoned for Multiple Dwelling purposes.

At a meeting of the Zoning Committee held on 4th August last, a letter had been read from Mr. R.R. Orr, requesting that the following be re-zoned as Multiple Dwelling Districts:

Vacant corners on Dunbar Street.
More area on 4th Avenue.
More area on Broadway.
Oak Street, south of 25th Avenue.
University Endowment Lands, near 10th Avenue.

The Committee had recommended that a letter be written Mr. Orr, pointing out that several years ago portions of 4th Avenue had been re-zoned for multiple dwelling use; that recently portions of Broadway had been re-zoned for multiple dwelling use; and that the Committee feels there is no demand at the present time for multiple dwelling districts in the other areas mentioned by Mr. Orr.

Moved by Mr. Owen

THAT the above recommendation of the Zoning Committee be approved. CARRIED.

Seconded by Mr. Sergeant

3). Dominion Bureau of Statistics - Housing Standards Map

At a meeting of the Zoning Committee held on 4th August last, a letter dated 22nd July had been read from Mr. H.F. Greenway, of the Housing Census Branch of the Dominion Bureau of Statistics. Mr. Greenway, when visiting Vancouver recently, had left with the Commission a map of Vancouver, broken up into areas which, he said, had previously been considered useful for the analysis of census and other social data. He now requested the Commission's opinion as to:

- (a) Whether the subdivisions shown on the map are significant for the purposes of housing.
- (b) Whether the shading on the map is a reliable indication of the standard of housing.
- (c) Whether his Department's definition of "sub-standard" is completely satisfactory.
- (d) The consistency of census enumerators in evaluating the need for housing repairs.

Mr. Harrison stated that the basic plan referred to was made and organized by a sub-committee of the Vancouver Council of Social Agencies, in conjunction with certain public utility companies, etc. It was hoped that eventually the districts outlined on the plan would be subdivided into smaller districts, so as to form the basis of all reports concerning population, social conditions, etc., but this latter subdivision had never been carried out.

The shading, presumably, had been done by Mr. Greenway's Department, the percentages of sub-standard housing in the various districts being based on the answers to the questions asked by the enumerators, during the taking of the 1941 Dominion census.

The Committee had recommended that the matter be left with Messrs. Jackson and Harrison for reply.

Moved by Mr. Buck

THAT the recommendation of the Zoning Committee in this regard be approved. CARRIED.

Seconded by Mr. Owen

It was pointed out that in making a reply it would be necessary to obtain Mr. Greenway's definition of "sub-standard housing".

4). Housing

The matter of unsanitary conditions existing in houses owned by Japanese and others, in the area occupied for the most part by Japanese, was considered at a meeting of the Zoning Committee held on 4th August last. The Committee recommended that a letter be written the Council, suggesting that in the opinion of the Commission, the time is now opportune to clean up housing conditions in this section of the city, and urging that everything possible be done in this regard.

Moved by Mr. Buck
Seconded by Mr. Sergeant

THAT the above recommendation of the Zoning Committee be approved. CARRIED.

Alderman Buscombe stated that this matter was to be brought up at the meeting of the Building, Civic Planning and Parks Committee to be held on Monday next. He explained that some inspections had already been made, that others would be made shortly, and felt that a letter from the Commission on this subject would be timely.

Mr. Buck, through the Chairman, asked Alderman Buscombe whether it might be a good idea to press for the re-appointment of a Housing Committee of the Council. Alderman Buscombe believed that this should be done.

A general discussion followed, regarding housing standards, methods of enforcement, etc.

5). Housing - Conversion of large houses into two and three-family dwellings.

At a meeting of the Zoning Committee held on 4th August last, the Chairman drew attention to the press report of 16th July last, wherein it stated that a sub-committee of the House of Commons Committee on War expenditures recommended, among other things, a plan of loans for financing conversion of large old single-family homes into two and three-family apartments.

The Committee recommended that a letter be written the Council, pointing out the tremendous demand which will be created for the conversion of large old single-family houses into two and three-family dwellings, and recommending that the city do everything in its power to ensure that such conversions to two-family dwellings, or three-family dwellings, be confined to those districts set aside for that purpose under the Zoning By-law, and that such letter be accompanied by a memorandum on housing.

Moved by Mr. Jackson
Seconded by Mr. Buck

THAT the above recommendation of the Zoning Committee be approved. CARRIED.

6). Harbour and Railways

Mr. Sergeant reported that one meeting of the Harbour and Railways Committee had been held regarding the proposed transfer of ownership of the Great Northern Railway Company's abandoned trestle right-of-way across False Creek. Further consideration was being given the matter by the Committee.

Mr. Harrison asked what action had been taken in regard to the re-zoning request of J.H. Sinclair and suggested that it might be dealt with now. Mr. Sinclair's application requested that the south-east corner of 61st Avenue and Fraser Street (Lots 1 and 2) be re-zoned from a two-Family Dwelling District to a Three-storey Commercial District. In view of the fact that Council, on recommendation of the Commission, had recently re-zoned a considerable amount of property in this vicinity from a Three-Storey Commercial District to a Two-Family Dwelling District, it was

Moved by Mr. Jackson
Seconded by Mr. F.N.
Hamilton

THAT the above application for re-zoning
be not approved. CARRIED.

There being no further business the meeting adjourned at
11:55 o'clock A.M.

Z. M. Ross
Acting-Secretary

Carl M. Bennett
Chairman

The minutes of the last meeting, having been mailed to
each member and found correct, were taken as read and were adopted
on motion.

The Acting-Secretary placed the following payroll and
accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission,
July, 1942.

Miss F. M. Ross, Acting-Secretary,	\$106.00	
Mr. J. H. Wylie, Draughtsman,	77.09	\$ 183.09

2). Accounts, Vancouver Town Planning Commission,
June, 1942.

Postage, Excise, Exchange	\$2.55	
Carfare	1.25	\$ 3.80
B. C. Telephone Company	0.24	
B. C. Electric Railway Co. Ltd.	3.02	
Vancouver Towel Service Co. Ltd.	1.00	
Clarke & Stuart Co. Ltd., Stationery	5.00	\$ 13.06

3). Accounts, Traffic Count
June, 1942.

Postage, Excise, Exchange (May & June)	3.50	
Carfare	0.25	
Taxifare, re talks to schools	2.60	
City of Vancouver, Mimeographing	7.15	
Payments to Students (additional)		
John Oliver High School	1.55	
Fairview High School of Commerce	0.53	\$ 15.58

The above accounts, having been examined by the Executive
and found correct, were recommended to the Commission for payment.

Moved by Mr. V.N. Hamilton THAT the above payroll and accounts
Seconded by Mr. Baynes be passed for payment. CARRIED.

The Secretary presented a Financial Statement of the
Traffic Count, showing an expenditure of \$913.41, leaving a balance
of \$36.59. It was believed this would be sufficient to provide for
the hiring of a draughtsman to plot the results of the Count.

COMMISSION

REGULAR MEETING OF 2nd JULY, 1942.

1159

A regular meeting of the Vancouver Town Planning Commission was held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on Thursday, 2nd July, 1942, at 11:00 o'clock A. M.

Present: Mr. Earl M. Bennett, (Chairman); Messrs. E. G. Baynes, Joseph Briggs, F. E. Buck, C. T. Hamilton, F.N. Hamilton, and H. V. Jackson; Dr. E. A. Cleveland, Chairman, Vancouver and District Joint Sewerage and Drainage Board; Mr. F. W. G. Sergeant, representing the National Harbours Board; Mr. A. J. Harrison, Secretary of Zoning Matters, City Hall; and Miss F. M. Ross, Acting-Secretary.

The minutes of the last meeting, having been mailed to each member and found correct, were taken as read and were adopted on motion.

The Acting-Secretary placed the following payroll and accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, July, 1942.

Miss F. M. Ross, Acting-Secretary,	\$106.00	
Mr. J. H. Wylie, Draughtsman,	<u>79.09</u>	\$ 185.09

2). Accounts, Vancouver Town Planning Commission, June, 1942.

Postage, Excise, Exchange	\$2.55	
Carfare	1.25	\$ 3.80
B. C. Telephone Company	0.24	
B. C. Electric Railway Co. Ltd.	3.02	
Vancouver Towel Service Co. Ltd.	1.00	
Clarke & Stuart Co. Ltd., Stationery	<u>5.00</u>	\$ 13.06

3). Accounts, Traffic Count June, 1942.

Postage, Excise, Exchange (May & June)	3.50	
Carfare	0.25	
Taxifare, re talks to schools	2.60	
City of Vancouver, Mimeographing	7.15	
Payments to Students (additional)		
John Oliver High School	1.55	
Fairview High school of Commerce	<u>0.53</u>	\$ 15.58

The above accounts, having been examined by the Executive and found correct, were recommended to the Commission for payment.

Moved by Mr. F.N. Hamilton THAT the above payroll and accounts
Seconded by Mr. Baynes be passed for payment. CARRIED.

The Secretary presented a Financial Statement of the Traffic Count, showing an expenditure of \$913.41, leaving a balance of \$86.59. It was believed this would be sufficient to provide for the hiring of a draughtsman to plot the results of the Count.

Correspondence:

A letter dated 23rd June, 1942, was read from Hon. H. G. Perry, Chairman, Post-War Rehabilitation Council, thanking the Commission for its submissions re Regional Planning, and stating it would be dealt with fully by the Council in the course of their deliberations.

It was explained that pursuant to a resolution of the last meeting of the Commission, Messrs. Buck and Jackson had prepared a brief, outlining the case for Regional Planning, and forwarded it to the Post-War Rehabilitation Council. Copies of this brief were distributed to the meeting.

Moved by Mr. Baynes THAT the action taken by Messrs. Buck
Seconded by Mr. Sergeant and Jackson be approved, and that they
 be tendered a vote of thanks for the
 work done in preparing this brief.
 CARRIED.

A letter dated 26th June, 1942, was read from C. Brakenridge, City Engineer, thanking the Commission for the list of projects from the Plan, for presentation to the provincial Post-War Council.

Moved by Mr. Jackson THAT the letter be filed, and that
Seconded by Mr. F.N. Hamilton the action of the Executive in for-
 warding this list to the City
 Engineer, be ratified. CARRIED.

Mr. Buck felt that the Commission should make every endeavour to see that the first nine items on the list were carried out, when works of this type are being undertaken again.

A letter dated 29th June, 1942, was read from Fred Howlett, City Clerk, informing the Commission of a resolution adopted by Council on the 29th instant, as follows:

"A communication was received from the Town Planning Commission informing the Committee of the resolution passed by the Commission on June 11th, 1942, by which the retention of the Diagonal Road proposal in the Town Plan was re-affirmed. A number of reasons were set forth for continuing this proposal.

A report was submitted from the Supervisor of Lands setting out figures relative to properties affected.

Recommended that the members of the Council be supplied with copies of the above-mentioned reports, and the matter be laid on the table until the next meeting."

The letter was ordered filed, and the Secretary was requested to obtain a copy of the report prepared by the Supervisor of Lands. ✓

A letter dated 29th June, 1942, was read from Fred Howlett, City Clerk, expressing the thanks of the Council for the partial report submitted re the Traffic Count, and recommending that copies be forwarded to the Special Committee on Transportation Matters.

The letter was ordered filed.

The Chairman explained that this year it was intended to make a change in showing the results of the Count. It was decided to show on a map, or series of maps, the actual count at each intersection. This would show at a glance the traffic at any important intersection, and in future traffic counts, would aid in preventing duplication of effort.

ZoningKingsway-Main Street-Fraser Street-Victoria Drive-Hastings Street

The Chairman reported that on 23rd June last he and Mr. Buck had attended a Zoning Public Hearing called by the Council to consider the recommendations of the Commission concerning the above streets. With some exceptions, these recommendations had been adopted by Council, but before they could be incorporated in the Zoning By-law, it was necessary to have an application requesting these zoning changes. This application had been made by Alderman Buscombe, and Council had referred it to the Commission for consideration and report.

Moved by Mr. Jackson THAT it be recommended to the Council
Seconded by Mr. Baynes that the application of Alderman Buscombe, concerning changes in zoning on the above streets, be approved. CARRIED.

After a discussion, it was

Moved by Mr. Jackson THAT the Zoning Committee have prepared
Seconded by Mr. Buck a list of the changed recommended by the Commission, and not adopted by Council, with a view to looking over the whole zoning situation again. CARRIED.

Area, north of lane north of 7th Avenue, between Main & Cambie

Mr. Harrison stated that another Public Hearing would be held in the near future to consider the re-zoning of the Three-Storey Multiple Dwelling District in the above area to a Light Industrial District. He presented a resume of the replies received regarding this proposed re-zoning, as follows:

Number of lots	208	
Lots owned by city	11	5 $\frac{1}{4}$ %
Replies in favour	54	26%
Replies not in favour	47	22-3/4%
No replies	91	43 $\frac{1}{2}$ %
Returned	5	2 $\frac{1}{2}$ %

The resume also showed that during the past 22 years, only 5 new dwellings have been constructed, and the total value of new construction, repairs and alterations, amounts to only \$60,065. Last month, upon the recommendation of the Appeal Board, a permit had been issued for a new factory, valued at \$22,000. Mr. Harrison suggested, that as there was a considerable percentage of owners not favouring the re-zoning, the Commission should bring forward its reasons for recommending the re-zoning.

Mr. Jackson suggested that possibly one street at a time might be considered, commencing with the northerly portion which immediately adjoins the Light Industrial area. He also felt that if the request for permission to build the new factory had been handled as an application for re-zoning, it would have given weight to the Commission's recommendations regarding this area.

After a discussion, it was

Moved by Mr. Buck THAT this matter be referred to the Zoning
Seconded by Mr. Briggs Committee, to gather data to substantiate the Commission's recommendation for re-zoning this area, and to study the advisability of considering the area as a whole, at the Public Hearing, or taking it street by street. CARRIED.

Housing

Mr. Buck reported that on 23rd May last he had been called on by Mr. Greenway, Dominion Bureau of Statistics, Ottawa, with regard to Housing in Vancouver. Mr. Greenway had presented him with a map, asking him if the Commission would explain the boundaries shown thereon. He had also visited some of the downtown sections of the city where the housing is very poor, and was much interested when Mr. Buck mentioned a suggestion which had been made at the Planning Conference held in San Francisco in 1940. This was to the effect that the Federal Government might condemn the housing in certain central areas, and rebuild workers' dwellings on the sites, thus providing low-cost housing close to their places of employment.

Moved by Mr. Sergeant
Seconded by Mr. F.N. Hamilton

THAT the above matter be referred to the Zoning Committee for consideration and report, and that Messrs. Buck and Harrison be asked to work with the Zoning Committee on this matter. CARRIED.

41st Avenue-Kingsway Connection

The Chairman pointed out that as Kingsway had not been developed along School Road, but swung further north at this point, there was now no definite recommendation in the Plan as to how 41st Avenue should connect with Kingsway. He felt that this matter should be given some study, and a report submitted thereon.

Moved by Mr. Buck
Seconded by Mr. F.N. Hamilton

THAT this matter of 41st Avenue-Kingsway connection be referred to the Streets and Transit Committee for consideration and report. CARRIED.

Housing

Mr. F. N. Hamilton mentioned several instances where Japanese-owned houses, containing inadequate plumbing facilities, and being in a generally run-down condition, were being rented to newcomers to the city, some of whom did not see the houses until they moved in.

After some discussion, it was

Moved by Mr. F.N. Hamilton
Seconded by Mr. Buck

THAT this matter be referred to the Zoning Committee, and if in its opinion the Commission has the power to make a recommendation thereon, the matter be given consideration and a report brought forward. CARRIED.

False Creek - Proposed Fill - Great Northern Trestle

Mr. Sergeant mentioned the recent proposals brought forward regarding the above, and asked whether this was part of the Commission's recommendation for False Creek.

Moved by Mr. Jackson
Seconded by Mr. F.N. Hamilton

THAT the matter be referred to the Harbour and Railways Committee for consideration and report. CARRIED.

There being no further business the meeting adjourned at 12:10 o'clock P.M.

J. M. Ross
Acting-Secretary

Sam H. Bennett
Chairman