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Vancouver Town Planning Commission - 1939

FOLDER NO 8-14

Buck, Frank E.

UBC Archives

PLEASE RETAIN
ORIGINAL ORDER

CLERK'S OFFICE
FRED HOWLETT
CITY CLERK



TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

January 17th, 1939.

Prof. F.E. Buck,
2403 West 37th Avenue,
Vancouver, B.C.

Dear Sir:

I beg to notify you that the ballot conducted by the City Council on the 16th instant to fill the three vacancies on the Town Planning Commission for the years 1939, 1940 and 1941, resulted in the election of Messrs. Geo. C. Miller, F.E. Buck and Earl M. Bennett.

Yours faithfully,

CITY CLERK.

BHW:C

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VANCOUVER
TOWN PLANNING
COMMISSION

A regular meeting of the Vancouver Town Planning Commission will be held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on THURSDAY, 2nd November, 1939, at 11:00 o'clock A. M.

Alex Walker

Engineer-Secretary.

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VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 5th OCTOBER, 1939

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, 5th October, 1939, at 11:00 o'clock A. M.

Present: Messrs. Earl M. Bennett, Joseph Bridges, H. V. Jackson, J. C. McPherson and W. R. Owen; Alderman H. R. Gutteridge, representing the City Council; Mr. J. A. Campbell, representing the School Board; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Sewerage and Drainage Board; and Mr. B. G. Hansuld; representing the Harbour Board; Mr. A. J. Harrison, Secretary of Zoning Matters, and J. Alexander Walker, Engineer-Secretary.

In the absence of the Chairman, Mr. Buck, Mr. H. V. Jackson, Vice-Chairman, presided over the meeting.

The minutes of the last regular meeting, held on 7th September, 1939, having been mailed to each member were taken as read and were, on motion, adopted.

The Secretary placed the following accounts before the meeting:

- 1). Payroll, Vancouver Town Planning Commission, October, 1939.

\$242.50

- 2). Expenses, Vancouver Town Planning Commission, September, 1939.

Postage, Excise, Exchange	\$2.80
Carfare, Staff	1.50
Automobile Allowance	5.20
Extra Newspapers	0.30
	<u>9.80</u>
B. C. Telephone Co., September	8.98
B. C. Electric Railway Co., September (Light)	1.00
Vancouver Towel Service Co. Ltd., September	1.50
Clark & Stuart Co. Ltd., Stationery	3.85
Brooks-Corning Co. Ltd., Bookcase	20.00
Wrigley Printing Co. Ltd., Binding	3.24
Underwood Elliott Fisher Ltd., Typewriter Inspec'n,	
(Three months - July, August and September)	<u>3.00</u>
	<u>\$ 51.37</u>

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

Moved by Mr. Owen
Seconded by Mr. Bennett THAT the above payroll and accounts be CARRIED.

Financial Statement

The Secretary presented a Financial Statement for the three-quarter year ending 30th September, 1939, which showed an expenditure of \$3,312.83, leaving a balance for the final quarter of \$1,147.17. (A quarter of the year's appropriation is \$1,115.00).

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 5th OCTOBER, 1939. 2

Correspondence

Re Application for change in Zoning Classification,
17th Avenue and Nanaimo Street

A letter dated 26th September, 1939, was read from Fred Howlett, City Clerk, advising that on 25th September last, the City Council, in connection with the application of Mr. Thomas Botterell for a change in the zoning classification of his property situated on the north-west corner of 27th Avenue and Nanaimo Street, from a One-Family Dwelling District to a Local Commercial District, had approved of the Commission's recommendation that this application be not granted.

View Obstructions on Corner Lots

A letter dated 26th September, 1939, was read from Fred Howlett, City Clerk, advising that on 25th September last, the City Council had laid on the table the Commission's report relative to view obstructions on corner lots, pending a report from the Official Traffic Commission which has the matter under advisement. The letter also advised that the Commission's suggestion in regard to applications for permits for residences on corner lots had been referred to the Building Department.

Widening of Lane east of Main Street, between Georgia and Prior Sts.

A letter dated 26th September, 1939, was read from Fred Howlett, City Clerk, advising that on 25th September last, the City Council had referred the Commission's suggestion that the above lane be widened, to the City Engineer, Supervisor of the Lands Department and the Building Inspector.

First Avenue, Clark Drive to Boundary Road.

A letter dated 26th September, 1939, was read from Fred Howlett, City Clerk, advising that on 25th September last, the City Council had referred the Commission's report in regard to First Avenue, from Clark Drive to Boundary Road, to the City Engineer for report.

Proposed Charles Street - Georgia Street Diagonal

A letter dated 26th September, 1939, was read from Fred Howlett, City Clerk, advising that on 25th September last, the City Council had received and filed the Commission's approval of the proposed Charles Street - Georgia Street diagonal and had supplied the City Engineer with a copy.

Kingsway Widening, Burnaby

A letter dated 25th September, 1939, was read from S. J. Montgomery, Secretary of the Board of Works, advising that the Commission's report relative to the widening of Kingsway in Burnaby had been placed before the last meeting of the Board of Works and that the action of the Commission was much appreciated.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 5th OCTOBER, 1939. 3

Executive Committee Report

The Engineer-Secretary, J. Alexander Walker, stated that owing to the fact that he had been requested to stand by for war service, he had given up his Office, Room 308 Royal Trust Building, as at the end of September, and suggested that the Commission take over Room 308 in lieu of the present Room 310. It was pointed out that the wiring would be intact, and further, that should the Commission be required to relinquish room 309, there would be sufficient space in the rear of room 308 to hold the Commission's meetings.

It was further pointed out that the rent would be \$5.00 more per month, and that there would be sufficient funds in the Commission's appropriation to take care of the additional expense. The Executive Committee recommended that the change be made.

After a discussion, it was

Moved by Mr. McPherson
Seconded by Ald. Gutteridge

THAT the report of the Executive Committee relative to the proposed exchange of offices from Room 310 to Room 308, Royal Trust Building, be approved.
CARRIED.

Street Designations

The matter of the designation of streets was brought to the attention of the meeting. The Secretary explained that from time to time he had been in receipt of enquiries as to the proper designation of city streets as to whether it was "street, avenue, drive, road", etc. In many instances, especially in Shaughnessy Heights, where the same street curved at a complete right angle, there did not appear to be any specific designation, examples being Angus and Osler which received the designation of either "street, drive and avenue".

It was suggested that the matter should be brought to the attention of the City Council so that some definite policy in regard to the street designation should be formulated. It was explained that in the area south of False Creek all the streets ran north and south, and it was suggested that streets running in other directions should be given such designation as "drive" or "road", etc.

After a discussion, it was

Moved by Mr. McPherson
Seconded by Mr. Bennett

THAT the Secretary be instructed to bring the matter of the street designation to the attention of the City Council.
CARRIED.

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

Alex. Walker

Secretary.

Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A regular meeting of the Vancouver Town Planning Commission will be held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on THURSDAY, 7th December, 1939, at 11:00 o'clock A.M.

Alex Walker
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd NOVEMBER, 1939.

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 November, 1939, at 11:15 o'clock A.M.

Present: Messrs. E. M. Bennett, Joseph Briggs, H. V. Jackson, J. C. McPherson and W. R. Owen; Alderman H. R. Gutteridge, representing the City Council; Mr. J. A. Campbell, representing the School Board; Mr. B. G. Hansuld, representing the National Harbours Board; Mr. A. J. Harrison, Secretary of Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

In the absence of the Chairman, Mr. F. E. Buck, Mr. H. V. Jackson, Vice-Chairman, presided over the meeting.

The minutes of the last regular meeting held on 5th October, 1939, having been mailed to each member, were taken as read, and were on motion, adopted.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, November, 1939. \$ 242.50

2). Expenses, Vancouver Town Planning Commission, October, 1939.

Postage, Excise, Exchange	\$2.60	
Carfare, Staff	1.25	
Automobile Allowance	7.30	
Extra Newspapers	0.30	\$ 11.45
B. C. Telephone Co. Ltd., October (10.72 less 1.70)		9.02
B. C. Electric Railway Co. Ltd., October, Light		1.00
Vancouver Towel Service Co. Ltd., October		1.50
Clarke & Stuart Co. Ltd.		1.40
Vancouver Map & Blueprint Co.		2.98
International Federation for Housing & Town Planning, 1 year's subscription, two pounds		9.12
Municipal News, 1 year's subscription		1.00
Wrigley Printing Co. Ltd., Binding		5.40
Newspaper Subscription (three months)		
October, November and December, News-Herald -	1.50	
Province	2.25	
Sun	2.25	6.00
		<u>48.87</u>

The above payroll and accounts were not presented with any recommendation of the Executive Committee owing to the lack of a quorum, but they had been examined and approved by the two members of the Executive present.

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

VANCOUVER
TOWN PLANNING
COMMISSION

Vancouver Town Planning Commission - 1939

FOLDER NO 8-14

REGULAR MEETING OF 2nd NOVEMBER, 1939. 2

Correspondence

A letter dated 17th October, 1939, was read from Fred Howlett, City Clerk, stating that on 16th October last, the City Council adopted a report of the Building Inspector in regard to the Commission's suggestion in connection with view obstructions on corner lots, which report was recommended to be received and filed.

A letter dated 17th October, 1939, on the same subject was read from Fred Howlett, City Clerk, stating that on 16th October last, the City Council recommended, in view of the report of the Official Traffic Commission on the Commission's suggestion that steps be taken to eliminate view obstructions on corner lots, that the Commission's communication be filed.

A letter dated 17th October, 1939, was read from Fred Howlett, City Clerk, stating, that as a result of the request of the Commission for a change in the terminology of certain streets in the City of Vancouver, the City Council referred the matter to a Special Committee. The Secretary stated that a meeting of the Committee had not as yet been called.

Committee Reports

Zoning Committee

The minutes of a meeting of the Zoning Committee held on 31st October last, were considered.

Granville Street and King Edward Boulevard

A copy of a letter dated 28th October, 1939, to the City Clerk, was read from W. P. Kirkpatrick, President of the Shaughnessy Heights Property Owners' Association, requesting a change in the zoning classification of the four corners of King Edward Boulevard and Granville Street from a Local Commercial District to a One-Family Dwelling District. The letter ~~suggested~~ stated the request was made in order to conform with the will of the residents as expressed in a recent questionnaire sent to them and also in accordance with the "Shaughnessy Heights Restrictions Act". This application was referred to the Commission by the City Council on 30th October last. The Committee's minutes revealed that Mr. C. Killam, Barrister, Secretary of the Shaughnessy Heights Property Owners' Association, had appeared before the Committee in support of the Association's application. The Association was now making application to the Provincial Legislature for an extension of the Restrictions Act for a further 25 years after 1945, at which time the present Act would expire. The results of the questionnaire showed that 95% of the replies received from the property owners were in favour of the extension of the present Act until 1970. The minutes pointed out that some members of the Committee were of the opinion that the matter should be left until after the Provincial Legislature had dealt with the Bill, but it was stated that, when the last amendment was under discussion, considerable criticism was voiced by the Shaughnessy Heights residents to the effect that it was manifestly unfair that the members of the Legislature, from all parts of the Province, and knowing nothing about local conditions, should have the privilege of adjudicating upon the point at issue. The residents felt that the City Council and the Town Planning Commission, knowing more of local conditions, should take this responsibility. The Committee recommended to the Commission that the four corners at the intersection of Granville Street and King Edward Boulevard, now zoned as a Local Commercial District, be changed to a One-Family Dwelling District.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd NOVEMBER, 1939. 3

It was

Moved by Mr. Hansuld
Seconded by Mr. McPherson

THAT the recommendation of the Zoning Committee in connection with the proposed change in zoning classification at the intersection of King Edward Boulevard and Granville Street be approved.

CARRIED.

Parks Board

A delegation of the Parks Board appeared before the Committee requesting that changes in zoning classification be made along Beach Avenue and in the vicinity of the north-east corner of the False Creek fill.

Beach Avenue

The Parks Board was desirous of eventually acquiring the privately-owned property between the south-west side of Beach Avenue and the waterfront, and between Nicola Street and the Burrard Bridge, for park purposes in line with the recommendation of the Commission and in order to safeguard the possibility of Six-Storey multiple dwellings along this strip being erected by private interests. It therefore desired a change in the zoning classification from a Six-Storey Multiple Dwelling District to a Two-Family Dwelling District. It was pointed out that unless the owners had title to the foreshore it would be impossible to build an apartment owing to the shallow depth of the lots. The Parks Board was to obtain further information as to the ownership of lots and waterlots, the assessment and the condition of the taxes on the properties.

North-east Portion of False Creek Fill

The Parks Board desired a change in the zoning classification from Light or Heavy Industrial Districts of the portions of the blocks along Prior and Atlantic Streets facing the proposed new park. The Board was of the opinion that an apartment district would be a much better setting for the proposed park and it deemed that the change would be desirable as the apartments, overlooking the park, would provide housing for workers from the neighbouring Industrial District. The Committee desired to visit the sites of both these applications.

South-side, 41st Avenue, between Macdonald and Elm Streets

A copy of a letter dated 20th October, 1939, to the Secretary of Zoning Matters was read from J. G. Garvin, Real Estate Manager, Royal Trust Company, requesting that the south side of 41st Avenue, between Elm and Macdonald Streets, be changed in the zoning classification from a One-Family Dwelling District to a Two-Family Dwelling District. The Company felt that the present zoning prohibiting the erection of duplex dwellings on its property at the corner of Macdonald Street, was militating against the sale of the property and, therefore, desired the change. The City Council referred this application to the Commission for consideration and report on 30th October. The Commission also desired to view this block before making any recommendation. The above was submitted as progress reports.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd NOVEMBER, 1939. 4

Streets and Transit Committee

The minutes of the Streets and Transit Committee held on 13th October, 1939, were read. Owing to the continued absence from the City of Mr. W. G. Swan, Chairman of the Committee, Mr. F. N. Hamilton was elected Committee Chairman. The Committee had been convened at the request of Alderman Bennett, Chairman of the City Property, Licenses and Claims Committee, at a meeting of the Civic Board of Works, who desired the Commission to reconsider the recommended width for Pender Street East. The Committee made several recommendations and attended a meeting of Alderman Bennett's Sales of Civic Properties Committee on Friday, 27th October last.

Pender Street

The Recommendation given in the "Tabulation of Proposed Major Streets" (page 48 of the Commission's report) for the portion of Pender Street between Carrall and Victoria Drive, was for a widening from 66 feet to 99 feet, whereas on the Commission's office plan it showed from 66 feet to 80 feet only. This error had never been noticed previously, and on the Major Street Plan of the old Vancouver City, which was reproduced in the Commission's Report, no width was shown for this portion of Pender Street.

The City's Lands and Rentals Department advised it was having difficulty in disposing of the City's property along this portion when such a wide strip was required for the widening. The Streets and Transits Committee recommended to the Civic Committee that the portion of Pender Street between Carrall Street and Victoria Drive be widened to an ultimate width of 80 feet.

After a discussion, it was

Moved by Mr. McPherson THAT the recommendation of the Streets
Seconded by Mr. Hansuld and Transit Committee to the Civic
Committee on 27th October last be
approved and adopted. CARRIED.

Robson Street, from Beatty to Burrard Streets

The Committee also suggested to the Civic Committee on 27th October last that steps be taken to place building lines on Robson Street, to the extent of 7 feet on each side, from Beatty to Burrard Streets, as it felt that the widening of this portion of Robson Street was of paramount importance and that building lines should be established before any permanent development took place. The Committee recognized the difficulty in regard to these building lines, owing to the fact that most of the lots along Robson Street were "flankage". After a discussion, it was

Moved by Mr. Hansuld THAT the report and action of the
Seconded by Mr. McPherson Streets and Transit Committee in
regard to the establishment of building
lines on Robson Street between Beatty
and Burrard Streets, be approved. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd NOVEMBER, 1939. 5

South Vancouver Diagonal

The matter of the proposed South Vancouver diagonal was discussed at the City Property Committee on 27th October last and the Commission's Streets and Transit Committee reaffirmed the Commission's report of 8th September, 1939, and proposal for an investigation into the possibility of replanning the area traversed by the proposed diagonal. The City Property Committee recommended that the matter be brought to the attention of the Civic Board of Works at its next meeting. Considerable discussion ensued but it was decided that no further action was required.

The Chairman brought to the attention of the meeting that owing to the continued absence from the City of Mr. W. G. Swan, and owing to the probable absence of Mr. G. L. T. Sharp for some considerable time, and further, as both of them were members of the Executive Committee, it was exceedingly difficult to obtain a quorum and suggested that another member be added to the Executive Committee.

It was

Moved by Mr. McPherson
Seconded by Mr. Campbell

THAT the Chairman be requested to appoint a member of the Commission to the Executive Committee.

CARRIED.

The meeting adjourned at 12:05 o'clock P.M.

Alex Walker

Secretary.

Chairman.

To the Select Committee appointed in the matter of
STRATICONA GARDENS

We beg to submit plan and proposals for the disposition of this property comprising some 9.4 acres of land.

The proposal as shown on the plan would appear to be a solution of the problem whereby sufficient land for the city's requirements, namely, playfields for the adjoining schools and residents, would be acquired and the balance retained by the Canadian Pacific Railway Company for development as commercial and residential properties, with a street and lane to serve them. It is noted that the 41st Avenue frontage, between East Boulevard and Maple Street, has been zoned as a "Three-Storey Commercial District" since the Zoning Plan was first adopted.

The plan indicates that this 41st Avenue frontage may be sub-divided into business lots of 80-foot depth to a 20-foot lane, allowing 17 feet for the widening of 41st Avenue. This depth for suburban business lots is considered ample as in many cities 70' has been found sufficient. As to the depth of business lots used for the actual buildings in the downtown district, an analysis of Granville Street, south of Robson Street, will disclose that only about 60% of the actual depth of the lot is utilized for building purposes.

It is your committee's considered opinion that the Canadian Pacific Railway Company, in subdividing this block for business purposes, would do well by donating the 17-foot strip as the widening would be of inestimable value in attracting purchasers and tenants. One has only to observe the traffic congestion and conditions in the block west of West Boulevard, in which there is but a single street car line, to realize the importance of widening and the advantage to be gained by so doing.

Relative to the residential development, it will be noted that there are seven 70-foot lots, and two 75-foot lots on the corners, all 100-feet deep to the lane. As these lots face the large open space of park and playfield they should prove to be very desirable from a residential viewpoint. This property is level, cleared and graded and ready for building. In this entire tract, having been cultivated for many years, the land is in excellent condition for gardening. This tier of residential property overlooking the park and playfield is deemed essential as a screen for the rear of the stores which would be erected on 41st Avenue. It is considered extremely undesirable to permit a lane only between the rear of commercial premises and a public park and playfield.

Inasmuch as there will be no private property abutting the north side of 40th Avenue, no sidewalk or boulevard will be required and, therefore, it is presumed that this avenue need not be wider than 40 feet. Further, there will be no jogs in 40th Avenue as there is no crossing on the Marpole line of the B. C. Electric Railway between 37th and 41st Avenues, and as 40th Avenue does not continue east of Maple Street, the matter of the block depth between 40th and 41st Avenues need not give any concern.

In regard to the lease at present held by the B. C. Electric Railway Company for its loop, an adjustment in connection with the plan of the property created by the new subdivision will have to be a matter of negotiation between the Canadian Pacific Railway Company and the B. C. Electric Railway Company.

- 2 -

Set out hereunder are certain notes and facts relative to the property in question:

Total area of tract

9.4 acres

Area as per plan, set aside for development;

Business and residential property (saleable)

2.65 acres

1.13 acres

3.78 acres

Area available for park and playfield

5.62 acres

9.4 acres

Original option price - \$35,000. or an average of \$3,723. per acre.
At \$3,723.00 per acre 5.62 acres - \$20,923.00

Up to the end of 1936 this property has already cost the City \$16,897.27, made up as under:

5 years' Interest on Option price @ \$2,100. - \$10,500.00
Tax remissions 7,597.27

Cr. Rent for B. C. Electric Rly. Loop

\$18,097.27

1,200.00

\$16,897.27

The property, land only, on the north side of 41st Avenue, between West Boulevard and Yew Street, is valued by real estate agents at \$200.00 per front foot. The average assessed value, according to civic records, is \$180.00 per front foot.

There are 485 feet of business frontage on 41st Avenue, exclusive of the 155 feet used by the B. C. Electric Railway for its loop. This property, abutting a widened street with double trackage street car line and near a large residential purchasing power to the east, as well as the homeward bound purchasing power to the west and south, should be as good for business purposes as the property west of West Boulevard and therefore as valuable. Allowing for the difference in depth and making a very conservative valuation of \$100.00 per front foot, the available business property should be worth ... \$48,500.00

Real estate agents have valued the residential property opposite to the tract, along Maple Street, at from \$25.00 to \$30.00 per front foot. Again allowing for the difference in depth, and making a conservative valuation of \$15.00 per front foot, this residential property with 640 feet of frontage should be worth

\$ 9,600.00
Total \$58,100.00

In addition to the above, the B. C. Electric Railway pays its annual rental for the loop property.

With the possibilities of considerable revenue from the potential business and residential property, and taking into consideration the net outlay that the city has already made, it is felt that the Canadian Pacific Railway Company should be fairly generous in considering the city's negotiations for the 5.62 acres of playfield.

Respectfully submitted,

(Signed)

A. S. Wootton

(Signed)

J. Alexander Walker

C.Cl.31

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission

will be held in the Board Room, 309 Royal Trust Building, 626

West Pender Street, Vancouver, B. C., on THURSDAY, 7th September,

1939, at 11:00 o'clock A. M.

Alex. Walker

J. Alexander Walker,

Engineer-Secretary.

were, on motion, adopted.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, August, 1939. \$ 242.50

2). Accounts, Vancouver Town Planning Commission, July, 1939.

Postage, Excise, Exchange \$3.50
Carfare, Staff 1.00
Automobile Allowance 18.30
Lead Pencils 0.35
Bulldog Paper Clip 0.10
Pamphlets 0.30
Extra Newspapers 0.45
Expenses re Visit of Two City Planning Executives

2.50 \$ 26.50

B. C. Telephone Co. Ltd., July 8.98
B. C. Electric Railway Co. Ltd., Light, July 1.04
Vancouver Towel Service Co. Ltd., July 1.50
Clarke & Stuart Co. Ltd., Stationery, 11.18
Vancouver Map & Blueprint Co., Blueprints 0.90
Gore Blue Print Co. 1.35
Vancouver Land Registry Office 3.00
Ruth Macpherson, Office Services 2.00
Newspaper Subscriptions (three months) 6.00
July, August and September, News-Herald 1.50
Province 2.25
Sun 2.25

H. L. Macpherson, Draughting Services 55.00
National Revenue, Canada Customs, Duty on book .08
" " .16
" " 0.24

117.69

0.50

117.19

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

Moved by Mr. Owen THAT the above payroll and accounts be Seconded by Mr. Briggs passed for payment.

CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 3rd AUGUST, 1939.

Correspondence

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 August, 1939, at 11:00 o'clock A. M.

Present: Mr. F. E. Buck, (Chairman); Messrs. Earl M. Bennett, Joseph Briggs, F. N. Hamilton, H. V. Jackson and W. R. Owen; Mr. J. A. Campbell, representing the School Board; and Mr. B. George Hansuld, representing the National Harbours Board; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last regular meeting held on 6th July, 1939, and of the special meeting of 13th July, 1939, having been mailed to each member and found correct, were taken as read and were, on motion, adopted.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$ 242.50
August, 1939.

2). Accounts, Vancouver Town Planning Commission,
July, 1939.

Postage, Excise, Exchange \$3.50
Carfare, Staff 1.00
Automobile Allowance 18.30
Lead Pencils 0.35
Bulldog Paper Clip 0.10
Pamphlets 0.30
Extra Newspapers 0.45
Expenses re Visit of Two City
Planning Executives

2.50	\$	26.50
B. C. Telephone Co. Ltd., July		8.98
B. C. Electric Railway Co. Ltd., Light, July		1.04
Vancouver Towel Service Co. Ltd., July		1.50
Clarke & Stuart Co. Ltd., Stationery,		11.18
Vancouver Map & Blueprint Co., Blueprints		0.90
Gore Blue Print Co.		1.35
Vancouver Land Registry Office		3.00
Ruth Macpherson, Office Services		2.00
Newspaper Subscriptions (three months)		
July, August and September, News-Herald	1.50	
Province	2.25	
Sun	2.25	
H. L. Macpherson, Draughting Services		6.00
National Revenue, Canada Customs, Duty on book	.08	55.00
" "	.16	
" "	0.24	
		<u>117.69</u>
		0.50
		<u>117.19</u>

A letter dated 12th July, 1939, was read from the Secretary Less Rebate on Book, June Account. Application from The City of Vancouver, B. C., for a change in zoning classification of his property situated on the corner of Wainimo Street and 27th Avenue, from a One-Family District to a Two-Family District. The above payroll and accounts, having been examined by the Executive and found correct, were recommended to the Commission for payment.

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

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 3rd AUGUST, 1939. 2

Correspondence

A communication was read from Arthur G. Smith, thanking the Commission for its recent letter of condolence.

A letter dated 13th July, 1939, was read from Albert C. White, City Planning Engineer of the City of Fresno, California, thanking the Commission for a copy of its Report and stating his Commission had received much helpful information therefrom in connection with a recent Recreation Survey which was carried out in Fresno. The letter was ordered filed.

A letter dated 1st August, 1939, was read from P. Hetherington, Olympia, Washington, Executive Officer of the Washington State Planning Council, inviting representation to a special meeting of the Council in Seattle, on 5th August next, to meet Mr. Frederick A. Delano, the newly appointed Chairman of the National Resources Planning Board of Washington, D.C. No action was taken and the letter was ordered filed.

In connection with the recent report of the Plans Approval Committee (endorsed by the Commission on 13th July last) relative to the subdivision of Lot 1, Block 38, D.L. 526, on the north-east corner of Marpole Avenue and Angus Drive, a copy of a letter dated 29th July, 1939, to the City Engineer was read from C. W. McBain, Land Agent of the Canadian Pacific Railway Company. This communication stated that the Company approved of the subdivision on the understanding that the minimum cost of the houses built shall not be less than \$8,000.00, and the plans and architectural design to be subject to the approval of the Company in writing. The communication further stated that the Company thought, if possible, in connection with the sale of these lots, a clause should be embodied in the agreement to the effect that the Town Planning Commission's approval should also be required in the design of the houses. After a discussion, it was

Moved by Mr. Jackson THAT the Secretary be instructed to write Seconded by Mr. Campbell the Canadian Pacific Railway Company, stating that the Commission was in accord with the principle of exercising architectural control over new dwellings erected in this area, but that the Commission did not feel that the onus of such approval should be placed with the Commission; and further, to point out to the Company that statutory provision is made in the City Charter, and the Building By-law, to the effect that the City Building Inspector has full authority to exercise control of the architecture in all buildings erected in the City of Vancouver. CARRIED.

A letter dated 12th July, 1939, was read from the Secretary of Zoning Matters referring an application from Thomas Botterrell, 734 West 13th Avenue, Vancouver, B. C., for a change in the zoning classification of his property situated on the north-west corner of Nanaimo Street and 27th Avenue, from a One-Family Dwelling District to a Light Industrial District, to the Commission for consideration and report. The Secretary stated that several members of the Zoning Committee had visited this site and had suggested that Mr. Botterrell be requested to appear before the Commission at its next meeting in support of his application. Mr. Botterrell appeared before the meeting and stated that he had a purchaser in mind, but in answer to queries, was unable to state or to give any information as to the type of occupancy the potential purchaser had in mind.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 3rd AUGUST, 1939. 3

Upon the retirement of Mr. Botterell consideration was given to the application, and after considerable discussion, it was

Moved by Mr. Hamilton THAT it be recommended to the City Council Seconded by Mr. Owen that the application be not granted. CARRIED.

The Secretary stated he had been advised by Mr. Swan, who was unable to attend the meeting, that he (Mr. Swan) has been instructed by the Parks Board to extend an invitation to the members of the Commission to attend a luncheon and to make a tour of the City Parks on the afternoon of Wednesday, 9th of August next, and to ascertain from the meeting if this date would be satisfactory.

Moved by Mr. Owen THAT the invitation of the Board of Park Commissioners to luncheon and to make a tour of the City Parks on 9th August, 1939, be accepted with thanks. CARRIED.

A letter dated 27th July, 1939, was read from F. W. Smelts, Chairman of the Greater Vancouver Traffic and Safety Council, outlining the work of the Council during the past few years it has been in operation and stating that arrangements had been made with the Junior Board of Trade to use the facilities of its offices and the services of its Secretary. It stated that to facilitate these new arrangements it was necessary to make a change in membership fees and organizations holding membership in the Council in the future will be asked to pay a yearly fee of \$10.00, and further, the hope was expressed that the Commission would continue its membership and subscribe this amount. The meeting was advised that the Executive Committee had considered this communication but had decided not to make any recommendation to the Commission. Considerable discussion ensued, and inasmuch as it was pointed out that a considerable amount of the work of the Council was along town planning lines, and that the Commission had held organization membership during the past three years, that it should continue its membership.

It was finally,

Moved by Mr. Hansuld THAT the Commission continue its membership Seconded by Mr. Hamilton in the Greater Vancouver Traffic and Safety Council at a yearly fee of \$10.00. CARRIED.

Relative to the Commission's representative on the Traffic and Safety Council, it was

Moved by Mr. Bennett THAT the Engineer-Secretary be requested to Seconded by Mr. Hansuld continue to represent the Commission on the Greater Vancouver Traffic and Safety Council. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 3rd AUGUST, 1939. 4

The Secretary drew the attention of the meeting to a news item in the Vancouver Sun of 2nd August, 1939, to the effect that the Provincial Government had announced that Kingsway from Boundary Road at Central Park, to 10th Street, New Westminster, was to be widened on the north side to 80 feet next year. It was pointed out that Kingsway in the City had been recently widened, from Knight Road to Boundary Road, to 99 feet to conform with the section from Knight Road to Main Street, and that the proposed width would not, therefore, be in conformity with the width in the City.

After a discussion, it was

Moved by Mr. Hansuld
Seconded by Mr. Bennett

THAT the matter of the proposed widening of Kingsway be referred to the Streets and Transit Committee for report.

CARRIED.

In connection with the Commission's recent tour of Vancouver Harbour as guests of the National Harbours Board, it was

Moved by Mr. Jackson
Seconded by Mr. Hamilton

THAT the Commission express its thanks and appreciation to Mr. K. J. Burns, Port Manager, for a very pleasant outing.

CARRIED.

There being no further business the meeting adjourned at 11:45 o'clock A. M.

Alex. Walker.

Secretary.

Chairman.

FOLDER NO 8-14

Vancouver Town Planning Commission - 1939

VANCOUVER TOWN PLANNING COMMISSION

Herewith List of Standing Committees and Personnel

1939
1939

Executive Committee:

Chairman: F. E. Duck
Vice-Chairman: H. V. Jackson
Committee: W. R. Owen
G. L. T. Sharp
W. G. Swan
J. C. McPherson (Retiring Chairman)

#Committees:

Harbour & Railways

J. A. Campbell
#(B. G. Hansuld)#
H. V. Jackson
W. G. Swan

Legislation

J. A. Campbell
E. A. Cleveland
B. G. Hansuld

Plans Approval

E. A. Cleveland
H. V. Jackson
J. C. McPherson
#(G. L. T. Sharp)#

Publicity

E. M. Bennett
B. G. Hansuld
H. R. Gutteridge
H. V. Jackson

Recreation & Civic Art

F. N. Hamilton
Ald. H. R. Gutteridge
Mrs. A. M. McGovern
W. R. Owen
G. L. T. Sharp
W. G. Swan

Streets & Transit

F. N. Hamilton
Joseph Briggs
Mrs. A. M. McGovern
J. C. McPherson
G. L. T. Sharp
#(W. G. Swan)#

Street Widening Legislation

J. A. Campbell
E. A. Cleveland
H. R. Gutteridge
B. G. Hansuld
J. C. McPherson
W. G. Swan

Zoning

E. M. Bennett
Joseph Briggs
#(E. A. Cleveland)#
H. R. Gutteridge
F. N. Hamilton
H. V. Jackson
J. C. McPherson
W. R. Owen

N.B. The Chairman of the Commission is an ex-officio member of all committees.
#()# Committee Chairman.

VANCOUVER TOWN PLANNING COMMISSION

Personnel of Committees

1939

Executive Committee:

Chairman: F. E. Buck
Vice-Chairman: H. V. Jackson
Committee: W. R. Owen
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Streets & Transit

F. N. Hamilton
Joseph Briggs
Mrs. A. M. McGovern
J. C. McPherson
G. L. T. Sharp
#(W. G. Swan)#

Street Widening Legislation

J. A. Campbell B. G. Hansuld
E. A. Cleveland J. C. McPherson
H. R. Gutteridge W. G. Swan

Zoning

E. M. Bennett F. N. Hamilton
Joseph Briggs H. V. Jackson
#(E. A. Cleveland)#
H. R. Gutteridge J. C. McPherson
W. R. Owen

N.B. The Chairman of the Commission is an ex-officio member of all committees.
#()# Committee Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on Thursday, 5th January,
1939, at 11:00 o'clock A. M.

J. Alexander Walker,
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 1st DECEMBER, 1938

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, 1st December, 1938, at 11:00 o'clock A. M.

Present: Mr. J. C. McPherson, (Chairman); Mrs. A. M. McGovern, Messrs. Joseph Briggs, F. E. Buck, H. V. Jackson, W. F. McClintock, W. R. Owen and G. L. T. Sharp; Alderman H. R. Gutteridge, representing the City Council; Mr. E. G. Baynes, representing the Parks Board; Mr. A. J. Harrison, Secretary, Zoning Matters, City Hall; and J. Alexander Walker, Engineer-Secretary. Mr. B. G. Hansuld, representing the Harbour Board.

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

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$242.50
December, 1938.

2). Accounts, Vancouver Town Planning Commission,
November, 1938.

Postage, Excise, Exchange	\$4.25
Carfare, Staff	1.50
Automobile Allowance	8.20
Light Bulb	0.20
3 Pamphlets	0.30
	<u>0.52</u>
	\$ 14.97
B. C. Telephone Co. Ltd., Vancouver	9.14
B. C. Electric Railway Co. Ltd., Light, November	1.60
Vancouver Towel Service Co. Ltd.	1.50
Russell Sage Foundation, Book - 2.00	
Bank Charges - 0.10	2.10
	0.58
American Municipal Association, Pamphlet - 0.50	
Bank Charges 0.08	
National Revenue, Canada Customs, Duty on book	0.08
" " " "	0.02
" " " "	0.16
" " " "	<u>0.40</u>
	0.66
George Allen & Unwin Ltd., Book, 14S plus Bank chgs.	<u>3.40</u>
	\$ 33.95

The Executive and payroll and accounts, having been examined by the Executive and approved for payment.

Moved by Mr. Sharp THAT the above accounts be passed for payment.
Seconded by Mr. McClintock CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 1st DECEMBER, 1938. 2

Correspondence

A letter dated 14th November, 1938, was read from F. W. Nicolls, Director of Housing, Department of Finance (Canada), Ottawa, Ontario. The Secretary explained that this letter was in answer to a letter sent to Mr. Nicolls pursuant to a resolution of the Commission of 2nd June, 1938, requesting that he record in writing the remarks he made when visiting Vancouver, in connection with the zoning of municipalities. Mr. Nicolls had expressed his appreciation of the value of zoning in Vancouver and of what it would mean to other municipalities in view of the operations of the National Housing Act.

The Secretary also explained that by the Commission's resolution of 2nd June last, a Committee was to be appointed to meet the Hon. A. Wells Gray to discuss the need for a Provincial Town Planning Bureau in British Columbia, especially in view of the requirements anent zoning in the placing of loans under the Act. Considerable discussion ensued and it was thought, in view of the stand taken by the Government, inasmuch as no direct request had been received by any municipalities, that some effort should be made to have the municipalities approach the Government in this matter.

It was finally,

It was finally,

Moved by Mr. Sharp

Seconded by Mr. McClintock

THAT the matter of an amendment to the Town Planning Act for the creation of a Provincial Town Planning Bureau be referred to the Lower Mainland Regional Planning Association in order to obtain its opinion and necessary action with a view to requesting the Provincial Government to give consideration to the proposal.

CARRIED.

Plans Approval Committee

A letter dated 7th November, 1938, was read from C. W. McBain, Land Agent, Canadian Pacific Railway Company, requesting the Commission's approval relative to Lots 1, 2 and 3, Block 692, D.L. 526, on the south-east corner of 26th Avenue and Cartier Street, to the division of Lot 2 into 2 equal portions, the east half to be added to Lot 3 and the west half to be added to Lot 1. The minutes of the Plans Approval Committee held on 15th November, 1938, were read. The Committee recommended to the Commission that the resubdivision of these 3 lots into 2 lots be approved.

Moved by Mr. Baynes

Seconded by Mr. Sharp

THAT the recommendation of the Plans Approval Committee of 15th November, 1938, be approved.

CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 1st DECEMBER, 1938. 3

Zoning

Fairview Area:

Pursuant to the instructions of the Commission of 3rd November last, the Zoning Committee held 2 meetings to consider the application for the re-zoning of 2 areas in the Fairview District now zoned as a Two-Family Dwelling District, between Hemlock and Oak Streets and 12th and 16th Avenues, and between Hemlock and 16th Avenues and Oak and Cambie Streets, to a Three-Storey Multiple Dwelling District. The Secretary explained that a final meeting of the Committee was to have been held this morning, to formulate a recommendation to the Commission but the Committee had been unable to convene. Considerable discussion ensued and the recommendation of the Committee that the re-zoning of this entire area be not entertained, was approved. Inasmuch as the applicant, relative to the area between 10th and 16th Avenues and Oak and Cambie Streets, was particularly interested in both sides of the 500 Block, West 13th Avenue, some members felt that no harm would be done in recommending a change in this block to a Three-Storey Multiple Dwelling District.

It was finally,

Moved by Mr. Sharp THAT it be recommended to the City Council
Seconded by Mr. Briggs that both sides of the 500 Block, 13th Avenue, be changed to a Three-Storey Multiple Dwelling District and that the Committee be instructed to make a further study of the entire area.

After considerable discussion wherein it was pointed out that there was no particular haste required, and that, in any event, a Public Hearing would not be held until well on in January, the above motion was withdrawn by the Mover and Second.

Moved by Mr. McClintock THAT the entire matter be referred back
Seconded by Mr. Baynes to the Zoning Committee for further study.
CARRIED.

The Chairman reminded the meeting that this would probably be the last meeting of the year and extended his greetings and best wishes for a happy Christmas Season.

There being no further business the meeting adjourned at 11:45 o'clock A. M.

St. Lawrence
Secretary.

CITY OF VANCOUVER



TOWN PLANNING COMMISSION

309 ROYAL TRUST BUILDING - 626 WEST PENDER STREET

VANCOUVER, B. C.
CANADA

NOTICE OF DINNER MEETING

25th January, 1939
- - - - -

Pursuant to a recent resolution of the Commission that a joint dinner meeting be held with the City Council, arrangements have been made to hold an informal dinner at the Hotel Georgia on Wednesday, 25th January, 1939, at 6:00 o'clock P.M. at which the members of the Council will be guests of the members of the Commission.

Including the guests, the cost of the dinner to the members of the Commission will be \$1.00. In view of the importance of this occasion the Executive hopes that as many members as possible will attend this dinner. Adjournment will take place at approximately 8:00 o'clock P.M.

You are requested to kindly inform the Secretary as soon as possible as to your ability to attend.

12th January, 1939.

Alex Walker.
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 2nd February,
1939, at 11:00 o'clock A. M.

Alex Walker.

Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 19th JANUARY, 1939.

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, 19th January, 1939, at 11:00 o'clock A. M.

Present: Mr. J. C. McPherson, (Chairman); Mrs. A. M. McGovern, Messrs. E. M. Bennett, Joseph Briggs, F. E. Buck, H. V. Jackson, G. C. Miller, W. R. Owen and G. L. T. Sharp; Alderman H. R. Gutteridge, representing the City Council; Mr. J. A. Campbell, representing the School Board; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. G. Hansuld, representing the Harbour Board; Mr. Dr. Stuart Murray, Medical Health Officer; Mr. A. J. Harrison, Secretary, Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

Mr. F. N. Hamilton, a former member of the Commission, was also present.

The minutes of the last regular meeting held on 5th January, 1939, having been mailed to each member and found correct were taken as read, and were, on motion, adopted.

Commission Appointments

The Secretary read a letter dated 5th January, 1939, from Fred Howlett, City Clerk, advising that Alderman H. R. Gutteridge, Chairman of the Building, Civic Planning and Parks Committee, had been appointed as the representative of the City Council on the Town Planning Commission for 1939.

A letter dated 18th January, 1939, was read from H. F. Hines, Secretary, Vancouver Board of School Trustees, advising that Trustee J. A. Campbell had been appointed as its representative on the Town Planning Commission for 1939.

A letter dated 17th January, 1939, was read from A. S. Wootton, Superintendent and Engineer, Vancouver Board of Park Commissioners, advising that Commissioner W. G. Swan had been appointed as its representative on the Town Planning Commission for 1939.

A letter dated 17th January, 1939, was read from Fred Howlett, City Clerk, advising that on 16th January last, the City Council appointed Messrs. George C. Miller, Frank E. Buck and Earl M. Bennett to fill the three vacancies on the Town Planning Commission for the years 1939, 1940 and 1941.

The Chairman, on behalf of the members, expressed his pleasure at the appointments from the various Boards and of the City Council appointments on the Commission. He referred to the loss of Mr. Baynes of the Parks Board, who had been its representative on the Commission practically since its inception, and two old-time members of the Commission, and referred to the splendid work done by them. Mr. Hamilton thanked the Chairman for his remarks and stated that he would continue to take an interest in planning, and as he expected to visit Eastern Canada and the United States shortly, he would be glad to report on any new planning activities or ideas that came under his notice.

It was

Moved by Mr. Sharp
Seconded by Mr. Cleveland

THAT the Chairman be instructed to write to Messrs. Baynes, McClintock and Hamilton expressing the Commission's appreciation of their past services.

CARRIED.

REGULAR MEETING OF 19th JANUARY, 1939. 2

Correspondence

A letter dated 16th January, 1939, was read from Mr. E. G. Baynes, regretting his inability to attend the proposed joint dinner meeting of the Commission and the City Council owing to the fact that he would be absent from the City on that date. Mr. Baynes expressed the pleasure he had received from his association with the Commission during the past decade and wished the members success in all their efforts and stated that he would continue to watch their work with much interest.

A letter dated 18th January, 1939, was read from H. F. Hines, Secretary, Vancouver School Board, asking its opinion relative to the ultimate disposition of its property comprising the Fairview School site on the south-west corner of Granville Street and Broadway. Trustee Campbell amplified the letter stating that the disposition of this property had been the subject of considerable discussion. The School Board had thought that a major portion of it might be used for park purposes and that the Granville frontage might be leased on a comparatively short term lease for business purposes. After considerable discussion, it was

Moved by Mr. Sharp
Seconded by Mr. Owen

THAT the School Board letter relative to the Fairview School site be referred to the Executive Committee for consideration and report.
CARRIED.

A letter dated 14th January, 1939, was read from A. J. Harrison, Secretary of Zoning Matters, referring an application from Joseph Astley, 4423 Slocan Street, for a change in the zoning classification of Lots 10, 11 and 12, Block 4, south half of Section 6, Hastings Township, situated on the north-west corner of 28th Avenue and Slocan Street, from a One-Family Dwelling District to a Local Commercial District.

It was

Moved by Mr. Cleveland
Seconded by Mr. Jackson

THAT Mr. Astley's application be referred to the Zoning Committee for report.
CARRIED.

Financial Statement, 1938

The Financial Statement covering the operations of the Commission during the year 1938 was read. This showed an expenditure of \$4285.97 which left an unexpended balance of \$114.03 from the sum of \$4,400.00 appropriated to the Commission by the City Council. This Statement, having been approved by the Executive Committee, was received and ordered filed.

1938 Annual Report

The Secretary presented the draft of the Annual Report of the Commission for the year 1938. Upon it being read, it was

Moved by Mr. Jackson
Seconded by Mr. Hansuld

THAT consideration of the Annual Report be held over until the 1939 Estimates, mentioned in the Report, receive consideration.
CARRIED.

REGULAR MEETING OF 19th JANUARY, 1939. 3

Estimates for 1939

The following Budget of the Commission for 1939, amounting to \$4,940.00, and which had been recommended by the Executive Committee for adoption, was presented to the meeting:

Salaries:

Engineer-Secretary	12 months @ \$150.00 -	\$1,800.00
Clerk-Stenographer	12 months @ \$92.50 -	1,110.00
Draughting Services	say	150.00
Relief Stenographer	say	40.00
		<u>\$3,100.00</u>

Rent:

Offices, 309 and 310 Royal Trust Building

309, 12 months @ \$35.00 -	\$420.00
310, 12 months @ \$40.00 -	<u>\$480.00</u>
	\$ 900.00

Expenses:

12 months @ \$70.00

\$ 840.00

Publicity:

\$ 100.00

\$4,940.00

Considerable discussion ensued, especially in connection with the request for the payment of the rent for the Board Room at 309 Royal Trust Building.

Mr. Jackson suggested that the Secretary be instructed to interview the Building Management relative to the use of the Board Room in 1939.

Mr. Owen felt that the Commission's offices should be located along with the other civic offices in the City Hall. It was pointed out by several other members of the Commission, however, that the present location was extremely convenient to a large majority of the members of the Commission; that it allowed the Engineer-Secretary, who had adjoining offices, to carry on upon a part-time basis, and also that it was a convenience to the business public to have a considerable amount of public records in the downtown business district.

After considerable discussion, it was

Moved by Mr. Buck

Seconded by Mrs. McGovern

THAT the 1939 Annual Report of the Commission be approved, and that after the Secretary's consultation with the Royal Trust Building Management, the above Estimates amounting to \$4,940.00 be approved, adopted and forwarded to the City Council.

CARRIED.

REGULAR MEETING OF 19th JANUARY, 1939. 4

Organization of Commission for 1939

The Chairman announced that this was the first regular meeting of the Commission to be held since the appointment of the full Commission and that it was now in order to complete the organization for the ensuing year. He stated that he had enjoyed the office of Chairman and expressed his thanks for the wholehearted cooperation he had received from the members of the Commission and staff and the uniform courtesy with which the business of the meetings had been carried out. He stated that it had not been a particularly busy year for the Commission, chiefly owing to the small amount of building activity throughout the City and the City's lack of funds for public improvements.

It was

Moved by Mr. Jackson THAT the Commission express its appreciation of the services rendered by the Retiring Chairman and by the staff during the past year.
Seconded by Mr. Sharp

The resolution was placed before the meeting by Mr. Hansuld and carried unanimously.

After thanking the members for their expression of appreciation, the Chairman then called for the report of the Nominating Committee which had been appointed at the last meeting.

Report of the Nominating Committee

Mr. Hansuld reported for the Nominating Committee, consisting of Messrs. Campbell, Cleveland and Hansuld, and announced that for the office of Chairman they had nominated Mr. George C. Miller.

Moved by Mr. Jackson THAT nominations for the office of Chairman be closed.
Seconded by Mrs. McGovern
CARRIED.

Mr. Miller was then declared duly elected Chairman for the ensuing year.

Mr. McPherson then vacated the Chair, handing over the office to the new incumbent, Mr. Miller.

The new Chairman expressed his thanks and appreciation of the honour and hoped that, with the cooperation of the other members of the Commission, the work would be carried out to their entire satisfaction. He stated that during his decade of service as a member of the City Council, he knew that the Council fully appreciated the work of the Commission and felt that the Commission did not fully realize the esteem with which it was held by the Council.

Mr. Hansuld continued with the report of the Nominating Committee, and announced that Mr. F. E. Buck had been nominated for the office of Vice-Chairman.

Moved by Mr. Owen THAT the report of the Nominating Committee be approved and adopted.
Seconded by Mr. McPherson
CARRIED.

The Chairman then declared Mr. Buck elected as Vice-Chairman.

REGULAR MEETING OF 19th JANUARY, 1939. 5

Mr. Hansuld then reported that the following were nominated as members of the Executive Committee for the year 1939:

Messrs. G. L. T. Sharp
H. V. Jackson
W. R. Owen

Moved by Mr. Bennett
Seconded by Miss Gutteridge
THAT the report of the Nominating Committee relative to the members of the Executive Committee be approved and adopted. CARRIED.

The Chairman then declared the above members elected as members of the Executive Committee. He also reminded the meeting that Mr. McPherson, as retiring Chairman, would be an ex-officio member of the Executive Committee.

Rules for Procedure

The Commission's "Rules for Procedure" which were originally adopted on 6th April, 1926, and which had been amended in a few minor details from time to time, were then presented. The Secretary pointed out that in Section 7, seven members of the Commission constituted a quorum. This number had been set by the City Council in the original Town Planning By-law. He suggested that in the same section a quorum for the Executive Committee be set at three, this being the quorum which had been unofficially adopted during the past several years.

Moved by Mr. Sharp
Seconded by Mr. Briggs
THAT the following be added to Section 7 of the Rules for Procedure: "For Executive Committee meetings, three members shall constitute a quorum." CARRIED.

Moved by Mr. Hansuld
Seconded by Mr. Buck
THAT the Rules for Procedure as read, with the above amendment, be approved. CARRIED.

Standing Committees

Moved by Mr. Hansuld
Seconded by Mrs. McGovern
THAT the Executive Committee be instructed to prepare a slate of Standing Committees for 1939 for presentation at the next regular meeting. CARRIED.

The present constituted committees were requested to carry on until the new committees had been approved.

REGULAR MEETING OF 19th JANUARY, 1939. 5

Joint Dinner Meeting with City Council

The report of the Special Programme Committee, appointed at the last meeting to consider a programme for the joint dinner meeting of the City Council, Zoning By-law Board of Appeal and Commission, was then read. It was decided to request His Worship, the Mayor, to present a gavel to the retiring Chairman. It was also decided to request Mr. Willie Dalton, Chairman of the Appeal Board, to speak briefly on behalf of his Board.

The following brief talks were suggested by the Committee:

"The General Work and Purposes of the Town Planning Commission" - by Mr. E. A. Cleveland

"A Decade of Accomplishments of the Recommendations in the Commission's Report" by Mr. B. G. Hansuld.

"Regional Planning" by Mr. H. V. Jackson

"The Future for Vancouver's Town Plan" by Mr. F. E. Buck.

Moved by Mr. McPherson THAT the report of the Special Programme
Seconded by Mr. Briggs Committee for the joint dinner meeting
be approved. CARRIED.

There being no further business the meeting adjourned
at 12:05 o'clock P.M.

Chairman

Secretary

John J. Walker



VOL. XXIV VANCOUVER, FRIDAY, JUNE 23, 1939 No 4

THIS BURNS US UP

Forest fires burn up valuable timber and hide scenery, too

FROM the saga of these parts, we understand that the original native sons of British Columbia had their own system of radio long before Marconi and deForest began training the short waves.

If one of the braves of the Ugh-Ugh tribe feared a visit from his mother-in-law, plus camp followers to the number of 500, and hadn't tepees for them all, he'd send up a series of smoke screens, meaning, "Heap measles, whooping cough, tonsillitis. Stay away, you old battle-ax."

In his usual way, of course, the white man has gone the redskin one better, and we have heap big smokes extending for miles and lasting for weeks, and they say to the tourist just what the brave probably said to his mother-in-law, but in more polite language.

Forest fires are definitely out of fashion. They burn up millions of dollars' worth of timber. They hide our mountains and our scenery.

Many of these forest fires could be prevented by ordin-

ary precautions. A carelessly thrown-away match, a camp fire not fully extinguished, a fire started but allowed to get out of control — these are a few of the many ways fires can get a hold. Underbrush will soon be as dry as tinder, so don't take any chance on starting something.



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PARKS, PLAYGROUNDS AND BEACHES

Keep this list of summer resorts for future reference

ALEXANDRA PARK: Beach avenue, Davie and Robson (Nos. 8 and 9) cars to terminus.

BALACLAVA PARK: 81st and Balclava, Dunbar (No. 14) car and Macdonald bus.

BRAEMAR PARK: 26th and Willow, Oak street (No. 17) car; Cambie bus to Willow.

BREWERS PARK: On Victoria drive just north of Kingsway, Victoria road (Nos. 9-10) or Joyce road (No. 11) cars.

CAMBIE STREET GROUNDS: Cambie and Dunsmuir streets, all car lines.

CARNARVON PARK: 16th and 19th, west of Mackenzie street, Macdonald bus.

CENTRAL PARK: Central Park interurban or Pacific Stage.

CLARK PARK: Grandview (No. 4) car to 14th avenue.

CLINTON PARK: Grant and Graveley, Clinton and Slokan, Nanaimo street car.

COLLINGWOOD PARK: Joyce road (No. 11) car to terminus.

CONNAUGHT PARK: 10th avenue west, Broadway west (Nos. 14, 15, 16) cars to Vine or Larch streets.

DOUGLAS PARK: 20th and Heather, Oak street (No. 17) car to 20th avenue.

EBURNE PARK: Oak street (No. 17) car to 71st avenue.

GARDEN PARK: Garden drive and 2nd avenue east, Nanaimo street car to Garden drive.

GORDON PARK: 49th avenue, east of Argyle, (No. 10) car to 49th avenue.

GRANDVIEW PARK: Grandview (No. 4) car to Commercial drive and Charles street.

GRANVILLE PARK: Fir and 14th, Kerrisdale (Nos. 6 and 7) cars to 14th avenue.

GRAY'S PARK: St. Catherine and 84th avenue, Fraser (No. 7) car.

HARO PARK: Playgrounds, Robson (No. 5) car to Bute street.

HASTINGS PARK: Hastings east (No. 14) car to Renfrew street or Hastings Park (No. 20) car to terminus.

HEATHER PARK: Heather and 18th avenue, Oak street (No. 17) car; Cambie bus.

HILLCREST PARK: Northeast of Little Mountain (No. 8) car.

KERRISDALE PARK: Kerrisdale (No. 7) car to 41st and Elm street.

KILLARNEY PARK: 45th avenue, Kerr and Carleton (No. 11) car to Carleton; walk south.

KITSILANO PARK: See Kitsilano beach.

LITTLE MOUNTAIN PARK: Oak street (No. 17) car to 83rd avenue.

McBRIDE PARK: 4th avenue (No. 4) car to Waterloo.

MAPLE GROVE PARK: 51st and Yew, Lulu Island interurban to 51st avenue.

MARPOLE PARK: 72nd and Carlier, Oak street (No. 17) car, Kerrisdale (No. 7) car, connect with Granville south bus.

MEMORIAL PARK (South): Fraser (No. 7) car to 41st avenue.

MEMORIAL PARK (West): Dunbar (No. 14) car to 31st avenue.

MOBERLEY PARK: Fraser (No. 7) car to 57th avenue; walk east.

NORQUAY PARK: Kingsway and Wales (No. 11) car.

OAK PARK: Oak street (No. 17) car to Park drive.

OPPENHEIMER PARK: Hastings Park (No. 20) car to Dunlevy or Jackson street.

PANDORA PARK: Pandora and Templeton drive, Hastings east (No. 14) car to Templeton drive or Nanaimo street.

PRINCE EDWARD PARK: Prince Edward and 23rd avenue east, Main street (No. 3) car to 23rd avenue.

RENFREW PARK: Grandview Highway bus to Renfrew street and 21st avenue.

RENFREW PLAYGROUNDS: Grandview Highway bus to 15th avenue.

ROBSON PARK: Fraser (No. 7), Victoria road (Nos. 9-10), or Joyce road (No. 11) cars to 14th avenue and Kingsway.

RUPERT PARK: Grandview Highway bus to Rupert and 19th avenue.

STANLEY PARK: Stanley Park (Nos. 10-11) cars to Georgia street entrance, or Robson (No. 5), or Davie (No. 8) cars to English Bay entrance.

SUNNYSIDE PARK: Victoria road (Nos. 9-10), or Joyce road (No. 11) cars to Glen drive.

SUNSET PARK: Main and Prince Edward, 51st and 53rd, (No. 3) Main car.

TATLOW PARK: Point Grey road, 4th avenue (No. 4) car to Macdonald street.

TEMPLETON PARK: Hastings east (No. 14) car to Temple-

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ton or Garden drive; walk south.

THORNTON PARK: Main street and Terminal avenue. All Main street cars.

VICTORIA PARK: Grandview (No. 4) car to Grant or Kitchener street; walk east.

WEST POINT GREY PARK: (Nos. 15-16) cars to Trimble street; walk north.

WILSON PARK: 41st avenue and Fraser, Fraser (No. 7) car.

WINDERMERE PARK: Hastings east (No. 14) car to Windermere.

WINONA PARK: Yukon, 59th and 62nd (No. 3) car and Extension line.

WOODLAND PARK: Grandview (No. 4) car to Keefer street.

BATHING BEACHES AND POOLS

CRYSTAL POOL: Indoor swimming all year. Open daily. Beach avenue. Take Davie (No. 3) car to Nicola street.

ENGLISH BAY: Davie or Robson (Nos. 3 and 5) cars going west.

JERICHO BEACH: 4th avenue (No. 4) car going west to Terminus; walk north.

KITSILANO BEACH AND POOL: No. 12 car.

LOCARNO BEACH: 4th avenue (No. 4) car going west to terminus, or Dunbar or West Point Grey (Nos. 14, 15, 16) cars to Alma and Broadway, then by Spanish Banks bus to Trimble street.

LUMBERMEN'S ARCH: Stanley Park, Bathing pool. Take Stanley Park (Nos. 10-11) cars to main entrance.

NEW BRIGHTON PARK AND POOL: Windermere, Nootka and Waterfront, (No. 20) car to Hastings Park; walk east.

SECOND BEACH AND POOL: Davie or Robson (Nos. 3 and 5) cars going west; walk west through Stanley Park.

SPANISH BANKS BEACH: Same as to Locarno. Remain on bus to Blanca street or terminus.

TROUT LAKE: Grandview (No. 4) car to 15th avenue; walk east.

NORTH SHORE PARKS AND CANYONS

CAPILANO CANYON: Take North Vancouver ferry, foot of Columbia street, reached by all street cars passing Hastings and Columbia and Powell and Columbia. Ferry fare, 10 cents cash. North Shore street cars meet all ferries. Take Capil-

lano car going west. Walk of three-quarters of a mile from terminus to first canyon and suspension bridge; two and a half miles to second canyon.

GROUSE MOUNTAIN AND NORTH LONSDALE: North Vancouver ferry and Lonsdale line to terminus. Reaches highest point north in city, and fine view of Vancouver.

LYNN VALLEY AND SEYMOUR CREEK: North Vancouver ferry and Lynn Valley car to terminus. Picnic grounds. Seymour Creek short walk farther.

MAHON PARK: Lonsdale car to 16th street; walk west.

SEYMOUR PARK: North Vancouver. One mile east of Second Narrows bridge. Deep Cove stage.

FERRIES: North Vancouver ferries leave from Columbia street, Vancouver. Take any downtown car to Columbia and Hastings or Columbia and Powell.

ATHLETIC PARKS AND RACE TRACKS

ATHLETIC PARK: 5th avenue and Hemlock. Cars Nos. 1, 4, 6, 7, 13, 14, 15 and 16.

BRIGHOUSE PARK: Lulu Island interurban.

CENTRE PARK: (Softball grounds), Broadway and Fir, (Nos. 14, 15 and 16) cars.

CON JONES PARK: Hastings Park (No. 20) car to Renfrew street.

LANDSOWNE PARK: Lulu Island interurban.

NEW WESTMINSTER AND SUBURBAN PARKS

BURNABY PARK: Burnaby Lake interurban to Hill, or Central Park interurban. Change at Fraser Arm to 6th bus.

HUME PARK: Sapperton. Burnaby Lake car.

McPHERSON PARK: Burnaby, corner McPherson and Rumble. Take Central Park car to McPherson avenue and walk south. (Soccer games).

MOODY PARK: New Westminster, Central Park car; change at Fraser Arm to bus.

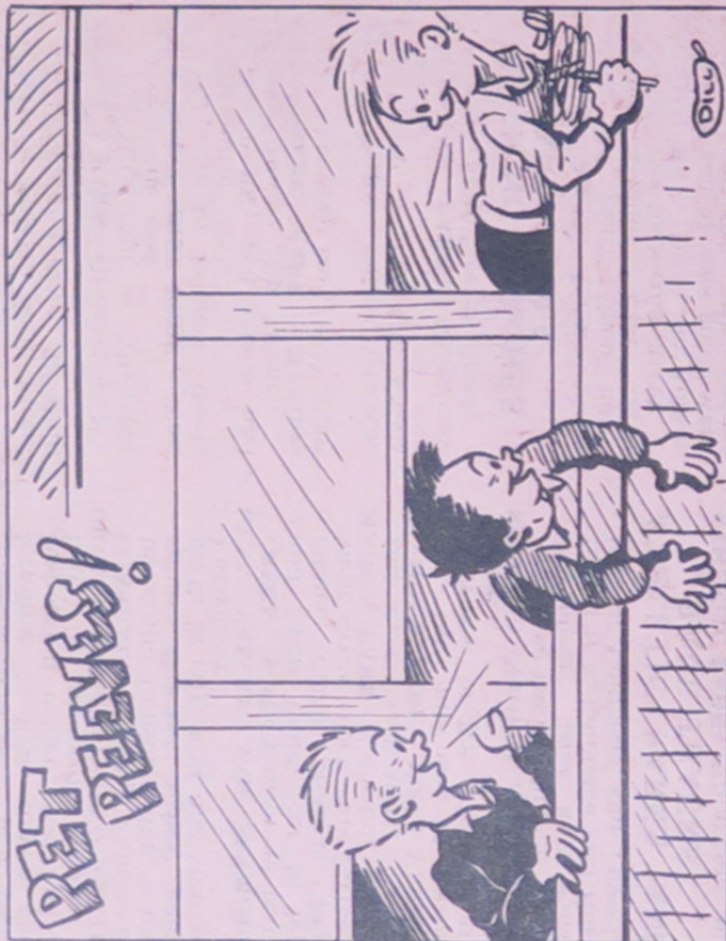
QUEEN'S PARK: New Westminster. Central Park interurban, change at Fraser Arm or Burnaby Lake interurban to Leopold Place.

RICHMOND PARK: Near Brighthouse, Lulu Island. (Soccer games).

WILLINGDON PARK: North Burnaby. Hastings Extension line to Willingdon avenue, and walk north.

The Buzzer

June 23, 1939



SYMPHONY CONCERT SUNDAY

The first of this summer's series of symphony concerts in Stanley Park by the Vancouver Symphony orchestra will be presented on Sunday by the B. C. Electric Railway company. They will be given from 8 to 5 o'clock from the Malkin Memorial shell.

"Why hasn't this job been done, Jones?" shouted the Boss. "I told you to do it a month ago."

"Sorry, sir. I forgot," mumbled the office boy.

"Forgot, indeed! What would you say if I forgot to pay your wages?"

"Well, sir, I would tell you immediately and not wait a month before kicking up a fuss about it."

Buy "slacks," nine rides for 50 cents.

SINGLE FARE

Single fare for round trip is in effect on Sundays between New Westminster and points on the Fraser Valley line, minimum 25 cents. Add 35 cents for round trip between Vancouver and New Westminster.

Kitsilano and Point Grey Horticultural society's third annual rose and summer flower show will be held in Ryerson church gymnasium, 45th avenue and Yew street, Friday and Saturday, June 23 and 24. Lulu Island inter-urban to 45th avenue or Kerrisdale car (No. 7) to Yew street.

Old Lady: "Little boy, why aren't you in school instead of going to this movie?"

Little Boy: "'Cause I got the measles."

Vancouver Town Planning Commission - 1939

FOLDER NO 8-14



CITY
CLERK'S OFFICE
FRED HOWLETT, J.P.
CITY CLERK

TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

August 15, 1939

Professor F.E. Buck,
2403 W. 37th Avenue,
Vancouver, B.C.

Dear Sir:

I enclose herewith Minutes of the
Special Committee re School and Park Sites, dated
August 9th, 1939, which were adopted by Council
on the 14th instant.

Yours faithfully,

CITY CLERK.

DHL:MH
Enc.

August 9th, 1939.

SCHOOL AND PARK SITES COMMITTEE

The Special Committee re School and Park Sites met on Wednesday, August 9th, 1939, at 10:15 a.m.

Present: Aldermen Bennett (Chairman) and Gutteridge, the Acting City Comptroller, the City Engineer, the Corporation Counsel, J.A. Walker (Town Planning Commission), Park Commissioner C. W. Thompson.

Also present: The Supervisor of Lands Department, A. S. Wootton (Superintendent of Park Board), Professor F.E. Buck.

The Committee begs to recommend to Council the adoption of the following report:

(1) Re Suggested Playground in Vicinity of 20th Avenue and Ontario Street:

RECOMMENDED that the communication received from Alderman Wilson, enclosing a petition from residents in the vicinity of 20th Avenue and Ontario Street, requesting the establishment of a playground for children in this area, be referred to the Park Board for report as to the necessity of a park in this area.

(2) Re Offer of Land by the Hon. T. Marburg:

A recommendation from the Park Board, advising against the acceptance of this offer, as the property in question lies between and near to Killarney and Central Parks, was received. A communication from Loewen & Harvey, Limited, advising that the Hon. T. Marburg has withdrawn his offer to donate property lying between 46th and 49th Avenues, Doman and Tyne Streets, was also received.

RECOMMENDED that a letter be forwarded to the Hon. T. Marburg, expressing the City's appreciation of the offer mentioned in the premises, and laid before the Committee sometime ago.

(3) Re Beach Avenue Lots:

A recommendation from the Park Board, requesting that waterfront Lots 7, 8, & 9, immediately north-west of Bute Street, on Beach Avenue, be secured if possible, by exchange for other tax sale property, was received.

RECOMMENDED that the question of exchanging Lots 7, 8, & 9, immediately north-west of Bute Street on Beach Avenue, known as property belonging to the Reifel Estate, for City-owned property, be referred to the Sales of City Properties Committee, to negotiate with the applicants, and in the meantime, the Corporation Counsel prepare a report for submission to this Committee, as to the possibility of exchanging the above lots for tax sale property.

RECOMMENDED that the question of the possibility of utilizing the unexpended balance in the English Bay Foreshore By-law, be given consideration.

(over)

School and Park Sites Committee, Aug. 9/39 2.

(4) Re Offer of Land by Mr. W.H. Malkin:

A recommendation from the Park Board was received, requesting that the offer of Mr. Malkin to donate about six acres, immediately north of Mr. Malkin's residence and bounded on the North by 43rd Avenue and on the East by Balclava Street, be accepted.

RECOMMENDED that the offer of Mr. Malkin, as noted in the premises, be accepted, and the details in connection therewith, be left in the hands of the Corporation Counsel.

RECOMMENDED that a letter be sent to Mr. Malkin, conveying the City's sincere appreciation for this kind offer.

(5) Re Arkell Park, at the Intersection of 50th Ave. and Marine Drive, and Elm Street:

A communication was received from the City Solicitor, which pointed out that if Arkell Park is to be returned to Mr. Arkell, it should be subject to the following conditions:

- "1. A conveyance from the City to Mr. Arkell.
2. That the park should be added to the adjoining parcel of land.
3. That the City should retain a strip of land necessary to widen Marine Drive to a width of forty feet from the centre line which would mean retaining that portion lying east of the line parallel to and seventy-three feet west of the east side of Marine Drive (this is in accordance with the provisions of the Point Grey By-law, and follows also a recommendation of the City Engineer. It may require proper plans to be made after a survey in order to obtain proper dedication of this portion.)
4. Mr. Arkell to bear the expense of the necessary conveyance and registration fees.
5. Mr. Arkell to agree in writing to the above-mentioned conditions."

RECOMMENDED that Arkell Park be returned to Mr. Arkell, as requested, subject to the above-mentioned conditions, and also providing no accessory buildings are placed upon this property.

(6) Re School Site, between 51st and 53rd Aves., and between St. George and Prince Edward Streets:

RECOMMENDED that the School Board be requested to consider the advisability of lifting the reserve for a possible school site, placed upon the above property, or exchanging this property for some other site, in order that the property in question may be prepared for sale.

The Committee then adjourned.

PARK SITES COMMITTEE

Wednesday, August 9th, 1939.

@ 10.00 a.m.

1. From City Clerk, re proposed playground in vicinity of 20th Avenue and Ontario Street.
2. Re Offer of Land by the Hon. T. Marburg.
3. Re Beach Avenue Lots: Note the recommendation of the Park Board.
4. Re Malkin Property: Note the recommendation of the Park Board.
5. From City Solicitor, re Arkell Park at the Intersection of 50th Avenue and Marine Drive and Elm Street.

Vancouver Town Planning Commission - 1939

FOLDER NO 8-14

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 3rd August,
1939, at 11:00 o'clock A.M.

Alex. Waller.

Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 6th JULY, 1939.

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, 6th July, 1939, at 11:00 o'clock A.M.

Present: Mr. F. E. Buck, (Vice-Chairman) (in Chair); Messrs. Earl M. Bennett, Joseph Briggs, H. V. Jackson, W. R. Owen, G. L. T. Sharp; Alderman H. R. Gutteridge, representing the City Council; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. George Hansuld, representing the National Harbours Board; Mr. W. G. Swan, representing the Parks Board; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last meeting, held on 1st June, 1939, having been mailed to each member and found correct, were taken as read and were, on motion, adopted.

Under the heading of "Business arising from the Minutes" the Chairman called upon the representative of the Nominating Committee to present its report relative to the filling of the vacancies on the Executive Committee. Reporting for the Nominating Committee, Mr. Hansuld advised that Mr. F. E. Buck had consented to accept the Chairmanship, and that Mr. H. V. Jackson the Vice-Chairmanship, both for the balance of the year.

Moved by Mr. Cleveland THAT the report of the Nominating Committee be approved.
Seconded by Mr. Bennett CARRIED.

Upon the motion being put to the meeting by Mr. Hansuld it was carried unanimously, and Mr. Buck and Mr. Jackson were declared elected Chairman and Vice-Chairman respectively, for the remainder of 1939.

In regard to the vacancy on the Committee of the Executive occasioned by the elevation of Messrs. Buck and Jackson, it was

Moved by Mr. Hansuld THAT Mr. W. G. Swan be nominated as a member of the Executive Committee.

Moved by Mr. Sharp THAT nominations close.
Seconded by Mr. Bennett CARRIED.

The Chairman declared Mr. Swan duly elected.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, July, 1939.

J. Alexander Walker,	Engineer-Secretary,	\$242.50
F. M. Ross	Clerk-Stenographer,	

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 6th JULY, 1939.

2). Expenses, Vancouver Town Planning Commission,
June, 1939.

Postage, Excise, Exchange	\$4.25	
Carfare, Staff	1.25	
Automobile Allowance	6.80	
Extra Newspapers	2.15	
Pamphlet	0.25	\$ 14.70
B. C. Telephone Co., June		9.00
B. C. Electric Railway Co., Light, June		1.00
Vancouver Towel Service Co., June		1.50
Clarke & Stuart Co. Ltd., Stationery,		6.95
Underwood Elliott Fisher Ltd., Typewriter Inspection,		
(three months - April, May and June)		3.00
C. C. Carter, Electrical Contractor, Buzzer Repairs		2.25
American Institute of Planners,		
1 year's subscription "Planners Journal" - 2.00		
Bank charges - 0.09		2.09
Russell Sage Foundation, Book - 2.50		
Bank Charges - 0.09		2.59
L. M. Wunderlich, Book - 1.00		
Bank Charges - 0.09		1.09
		\$ 44.17

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

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

Correspondence

A letter dated 13th June, 1939, was read from Fred Howlett, City Clerk, advising that the City Council on 12th June last, had appointed Mr. F. N. Hamilton as a member of the Town Planning Commission for the balance of the year 1939, and for the years 1940 and 1941. The letter was ordered filed.

A letter dated 13th June, 1939, was read from Fred Howlett, City Clerk, advising that on 12th June last, the City Council approved of the application of Mrs. Theresa Ingard for a change in the zoning classification of the area lying between 12th and 14th Avenues and between Ash Street and the lane west of Cambie Street, from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District. The letter was ordered filed.

Standing Committees:

The Secretary advised the meeting that owing to the resignation of Chairman G. C. Miller, and the appointment to the Commission of Mr. F. N. Hamilton, it had been necessary to alter some of the Standing Committees. The Executive Committee recommended the following personnel for the Standing Committees for the remainder of 1939:

VANCOUVER TOWN PLANNING COMMISSION

REGULAR MEETING OF 6th JULY, 1939. 3

Harbour and Railways

Mr. J. A. Campbell
Mr. B. G. Hansuld
Mr. H. V. Jackson
Mr. W. G. Swan

Legislation

Mr. J. A. Campbell
Mr. E. A. Cleveland
Mr. B. G. Hansuld

Plans Approval

Mr. E. A. Cleveland
Mr. H. V. Jackson
Mr. J. C. McPherson
Mr. G. D. T. Sharp

Publicity

Mr. E. M. Bennett
*Mr. B. G. Hansuld
Ald. H. R. Gutteridge
Mr. H. V. Jackson

Recreation and Civic Art

*Mr. F. N. Hamilton
Ald. H. R. Gutteridge
Mrs. A. M. McGovern
Mr. W. R. Owen
Mr. G. L. T. Sharp
Mr. W. G. Swan

Streets and Transit

*Mr. F. N. Hamilton
Mr. Joseph Briggs
Mrs. A. M. McGovern
Mr. J. C. McPherson
Mr. G. L. T. Sharp
Mr. W. G. Swan

Street Widening Legislation

Mr. J. A. Campbell
Mr. E. A. Cleveland
*Ald. H. R. Gutteridge
Mr. B. G. Hansuld
Mr. J. C. McPherson
Mr. W. G. Swan

Zoning

Mr. E. M. Bennett
Mr. Joseph Briggs
Mr. E. A. Cleveland
Ald. H. R. Gutteridge
*Mr. F. N. Hamilton
Mr. H. V. Jackson
Mr. J. C. McPherson
Mr. W. R. Owen

* Denotes change.

Moved by Mr. Hansuld
Seconded by Mr. Sharp

THAT the report of the Executive Committee relative to the change in personnel of the Standing Committees for 1939, as above enumerated, be approved and adopted. CARRIED.

Harbour and Railways Committee

The Harbour and Railways Committee reported that it had studied the proposed amendments to the Commission's plan for the reclamation of the False Creek area and had prepared a draft letter to the City Council. This letter was read and it was suggested that some reference should be added to the effect that the Commission was fully aware of the requirements relative to the interceptor sewer south of the area. The various amendments to the original plan as suggested in the report to the City Council were discussed, and it was finally

Moved by Mr. Sharp
Seconded by Ald. Gutteridge

THAT the report to the City Council and the accompanying plan, with amendments, be approved. CARRIED.

Sympathetic reference was made to the tragic loss sustained by Mr. Arthur G. Smith, a former Chairman of the Commission, and it was

Moved by Mr. Sharp
Seconded by Mr. Owen

THAT the Secretary be requested to send a letter of condolence and sympathy to Mr. Smith. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 6th JULY, 1939. 4

The Chairman reminded the meeting that Alderman G. C. Miller had now resigned from the Commission and desired to ascertain the views of the meeting relative to the usual procedure of presenting a Gavel. It was decided to leave the matter until the end of the year for formal presentation.

Mr. Buck expressed his thanks and appreciation to the meeting for the honour in electing him as Chairman of the Commission for the balance of the year, and Mr. Jackson expressed similar sentiments.

Mr. Hansuld stated that on behalf of the National Harbours Board and Mr. K. J. Burns, Port Manager, he had pleasure in inviting the members of the Commission and their ladies, on a tour of the Harbour and False Creek on the "Fispa" at some convenient date during the summer season.

Moved by Mr. Cleveland
Seconded by Mr. Swan
THAT the kind invitation of the National Harbours Board be accepted with thanks and that the Secretary confer with Mr. Hansuld as to the date and other arrangements.
CARRIED.

The Secretary advised that, owing to the press of work in connection with the preparation of the final report of the Special Fire Protection Committee, he had been unable to prepare the data necessary for the calling of a meeting of the Streets and Transit Committee to discuss the various matters which had been referred to it.

Mr. Hansuld referred to the matter which had been discussed at the last meeting, namely, Mr. P. R. U. Stratton's letter in regard to the new highways. The Secretary advised that this had been referred to the Streets and Transit Committee which, as just explained, had no report.

On behalf of the Lower Mainland Regional Planning Association, Mr. Jackson outlined the proceedings of its last meeting and stated that the matter of the new highways was in hand and that a meeting was to be held as soon as could be arranged at New Westminster to which the Minister of Lands and Minister of Public Works were to be invited. After a discussion, it was

Moved by Mr. Swan
Seconded by Mr. Bennett
THAT the Chairman and Vice-Chairman and Secretary be requested to draw up a memorandum on the advisability of the creation of a provincial Town Planning Bureau for presentation at the proposed Lower Mainland Regional Planning Association meeting.
CARRIED.

There being no further business the meeting adjourned at 12:00 o'clock Noon.

Alex. Walker.

Secretary.

Chairman.

FOLDER NO 8-14

Vancouver Town Planning Commission - 1939

VANCOUVER
TOWN PLANNING
COMMISSION
SPECIAL MEETING OF 13th JULY, 1939.

A special 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, 13th July, 1939, at 11:30 o'clock A.M.

Present: Mr. F. E. Buck, (Chairman); Messrs. E. M. Bennett, Joseph Briggs, H. V. Jackson, J. C. McPherson and G. I. T. Sharp; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; and J. Alexander Walker, Engineer-Secretary.

Being a special meeting the minutes of the last meeting were not considered.

The meeting was convened to consider the report of the Plans Approval Committee in connection with the application of Brig.-Gen. J. A. Clark on behalf of the Elizabeth Stewart Estate, for the approval of the proposed subdivision of Lot 1, Block 38, D.L. 526, on the north-east corner of Angus and Marpole Avenues. General Clark appeared before the meeting and explained it was desired to subdivide the property consisting of 2.99 acres into 5 lots, all of which were over half an acre in area. The plans indicated that the present dwelling would be situated in a lot containing approximately 0.67 acres which was comparable with the size of the dwelling. He stated that he had interviewed several of the property owners and although he had not their consent in writing, he was of the opinion that there would be no objection to the subdivision. He further explained that he desired approval as early as possible owing to the complicated condition of the estate in regard to this property. He further pointed out that it was desired to keep Lot 3 (vide plan) as near half an acre as possible and for this reason the subdivision was made as shown. The meeting agreed, however, that should it be found desirable to change the dividing line between Lots 2 and 3 so that the southerly end thereof would coincide with the northerly end of the dividing line between Lots 4 and 5, there would be no objection.

It was

Moved by Mr. McPherson
Seconded by Mr. Sharp

THAT approval be given to the proposed subdivision of Lot 1, Block 38, D.L. 526, into five lots in accordance with the plan submitted and that if the applicant desired, the southerly end of the boundary between Lots 2 and 3 could be moved to coincide with the northerly end of the boundary between Lots 4 and 5.

CARRIED.

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

J. Alexander Walker

Secretary.

Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 19th January,
1939, at 11:00 o'clock A. M.

James Walker

Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 5th JANUARY, 1939.

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, 5th January, 1939, at 11:00 o'clock A. M.

Present: Mr. J. C. McPherson (Chairman); Messrs. Joseph Briggs, F. E. Buck, F. N. Hamilton, H. V. Jackson, W. F. McClintock and W. R. Owen; Alderman H. R. Gutteridge, representing the City Council; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. E. George Hansuld, representing the Harbour Board; Mr. A. J. Harrison, Secretary, Zoning By-law Board of Appeal; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last meeting held on 1st December, 1938, having been mailed to each member and found correct were, on motion, adopted.

Being the first meeting in 1939, the Chairman extended New Year's greetings to all the members who heartily reciprocated.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$242.50
January, 1939.

2). Accounts, Vancouver Town Planning Commission,
December, 1938.

Postage, Excise, Exchange	\$6.25
Carfare, Staff	1.75
Automobile Allowance	7.90
Pamphlets	0.45
Extra Newspapers	<u>0.65</u>
	\$ 17.00
B. C. Telephone Co., December	10.20
B. C. Electric Railway Co., Light, December	2.08
Vancouver Towel Service Co., December	1.50
Clarke & Stuart Co., Stationery,	5.20
Underwood, Elliott, Fisher, Ltd., Typewriter	3.00
Inspection (Three months, October, November, Dec)	22.50
Office Specialty Mfg. Co., Filing Cabinets	
New Jersey State Planning Board, Pamphlet -	0.50
Bank Charges	<u>0.08</u>
	0.58

National Institute of Municipal Law Officials,
Pamphlet - 1.00
Bank Charges - 0.09
1.09

Brooks-Corning Ltd., 2 Transfer Cases 13.00
Canadian National Express, Charges on Parcel 4.32
Assessment, Workmen's Compensation Board, 1938 10.02
90.49

(Less Credit, Workmen's Compensation Board,
1938, Paid Direct by City)
10.02
80.47

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

Moved by Mr. McClintock THAT the above accounts be passed for
Seconded by Mr. Buck payment.
CARRIED.

REGULAR MEETING OF 5th JANUARY, 1939. 2

Financial Statement, 1938

The Secretary advised that subject to final confirmation as to the exact amount of the account for the Workmen's Compensation Board 1938 Assessment (and allowing the sum of \$10.00 to cover it) there would be a surplus of approximately \$116.00 left from the 1938 appropriation of \$4,400.00. It was announced the Financial Statement would be presented at the next meeting when the exact amount of the Workmen's Compensation Board 1938 Assessment was received from the City Hall.

Correspondence

A letter dated 29th December, 1938, was read from Mayor George C. Miller, expressing his appreciation of the services and cooperation of the Commission during his tenure of office, and wishing the members and staff of the Commission the compliments of the season. The meeting expressed its gratification of the Mayor's letter and it was

Moved by Mr. Buck THAT the Chairman and Secretary be
Seconded by Mr. Jackson requested to forward a suitable reply
on behalf of the Commission. CARRIED.

Nominating Committee

Following out the usual procedure at the initial meeting of the year, the Chairman suggested that a Nominating Committee be appointed to bring in a slate of officers for the ensuing year's Executive.

Moved by Mr. Buck THAT the Chairman be authorized to
Seconded by Mr. Jackson appoint a Nominating Committee of
three to bring in a slate of officers
for the ensuing year's Executive, at
the next regular meeting. CARRIED.

Joint Dinner Meeting

The matter of carrying out the usual practice of holding a joint dinner meeting with the City Council and the Commission was brought before the meeting and discussed. It was felt that in no better manner could the Council and the Commission meet on common ground to become better acquainted and to discuss civic problems. The meeting was of the opinion that the dinner should be held as soon as possible after the City Council made its annual appointments to the Commission. Some convenient day during the fourth week in January was suggested.

Moved by Mr. Cleveland THAT the matter of a joint dinner meeting with the City Council and the Commission be left with the Chairman and
Seconded by Mr. Hamilton Secretary to arrange a suitable date
and that the members of the Board of Appeal be invited; and further, that
the same financial arrangement as last year be carried out. CARRIED.

Relative to a programme for the meeting, it was

Moved by Mr. Cleveland THAT, in addition to the Chairman and
Seconded by Mr. Owen Secretary, a committee composed of Messrs. Buck, Hansuld and Jackson be appointed a committee to arrange a suitable programme for the joint dinner meeting. CARRIED.

There being no further business the meeting adjourned at 11:45 o'clock A.M.

John Walker
Secretary. Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 4th May,
1939, at 11:00 o'clock A.M.

J. Alexander Walker.
J. Alexander Walker.
Engineer-secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 6th APRIL, 1939

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, 6th April, 1939, at 11:00 o'clock A.M.

Present: Mr. G. C. Miller, (Chairman); Messrs. E. M. Bennett, Joseph Briggs, F. E. Buck, H. V. Jackson and W. R. Owen; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. G. Hansuld, representing the National Harbours Board; Dr. Stewart Murray, Medical Health Officer; Mr. A. J. Harrison, Secretary, Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last meeting held on 2nd March, 1939, having been mailed to each member and found correct were, on motion, adopted.

The Chairman referred to the recent death of Alderman Fred Crone and spoke of the late alderman's friendly relations with the Commission. The Secretary advised that he had sent a letter of condolence to Mrs. Crone and that he had ordered a wreath on behalf of the Commission.

Moved by Mr. Owen THAT approval be given to the Secretary's Seconded by Mr. Bennett action relative to the passing of the late Alderman Crone. CARRIED.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, April, 1939. \$ 242.50

2). Accounts, Vancouver Town Planning Commission, March, 1939.

Postage, Excise, Exchange	\$3.85
Carfares, Staff	0.50
Automobile allowance	7.30
Extra Newspapers	0.20
	<u>\$ 12.85</u>

B. C. Telephone Co., March	9.30
B. C. Electric Railway Co., Light, March	1.52
Vancouver Towel Service Co., March	1.50
Vancouver Map & Blueprint Co., Blueprinting	0.15
Clarke & Stuart Co., Stationery, Folio #126 - 4.25	
" " 1350 - 4.05	8.30

Underwood, Elliott, Fisher, Typewriter Inspection, (Three months - January, February and March) 3.00

Canadian Public Health Association, Journal, 1 year's subscription \$2.00
Bank Charges 0.08 2.08

Vancouver Housing Association, Expenses re Visit of Sir Raymond Unwin, Town Planning and Housing Consultant 25.00
American Society of Planning Officials, 1 year's Dues \$5.00
Bank Charges 0.13 5.13

68.83

REGULAR MEETING OF 6th APRIL, 1939. 2

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

Moved by Mr. Briggs THAT the above accounts be passed for Seconded by Mr. Buck payment. CARRIED.

Correspondence

A letter dated 5th April, 1939, was read from Mr. P. R. U. Stratton, Honorary Treasurer, Vancouver Housing Association, stating that Sir Raymond Unwin, British Town Planning and Housing Consultant, would be coming to Vancouver on Friday, 14th April next, and that luncheon and dinner meetings were being held for him under the auspices of the B. C. Home Improvement and National Housing Act Committee. On behalf of the Association Mr. Stratton requested a contribution from the Commission towards the expenses of Sir Raymond Unwin's visit.

The Secretary reported that he had been instructed by the Executive to enquire as to the sum that would be required and that the Executive had recommended that a contribution not to exceed \$25.00 be made towards Sir Raymond Unwin's expenses. He also stated that he had been instructed to endeavour to arrange a meeting of the Commission with Sir Raymond prior to the luncheon meeting at which meeting a copy of the Commission's report would be presented.

Moved by Mr. Jackson THAT the report of the Executive Committee Seconded by Mr. Owen relative to a contribution towards the scheme. Several suggestions of the visit of Sir Raymond Unwin it was recommended that be approved. CARRIED.

A letter dated 4th March, 1939, was read from J. Stevenson, Secretary of the International Union of Operating Engineers, the Local Union, No. 882, forwarding a resolution requesting the City to amend the Building By-law to prohibit the building or construction of any residential suite in any building where the floor of the said suite would be lower than the sidewalk of the said street on which the building was situated.

A letter dated 21st March, 1939, was read from Percy R. Bengough, etc., endorsing the resolution of the International Union of Operating Engineers relative to basement suites. The original resolution had been forwarded to the City Council and the Secretary read a letter dated 21st March, 1939, from Fred Howlett, City Clerk, stating that the City Council had recommended that this organization be requested to supply a list of buildings in the City, along the lines of their resolution, which are contrary to the By-law, which, when received, would be referred to the Health and Building Departments for further report. The Secretary read a draft reply to Mr. Stevenson's letter outlining the previous discussions and consideration which had been given to the problem by the Commission.

Moved by Mr. Buck THAT the Secretary's draft letter to Seconded by Mr. Cleveland the International Union of Operating Engineers relative to basement suites be approved for forwarding. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 6th APRIL, 1939. 3

Regular MEETING OF 6th APRIL, 1939. 4

Committee Reports

Plans Approval Committee

The minutes of the meeting of the Plans Approval Committee held on 24th March, 1939, were read. The Canadian Pacific Railway Company made application for the subdivision of Lot 4, Block 670, D.L.526, on the west side of Granville Street between King Edward Boulevard and 26th Avenue, by a line drawn parallel to the south boundary a distance of 25 feet north therefrom. It was explained that a large dwelling on the northerly portion of this lot had been erected some years ago and also that the north 120 feet of Lot 4 was zoned as a Local Commercial District by the Point Grey Commission and had been approved by the Vancouver Commission after amalgamation. This corner, however, could not be used for commercial purposes owing to the Shaughnessy Heights Building Restrictions Act.

Moved by Mr. Cleveland THAT the report of the Plans Approval Committee relative to the subdivision of Lot 4, Block 670, D.L.526, be approved. CARRIED.

Harbour and Railways Committee

The Harbour and Railways Committee held a meeting on 15th March, 1939, to review and consider the reports which had been compiled on the reclamation of the False Creek area, and reported progress. It decided to study the plan originally proposed by the Commission and recommend alterations that could be made in the plan with a view to decreasing the cost of the scheme. Several suggestions were recorded by the Committee and it was recommended that a new plan should be prepared to show the proposed amendments and that the Engineer be authorized to employ a draughtsman for this work. The Engineer suggested that an amount of \$75.00 would probably be required.

Moved by Mr. Buck THAT the progress report of the Harbour and Railways Committee be approved and that the Engineer be authorized to employ a draughtsman to prepare a new plan at a cost not to exceed \$75.00. CARRIED.

Zoning Committee

The minutes of the meeting of the Zoning Committee held on 24th March, 1939, were read in respect to the matter of housekeeping rooms. This problem has engaged the attention of the Committee for several months and a considerable amount of correspondence with the Building Departments of other cities has been exchanged. At its last meeting the Committee gave final approval to the amendments suggested in respect to housekeeping rooms. A letter dated 27th March, 1939, and a supplementary letter dated 28th March, 1939, was read from the Secretary of Zoning Matters embodying all the material gathered by the Committee. The Secretary of Zoning Matters brought to the attention of the meeting the fact that the limit to the number of occupants of any housekeeping room to two adults had been changed to "two adults and one child", and also the Building Department's wish to add that "no housekeeping rooms would be permitted in any basement".

FOLDER NO 8-14

VANCOUVER
TOWN PLANNING
COMMISSION

Regular MEETING OF 6th APRIL, 1939. 4

Considerable discussion ensued and it was pointed out by the Secretary of Zoning Matters and the Medical Health Officer that, while the adoption of the proposed amendment would appear to be a retrograde step in housekeeping standards, there would be a much fuller measure of control in the licensing and inspection of this type of room. Both urged the adoption of the amendments.

It was finally

Moved by Mr. Owen
Seconded by Mr. Buck

THAT the amendments contained in the letter of the Secretary of Zoning Matters under date of 27th March, 1939, be approved, with the addition of the clause "no housekeeping rooms be permitted in basements."

CARRIED.

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

John B. Walker

Secretary.

Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 1st June,
1939, at 11:00 o'clock A. M.

J. Alexander Walker,
Engineer-Secretary.

VANCOUVER TOWN PLANNING COMMISSION

REGULAR MEETING OF 4th MAY, 1939.

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, 4th May, 1939, at 11:00 o'clock A. M.

Present: Mr. G. C. Miller, (Chairman); Mrs. A. M. McGovern; Messrs. E. M. Bennett, Joseph Briggs, F. E. Buck, H. V. Jackson, J. C. McPherson, W. R. Owen, and G. L. T. Sharp; Alderman H. R. Gutteridge, representing the City Council; Mr. J. A. Campbell, representing the School Board; Mr. B. G. Hansuld, representing the National Harbours Board; Mr. W. G. Swan, representing the Parks Board; Dr. Steward Murray, Medical Health Officer; Mr. A. J. Harrison, Secretary of Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

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

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$ 242.50
May, 1939.

2). Accounts, Vancouver Town Planning Commission,
April, 1939.

Postage, Excise, Exchange	\$3.70	
Carfares, Staff	1.25	
Automobile Allowance	6.80	
Extra Newspapers	0.60	12.35
B. C. Telephone Co.,		9.14
B. C. Electric Railway Co.		1.52
Vancouver Towel Service Co.		1.50
Clarke & Stuart Co.		8.55
Sun Directories Ltd.		2.16
Regional Plan Association, annual subscription	0.67	
American Planning & Civic Association, Bank charges	0.08	0.75
annual subscription - 25.00 Pamphlet	1.00	
bank charges	0.31	26.31
Brown Bros., Wreath re Alderman Cronen's funeral		3.00
Expenses, re Seattle Planning Convention, J. A. Walker		35.20
Newspaper subscriptions (three months)		
April, May and June, News-Herald - 1.50		
Province	2.25	
sun	2.25	6.00
Error in last item March, 1939, Expense Account, (American Society of Planning Officials - bank charges) Not Charged		0.03
		\$106.51

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

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

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 4th MAY, 1939. 2

Commission's Budget, 1939

The Secretary announced that he had been advised that an appropriation of \$4,460.00 had been allotted to the Commission by the City Council in its 1939 budget. This was an increase of \$60.00 over the 1938 appropriation.

Correspondence

A letter dated 20th April, 1939, was read from Mrs. Blanche Crone expressing her thanks to the Commission for its message of sympathy in the passing of her husband, the late Alderman Fred Crone.

A letter dated 24th April, 1939, was read from Mr. P. R. U. Stratton, Honorary Treasurer, Vancouver Housing Association, thanking the Commission on behalf of the Vancouver Housing Association for its donation of \$25.00 towards the expenses of Sir Raymond Unwin's visit. Mr. Jackson stated that in a tour of the City with Sir Raymond Unwin, along with the Commission's Executive Officer, Sir Raymond's opinion on many subjects was given and he considered a great deal of useful information was obtained.

Report of Seattle Conference

A report dated 3rd May, 1939, signed by the Chairman and Secretary, was read relative to their participation in the Fifth Pacific Northwest Regional Planning Conference held at Seattle on 27th, 28th and 29th April, 1939.

Moved by Mr. Macpherson THAT the report be received, accepted
Seconded by Mr. Swan and filed. CARRIED.

Zoning Classification Change - 3rd Avenue and Vine Street

A letter dated 25th April, 1939, was read from the Secretary of Zoning Matters advising that after a Public Hearing the City Council on 17th April last, amended the Zoning By-law in respect to Schedule "A" (zoning classification) by a change in zoning from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District of Lots 11 and 12, Block 222, and Lots 9 and 10, Block 232, D.L. 526, on the northwest and southwest corners respectively of 3rd Avenue and Vine Street. The Secretary reminded the meeting that an application had been received for the re-zoning of both sides of the 2300 Block, 3rd Avenue West, between Vine and Balsam Streets, and that the Commission had recommended that the application be not entertained. It was

Moved by Mr. Owen THAT communication relative to the Public
Seconded by Mr. Buck Hearing in connection with the change in
zoning classification be received and
filed. CARRIED.

Housekeeping Rooms

The Secretary advised that on 1st May last the City Council had amended the Zoning By-law in respect to housekeeping rooms along the lines recommended by the Commission at its last meeting.

Moved by Mr. Buck
Seconded by Mr. Owen
THAT the Communication relative to the
Public Hearing relative to the Zoning
By-law in respect to housekeeping rooms
be received and filed. CARRIED.

FOLDER NO 8-14

REGULAR MEETING OF 4th MAY, 1939. 3

Shaughnessy Heights Building Restrictions Act

The Secretary read the report dated 13th April, 1939, of the Special Committee, originally appointed by the City Council on 24th February last to consider Shaughnessy Heights matters, giving in detail the result of the consensus of opinion from owners whose properties are covered by the Shaughnessy Heights Building Restrictions Act. The replies to the questionnaire sent out by the City indicated that replies were received from 70% of the questionnaires sent out; that 95% of the replies were against any repeal of the Restrictions Act, and that 71% of the replies received favoured the extension of the Act for a term of at least 25 years. The meeting expressed its satisfaction of the results of the questionnaire and ordered the report filed.

False Creek Reclamation

A letter dated 18th April, 1939, was read from Fred Howlett, City Clerk, advising that on 17th April last the City Council approved and adopted a report of Alderman H. D. Wilson, dated 17th April, 1939, to the City Council in which he suggested recommendations which should lead to some action in the development of the False Creek area. This report recommended that a joint committee of the City Council and the Town Planning Commission be constituted immediately to consist of three representatives each, and also recommended that the City Council request the Town Planning Commission to bring its recommendations for the development of the False Creek area up to date. The Secretary reported progress for the Harbour and Railways Committee in the matter of the preparation of the amended plans of the False Creek area. On request Mr. McPherson outlined his views in connection with the proposed scheme. He stated that inasmuch as there was a considerable amount of vacant waterfront industrial area at present on the market that he objected to any plan for the immediate reclamation of the False Creek area. He was, however, in favour of a plan being prepared to which the proposed False Creek reclamation would conform, having in mind a long-term view of the situation. The meeting was in accord with his views but felt that the Commission's plans should be brought up to date. In regard to the Council's request relative to the Committee to represent the Commission on the joint committee, it was

Moved by Mr. Sharp
Seconded by Mr. McPherson

THAT the matter of the appointment of three representatives from the Commission on the proposed joint committee on the False Creek reclamation be left with the Chairman.
CARRIED.

National Planning Conference, Boston, 15th to 17th May, 1939

A letter dated 24th April, 1939, was read from Paul Oppermann, Assistant Director, American Society of Planning Officials, Chicago, Illinois, and also a letter dated 25th April, 1939, from Harold Merrill, Assistant Executive Officer, National Resources Committee, Washington, D.C., on behalf of the American Planning and Civic Association. Both letters were directed to the Commission to advise that the annual National Conference on planning would be held in Boston, Mass., on 15th, 16th and 17th of May next and extended a cordial invitation to the Commission to send delegates to the Convention. The Secretary explained that he expected to be in Toronto, Ontario, on the 11th and 12th of May and that if the Commission desired representation at the Conference in Boston, it would cost from \$85.00 to \$90.00. He also explained that this conference had been meeting annually since 1909 and that in 1914 it had been held in Toronto and, further, advised that each year an invitation had been sent to the Commission as the Commission held membership in both the American Society of Planning Officials and in the American Planning and Civic Association.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 4th MAY, 1939. 4

The Chairman stated that the Executive Committee were recommending to the Commission that its Executive Officer be authorized to proceed from Toronto, Ontario, to participate in the National Conference on planning at Boston, the expense not to exceed the sum of \$90.00.

Moved by Mr. Sharp
Seconded by Mr. Swan

THAT the recommendation of the Executive Committee be approved and that the Secretary be authorized to proceed from Toronto, Ontario, to attend the National Conference on Planning at Boston, Mass., 15th to 17th May next, the expense not to exceed the sum of \$90.00.

CARRIED.

There being no further business the meeting adjourned
at 11:15 o'clock A.M.

John Walker.

Secretary.

Chairman.

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 6th July,
1939, at 11:00 o'clock A.M.

J. Alexander Walker,
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 1st JUNE, 1939.

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, 1st June, 1939, at 11:00 o'clock A.M.

Present: Messrs. E. M. Bennett, Joseph Briggs, F. E. Buck, H. V. Jackson, J. C. McPherson and W. R. Owen; Alderman H. R. Gutteridge, representing the City Council, Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. G. Hansuld, representing the National Harbours Board; Mr. W. G. Swan, representing the Parks Board; Mr. A. J. Harrison, Secretary of Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

Owing to the absence of the Chairman, Mr. F. E. Buck, vice-chairman, presided over the meeting.

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

The Secretary placed the following accounts before the meeting:

- 1). Payroll, Vancouver Town Planning Commission, June, 1939. \$242.50

- 2). Accounts, Vancouver Town Planning Commission, May, 1939.

Postage, Excise, Exchange	\$ 3.50
Carfares, Staff	1.00
Automobile Allowance	4.20
Extra Newspapers	0.75
Pamphlets	1.55
	\$ 11.00
B. C. Telephone Co., May	9.30
B. C. Electric Railway Co., Light, May	1.00
Vancouver Towel Service Co., May	1.50
Clarke & Stuart Co. Ltd., Stationery,	5.05
F.W.Dodge Corporation, Real Estate Record,	
1 year's subscription - \$2.00	2.10
Bank charges - 0.10	
Expenses re Seattle Planning Conference,	35.20
George C. Miller	
Expenses re Boston Planning Conference (from Toronto)	89.20
J. Alexander Walker	
National Revenue, Canada Customs, Duty on Book	0.06
	\$ 154.41

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 accounts be passed for
Seconded by Mr. Briggs payment.
CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION
MEETING OF 1st JUNE, 1939.

Page 2

Correspondence

A letter dated 10th May, 1939, was read from R.F. Bessey, Counsellor of the Pacific Northwest Regional Planning Commission, thanking the delegates from the Vancouver Planning Commission, attendance and participation in the Regional Planning Conference held in Seattle at the end of April last. The meeting expressed its appreciation of Mr. Bessey's letter and ordered it filed.

A letter dated 16th May, 1939, was read from Fred Howlett, City Clerk, advising that the City Council on 15th May last passed a resolution referring the question of the abandoning of the proposed diagonal highway from the Southeast Marine Drive to Kingsway and Rupert Street, to the Town Planning Commission for consideration and report. The Engineer gave a resume of the policy of the Commission at the time of the preparation of the Major Street Plan in regard to this diagonal, and stated that the City was withholding from sale a considerable number of parcels of land lying along the bed of the proposed diagonal. The City Property, License and Claims Committee desired to obtain an expression of opinion from the Commission as to the desirability of maintaining this diagonal.

After a discussion, it was

Moved by Mr. Swan
Seconded by Mr. McPherson

THAT the matter of the retention of the proposed diagonal road from Southeast Marine Drive to Kingsway and Rupert Street be referred to the Streets and Transit Committee for consideration and report.

CARRIED.

At this juncture, Alderman G. C. Miller arrived at the meeting and took the Chair.

A letter dated 31st May, 1939, was read from P. R. U. Stratton requesting the Commission's support of the proposal to create a freeway along portions of the Lougheed Highway and the new Peace Portal Highway and of the proposal to protect the City connections to the Lougheed Highway from unsightly development and from obstructions arising out of local traffic uses. Accompanying Mr. Stratton's letter was a copy of a letter to the Deputy Minister of Trade and Industry, Victoria, dated 27th April, 1939, from Mr. Stratton, which letter was also read.

Some members felt that in the main the problem was one to be considered by the Lower Mainland Regional Planning Association but insofar as portions of the road into the City was concerned, the Commission should study the proposal.

After a discussion, it was

Moved by Mr. Swan
Seconded by Mr. Jackson

THAT the Stratton letter be referred to the Streets and Transit Committee for consideration and report, and further, that this Committee be requested to bring in a report on the development of First Avenue as a connection from the Terminal Avenue viaduct to the Lougheed Highway.

CARRIED.

Copies of a letter written by Sir Raymond Unwin to Mr. P. R. U. Stratton, giving Sir Raymond's impressions of Vancouver, were distributed to the members. It was decided to consider Sir Raymond's letter at the next meeting of the Commission.

FOLDER NO 8-14

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 1st JUNE, 1939. 3

Report of the Boston Conference

A report dated June 1st, signed by the Secretary, was read relative to his participation in the 31st National Conference on Planning, held in Boston, Mass., on Planning, held in Boston, Mass., on 15th, 16th and 17th of May, 1939.

Moved by Mr. McPherson THAT the report be received, accepted and Seconded by Mr. Hansuld filed.
CARRIED.

Mr. Miller, having been elected as an alderman, since the last meeting of the Commission, stated he proposed to hand his resignation to the City Council as a member of the Town Planning Commission and advised the meeting that he now desired to resign as Chairman. Mr. Jackson, speaking on behalf of the members of the Commission, congratulated Mr. Miller on his election as alderman and voiced the pleasure of Mr. Miller's presence on our Commission during the past few months.

Moved by Mr. Swan THAT Mr. Miller's resignation of the Chair- Seconded by Mr. Owen manship of the Commission be accepted with regret.
CARRIED.

Upon the motion being put to the meeting by Mr. Buck, Vice-Chairman, it was carried unanimously.

The Secretary stated that he had been advised by Mr. Miller of the course that he proposed to take, and that at the meeting of the Executive Committee had so informed it. The Executive Committee recommended that a Nominating Committee be appointed from the ex-officio members, namely, Messrs. Cleveland, Hansuld and Swan, to bring in nominations for the office of Chairman and any other vacancies that may occur.

Moved by Mr. Jackson THAT the recommendation of the Executive Committee relative to the Nominating Committee be approved.
CARRIED.

The meeting was informed that although Mr. Miller had been duly authorized by the Commission to represent it at the meeting of the Pacific Northwest Regional Planning Commission at Seattle at the end of April last, he had not presented his expense account owing to the fact that he had been nominated for the office of Alderman about the time of the last meeting, and since his election had again decided not to present it. The Executive Committee felt that it was a legitimate charge against the operations of the Commission and that there was no legal reason why he should not be reimbursed. The Executive Committee recommended that the account of Mr. G. C. Miller for \$35.20 in connection with his expenses at the Seattle Convention be approved should Mr. Miller decide to present it.

Moved by Mr. Swan THAT the recommendation of the Executive Committee relative to the expense account of Mr. G. C. Miller be approved.
CARRIED.

The Secretary advised the meeting that in accordance with the resolution passed at the last meeting of the Commission held on 4th May, 1939, Mr. Miller, as Chairman, had appointed Messrs. Hansuld, Jackson and Swan to represent the Commission on the Joint Committee with the three members of the City Council on the False Creek Reclamation.

There being no further business the meeting adjourned at 11:50 o'clock A.M.

Alex. J. Wallen
Secretary.
Chairman.

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 6th April,
1939, at 11:00 o'clock A.M.

J. Alexander Walker,
Engineer-Secretary.

VANCOUVER TOWN PLANNING COMMISSION

REGULAR MEETING OF 2nd MARCH, 1939.

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 March, 1939, at 11:00 o'clock A.M.

Present: Mr. G. C. Miller, (Chairman); Messrs. E. M. Bennett, F. E. Buck, H. V. Jackson, J. C. McPherson, W. R. Owen, and G. L. T. Sharp; Alderman H. R. Gutteridge, representing the City Council; Mr. J. A. Campbell, representing the School Board; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. G. Hansuld, representing the National Harbours Board; Mr. A. Haggart, Building Inspector; Mr. A. J. Harrison, Secretary, Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last meeting, held on 2nd February, 1939, having been mailed to each member and found correct, were on motion adopted.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$242.50
March, 1939

2). Accounts, Vancouver Town Planning Commission,
February, 1939.

Postage, Excise, Exchange	\$4.00
Carfare	1.50
Automobile Allowance	8.10
Extra Newspapers	0.30
	<hr/>
	13.90
B. C. Telephone Co. Ltd., February	9.04
B. C. Electric Railway Co., Light	2.40
Vancouver Towel Service Co. Ltd.	1.50
Clarke & Stuart Co. Feb ¹⁹³⁹	4.14
Vancouver Housing Association, Sustaining	
Membership, 1939	10.00
A. Duncan, Castors, Chair	2.25
B. C. Insurance Underwriters' Association,	
Conflagration Sheets	1.50
	<hr/>
	\$ 44.73

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

Moved by Alderman Gutteridge THAT the above accounts be passed
Seconded by Mr. Sharp CARRIED.

Correspondence

The Commission's report dated 3rd February, 1939, to the Board of School Trustees on the Fairview School Site at Granville Street and Broadway, was read and also a letter dated 7th February, 1939, from H. F. Hines, Secretary of the Vancouver School Board, acknowledging the Commission's report and expressing the appreciation of the trustees at the Commission's consideration of the matter.

Moved by Mr. Buck THAT the letter from the Vancouver School
Seconded by Mr. Jackson Board be received and filed. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd MARCH, 1939. 2

A letter dated 9th February, 1939, was read from P. Hetherton, Consultant, National Resources Committee, inviting representatives from the Commission to attend the Fifty Pacific Northwest Regional Planning Conference to be held in Seattle on the 27th, 28th and 29th of April, 1939. The Secretary explained that the Commission had been represented at previous conferences and that this organization did not hold a conference in 1938.

The Executive Committee recommended that the Chairman and Secretary be authorized to attend this conference.

After a discussion, it was

Moved by Mr. Hansuld
Seconded by Mr. Campbell

THAT the recommendation of the Executive Committee that the Chairman and Secretary attend the Fifth Pacific Northwest Regional Planning Conference in Seattle, Washington, on 27th to 29th April, be approved.
CARRIED.

Mr. Owen enquired as to whether arrangements could be made to hold this conference in Vancouver at some future date. The Secretary explained that the National Resources Committee operated under the auspices of the Secretary of the Interior and as it was dependent entirely upon Federal funds it could not hold any meetings outside of the United States. He stated he had been advised that on previous occasions suggestions had been put forward by the various State Planning Commissions within the Conference to hold meetings either in Victoria or Vancouver, but permission had been refused.

Mr. Buck then reminded the meeting that a few years ago the various municipal planning commissions in Oregon, Washington, Alberta and British Columbia were active in an organization known as the "Pacific Northwest Association of Planning Commissions", but owing to the depression and the formation of the state planning commissions in the Pacific Northwest it had become moribund. He felt that enquiries should be made by the Commission's representatives when in Seattle, as to whether there would be any likelihood of this Association being revived. After a discussion, it was

Moved by Mr. Buck
Seconded by Mr. Owen

THAT the delegates to the Seattle Conference be instructed to make enquiries as to the desirability and the probability of the revival of the Pacific Northwest Association of Planning Commissions.
CARRIED.

Committee Reports

Zoning

The Secretary stated that the Zoning Committee had held a meeting on 17th February last and had recommended that the definitions for "private stables" and the inclusion of the words "candy factory", which was omitted in error when the by-law was last printed, be approved. He stated that this matter had been passed by the Council at a public hearing before formal approval had been given by the Commission. The Secretary of Zoning Matters explained that the definition of "private stables" was merely for the purpose of clarification. The Committee recommended that the definitions be approved.

Moved by Mr. Cleveland
Seconded by Mr. Sharp

THAT the report of the Zoning Committee relative to definitions be approved.
CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd MARCH, 1939. 3

The Secretary reported on the Zoning Public Hearing which was held by the City Council on 21st February, 1939. He stated that the application for re-zoning from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District of the area between 12th and 14th Avenues and Cambie and Ash Streets had been given a three-months' hoist by the City Council. This had been done in order that the City Council could observe any change in conditions as a result of the through bus line on Cambie Street to the downtown area.

The meeting was informed that a definite date three months hence had been set for a re-hearing.

In regard to the application for a change in zoning of the three lots at the north-west corner of 28th Avenue and Slokan Street which had been approved by the Commission, the meeting was advised that the owner of the fourth lot had appeared before the Council requesting that his lot also be changed to a Local Commercial District. The Council approved of the change of all four lots.

3rd Avenue, between Vine and Balsam Streets

A petition dated 4th January, 1939, and signed by 11 property owners in the above block was read. The petitioners desired a change in the zoning classification from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District and submitted their reasons for asking for this change. The meeting was informed that on 3rd December, 1937, an application for a similar change of the two lots at the southwest corner of 3rd Avenue and Vine Street had been made, but the Commission had not approved of the change. The City Council at a Zoning Public Hearing held on 29th December, 1937, confirmed the Commission's report.

The minutes of the Zoning Committee meeting of 28th February, 1939, were read. The Committee had viewed the proper-ties and noted that there was a large apartment district east of Vine Street which was sparsely developed with apartments. It noted also that in this block there were four or five fine single family dwellings. The Committee was of the opinion that the vacant lots could be developed to good advantage with two-family dwellings, and that the applicants would suffer no hardship under the present classification, i.e. Two-Family Dwelling District. The Committee recommended to the Commission that the application be not approved.

Moved by Mr. Cleveland
Seconded by Mr. McPherson

THAT the report of the Zoning Committee in regard to the block on Third Avenue between Vine and Balsam Streets be approved.

CARRIED.

Harbour and Railways Committee

The Harbour and Railways Committee held a meeting on 21st February, 1939, to review and consider the reports which had been compiled on the reclamation of the False Creek area, and reported progress.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd MARCH, 1939. 4

Shaughnessy Heights

For the information of the Commission the Secretary read the correspondence in connection with the matter of Shaughnessy Heights. He explained that he had been appointed by the City Council on a Special Committee to report upon the advisability or otherwise of requesting the Provincial Government to introduce legislation to amend or repeal the Shaughnessy Heights Building Restrictions Act. He also read a copy of a letter dated 21st February from W. D. Frith, a Granville Street property owner, to the Secretary of the Shaughnessy Heights Property Owners' Association, and also a letter from E. P. Taylor, of Horne-Taylor Company Limited, dated 24th February, 1939, to the Town Planning Commission. Mr. Taylor was in accord with the opinion that Shaughnessy Heights should be preserved as a high class residential district but definitely felt that the only solution that would be acceptable to all concerned was to allow the larger homes to be converted into high class apartments of not less than three or four rooms and at least 1,200 square feet area.

The Special Committee appointed to deal with the Shaughnessy Heights Building Restrictions Act met on 24th February last and its report of 27th February was read.

Mr. McPherson felt that it was entirely a matter of taxation, especially in the first Shaughnessy area; that the Canadian Pacific Railway Company in the first instance had installed all the public improvements and the taxes for the first few years were nominal, being for maintenance only. The area therefore was laid out in fairly large lots and large homes were erected. After the area was taken over by the Municipality of Point Grey and later amalgamated with the City of Vancouver, the assessment was greatly increased. He felt that if the assessment were reduced and that a definite expiration of the Restrictions Act were placed at a period say 25 years hence, the conditions would be greatly improved. He felt that the fear of relaxation of the restrictions was detrimental to the area's general welfare.

After a discussion, it was

Moved by Mr. Jackson
Seconded by Mr. Campbell

THAT the report be approved, but that the words "at the present time" in paragraph 1 be deleted; and further, that the Secretary be instructed to write to the Council to state that, in the Commission's opinion, the Shaughnessy Heights property owners should give favourable consideration to a proposal to extend the Shaughnessy Heights Building Restrictions Act to 1970.
CARRIED.

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

Chairman.

Secretary.

Alex Walker.

FOLDER NO 8-14

Vancouver Town Planning Commission - 1939

VANCOUVER
TOWN PLANNING
COMMISSION

A meeting of the Vancouver Town Planning Commission
will be held in the Board Room, 309 Royal Trust Building, 626
West Pender Street, Vancouver, B. C., on THURSDAY, 2nd March,
1939, at 11:00 o'clock A.M.

Alex Walker.

Engineer-Secretary.

VANCOUVER TOWN PLANNING COMMISSION

REGULAR MEETING OF 2nd FEBRUARY, 1939.

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 February, 1939, at 11:00 o'clock A. M.

Present: Mr. G. C. Miller, (Chairman); Mrs. A. M. McGovern; Messrs. E. M. Bennett, F. E. Buck, H. V. Jackson, J. C. McPherson, W. R. Owen and G. L. T. Sharp; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Mr. B. G. Hansuld, representing the Harbour Board; and Mr. W. G. Swan, representing the Parks Board; Mr. A. J. Harrison, Secretary, Zoning By-law Board of Appeal; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last meeting held on 19th January, 1939, having been mailed to each member and found correct, were on motion adopted.

The Chairman welcomed Mr. W. G. Swan back to the Commission and expressed the members' gratification relative to his recovery from a recent illness.

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, February, 1939 \$242.50

2). Accounts, Vancouver Town Planning Commission, January, 1939.

Postage, Excise, Exchange	\$ 4.10	
Carfare, Staff	1.50	
Automobile Allowance	7.30	
Extra Newspapers	0.25	
Expenses in Connection with Dinner Meeting	5.00	
Expenses in Connection with Joint Meeting with City Council	<u>12.55</u>	\$ 30.70
B. B. C. Telephone Co., January		9.28
B. C. Electric Railway Co., Electric Light, Jan'y		2.48
Vancouver Towel Service Co. Ltd.		1.50
Clarke & Stuart Co. Ltd., Stationery		4.15
Wrigley Printing Co. Ltd., Binding		8.10
Vancouver Map & Blueprint Co., Blueprinting		0.25
B. C. Hardwood Floor Co. Ltd., Gavel		1.50
O. B. Allan Ltd., supplying & Engraving Gavel Plate		3.50
American City Magazine, 1 year, subscription - 2.00		2.00
Bank Charges - 0.09		<u>2.09</u>

Newspapers, Subscriptions for three months,

January, February and March,	
News-Herald - 1.50	
Province	2.25
Sun	<u>2.25</u>
	6.00

Ruth Macpherson, Office Services	2.00
National Revenue, Canada Customs, Duty on Book	<u>0.27</u>
	\$ 71.72

Moved by Mr. Owen
Seconded by Mr. McPherson

THAT the above accounts be passed
for payment.
CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd FEBRUARY, 1939. 2

Correspondence

A letter dated 31st January, 1939, was read from Fred Howlett, City Clerk, advising that on 30th January last the City Council recommended that the annual report of the Commission for 1938 be received and copies struck for the information of the members of the Council, and further, the City Council conveyed its sincere appreciation for the splendid work the Commission has accomplished and the cooperation rendered to the Council in the past year. The letter was ordered filed.

Committee Reports

Executive Committee - Standing Committees

The Secretary reported that on 30th January, 1939, the Executive Committee had recommended the following personnel for the standing committees for 1939:

Harbour and Railways

Mr. J. A. Campbell
Mr. B. G. Hansuld
Mr. H. V. Jackson
Mr. W. G. Swan

Legislation

Mr. J. A. Campbell
Mr. E. A. Cleveland
Mr. B. G. Hansuld

Plans Approval

Mr. E. A. Cleveland
Mr. J. C. McPherson
Mr. G. L. T. Sharp
Mr. H. V. Jackson

Publicity

Mr. E. M. Bennett
Mr. F. E. Buck
Ald. H. R. Gutteridge
Mr. H. V. Jackson

Recreation and Civic Art

Mr. F. E. Buck
Ald. H. R. Gutteridge
Mrs. A. M. McGovern
Mr. W. R. Owen
Mr. G. L. T. Sharp
Mr. W. G. Swan

Streets and Transit

Mr. E. M. Bennett
Mr. Joseph Briggs
Mrs. A. M. McGovern
Mr. J. C. McPherson
Mr. G. L. T. Sharp
Mr. W. G. Swan

Street Widening Legislation

Mr. F. E. Buck
Mr. J. A. Campbell
Mr. E. A. Cleveland
Mr. B. G. Hansuld
Mr. J. C. McPherson
Mr. W. G. Swan

Zoning

Mr. E. M. Bennett
Mr. Joseph Briggs
Mr. E. A. Cleveland
Ald. H. R. Gutteridge
Mr. B. G. Hansuld
Mr. H. V. Jackson
Mr. J. C. McPherson
Mr. W. R. Owen.

He further advised that in accordance with the Rules of Procedure, the Chairman of the Commission is an ex-officio member of all committees, and that the practice in the past had been to elect the Chairman of each committee on its first meeting.

Moved by Mr. McPherson
Seconded by Mr. Sharp

THAT the report of the Executive Committee relative to the personnel of the standing committees for 1939, as above enumerated, be approved and adopted.

CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd FEBRUARY, 1939. 3

Fairview School Site

The report of the Executive Committee of 30th January, 1939, in connection with the request of the Vancouver Board of School Trustees for the Commissioner's opinion relative to the ultimate disposition of the Fairview School site at the southwest corner of Granville and Broadway, was read. In addition to the recommendations, Mr. Owen felt that the Commission should suggest to the School Board that it should stipulate, in granting any leases, that the Board would exercise some measure of control over the architectural treatment of any store buildings erected on the Granville Street frontage. This suggestion met with unanimous approval.

It was finally

Moved by Mr. Sharp THAT the report of the Executive Committee
Seconded by Mr. Owen relative to the Fairview School site be
approved, with the addition of the sugges-
tion relative to architectural treatment
of future store premises. CARRIED.

Zoning

Northwest corner of 28th Avenue and Slocan Street

The Zoning Committee reported that the property for which Mr. Joseph Astley made application for a change in zoning classification from a One-Family Dwelling District to a Local Commercial District, consisting of three lots situated on the northwest corner of 28th Avenue and Slocan Street, had been viewed on the ground and that at a subsequent meeting held on 1st February, it gave due consideration to the application.

The Committee agreed with Mr. Astley's contention that the lots were quite ~~unsuitable~~ unsuitable for residential purposes, but noted on the other hand that there was a fairly large Local Commercial District immediately north of the B. C. Electric Railway right-of-way which was sparsely developed with business premises. The Committee recommended to the Commission that the application be granted.

Moved by Mr. Cleveland THAT the report of the Zoning Committee
Seconded by Mr. Jackson relative to the Astley property on the
northwest corner of 28th Avenue and
Slocan Street be approved. CARRIED.

Fairview District

In October, 1938, Mrs. Theresa Ingard made application for a change in the zoning classification from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District of the area between Cambie and Oak Streets and 10th and 16th Avenues. The Zoning By-law Board of Appeal suggested that an additional area now zoned as a Two-Family Dwelling District between Oak and Hemlock Streets and 12th and 16th Avenues, be changed also to a Three-Storey Multiple Dwelling District. The Secretary stated that the Zoning Committee had reviewed the application and the proceedings of its previous meetings were endorsed to the effect that it be recommended that the re-zoning of the entire area be not entertained. The members of the Committee had individually on various occasions viewed the area west of Cambie Street and at a meeting held on 1st February, passed the following resolution:

FOLDER NO 8-14

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 2nd FEBRUARY, 1939. 4

"THAT it be recommended to the Commission that the block west of Cambie Street (500 Block) between 12th and 14th Avenues be changed from a Two-Family Dwelling District to a Three-Storey Multiple Dwelling District."

Moved by Mr. Owen
Seconded by Mr. Hansuld
THAT the report of the Zoning Committee relative to the Fairview area and the 500 Block between 12th and 14th Avenues, in particular, be approved. CARRIED.

Street Lighting

Mr. Sharp brought the attention of the meeting to the matter of electric signs ~~and~~ overhanding the streets and gave instances where, in his opinion, they should be subject to more control. He thought that information should be sought as to the latest control methods followed in other progressive cities and that in the main, the general appearance of the streets could be improved.

After a discussion, it was

Moved by Mr. Hansuld
Seconded by Mr. Swan
THAT the matter of electric signs overhanging streets be referred to the Recreation and Civic Art Committee for consideration and report. CARRIED.

Street Widening

The Chairman stated that he was of the opinion that some steps should be taken by the City to establish building lines on important streets which had been recommended for widening by the Commission, before permanent structures were erected thereon, and cited Robson Street, from Beatty to Burrard Streets in particular. Mr. Bennett agreed that this problem was of the most pressing nature.

Moved by Mr. Hansuld
Seconded by Mr. Cleveland
THAT the matter of the establishment of a building line on Robson Street, from Beatty to Burrard Streets, be referred to the Street Widening Legislation Committee. CARRIED.

False Creek

The Chairman introduced the problem of the reclamation of False Creek and gave a resume of the various meetings that had been held in this connection. Some members were of the opinion that the time was not opportune to press for a start towards the fulfillment of the Commission's plan for its reclamation but thought that, in the meantime, the various interested owners should meet to discuss the general clean-up of existing detrimental conditions.

After considerable discussion, it was

Moved by Mr. Jackson
Seconded by Mr. McPherson
THAT the matter of the reclamation of False Creek area be referred to the Harbours and Railways Committee for review and report. CARRIED.

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

Alex Walker

Secretary.

Chairman.

FOLDER NO 8-14

VANCOUVER TOWN PLANNING COMMISSION

REGULAR MEETING OF 7th DECEMBER, 1939.

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, 8th December, 1939, at 11:00 o'clock A.M.

Present: Mr. F. E. Buck, (Chairman); Mrs. A. M. McGovern, Messrs. E. M. Bennett, Joseph Briggs, F. N. Hamilton, H. V. Jackson, W. R. Owen; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; Dr. S. S. Murray, Medical Health Officer, and A. J. Harrison, Secretary of Zoning Matters; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last regular meeting held on 2nd November, 1939, having been mailed to each member, were taken as read and were, on motion, adopted.

The Chairman referred to the untimely death of Mr. B. George Hansuld, which occurred since the last meeting, on 23rd November, after a fortnight's illness. Mr. Cleveland spoke of the length of Mr. Hansuld's service with the Commission and of his fine personal qualities. He stated that Mr. Hansuld had always spoken with the profound conviction of the City's natural beauties and strategic location, wherein only the man-made things were ugly; of how he always worked assiduously to help make Vancouver a better city, and how he scorned any movement of a retroactive nature, and whole-heartedly supported everything that would be of advantage to the city. He voiced the feeling of his colleagues in stating that Mr. Hansuld's affable and friendly nature and his wise counsel would be deeply missed. Out of respect to Mr. Hansuld's memory the members stood in silence for a moment.

The Secretary advised the meeting that a letter of condolence had been sent to Mrs. Hansuld and that flowers had been sent on behalf of the Commission.

Executive Appointment

In accordance with a resolution of the last meeting in regard to an appointment to the Executive Committee by the Chairman, Mr. Buck stated that he had requested Mr. F. N. Hamilton to act on the Executive for the remainder of the year.

Accounts

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, \$245.00
December, 1939.

2). Expenses, Vancouver Town Planning Commission,
November, 1939.

Postage, Excise, Exchange	\$2.40
Carfare, Staff	1.25
Automobile Allowance	8.40
Extra Newspapers	0.25
Pamphlet	0.25
	<hr/>
	\$ 12.55

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 7th DECEMBER, 1939. 2

2). Expenses, (continued)

Brought forward

	\$ 12.55
B. C. Telephone Co. Ltd., November (9.58 less.20)	9.38
B. C. Electric Railway Co. Ltd., Light, November	2.00
Vancouver Towel Service Co. Ltd., November	1.50
The Clark & Stuart Co. Ltd., Stationery,	12.05
Brown Bros. & Co. Ltd., Wreath, Mr.B.G.Hansuld	5.00
American Society of Civil Engineers, Book - 1.20	
Bank Charges - 0.31	1.51

Holland's Southern Institute for Town Service, (Holland's Magazine)	
Bank Charges - 0.24	
Book - 0.50	
	0.74

\$ 44.73

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

Moved by Mr. Owen

Seconded by Mr. Briggs THAT the above payroll and accounts be passed for payment. CARRIED.

Committee Reports

Zoning

The minutes of the Zoning Committee meetings held on 8th and 17th November, 1939, were read.

On 13th November last the City Council referred the application of the Board of Park Commissioners for changes in zoning classification of the following areas, to the Commission for consideration and report:

1. Area contiguous to the north-east portion, False Creek Fill

The Board of Park Commissioners desired the blocks, either facing or surrounded by the proposed new park on the north-east portion of the False Creek fill, changed in zoning classification from an Industrial District (both Light and Heavy) to a One-Family Dwelling District, and a Multiple Dwelling District.

The Committee visited the area and after consideration recommended that the east end of Block 108, D.L.196, consisting of Lots 11 to 20 inclusive; the half block on the north side of Prior Street between Heatley and Hawks Avenues, Lots 21 to 40 inclusive, of Block 100, D.L.181; and the half block on the north side of Prior Street, between Hawks and Campbell Avenues, Lots 21 to 40 inclusive, Block 99, D.L.181, now zoned as a Light Industrial District, be changed to a Three-Storey Multiple Dwelling District, and that Block 112, D.L.181, bounded by Prior and Atlantic Streets and Hawks and Campbell Avenues, now zoned as a Heavy Industrial District, be changed to a Three-Storey Multiple Dwelling District. The Secretary stated that he had been requested to speak before the Ward III Ratepayers' Association last Tuesday evening, to explain the situation in this area in regard to the proposed new location of the Charles Street-Georgia Street diagonal, the location of the new park and the proposed changes in zoning classifications, and stated that the property owners present were desirous of extending the proposed Multiple Dwelling District to other blocks in the neighbourhood and that the Executive of the Association intended to study the matter, with the assistance of the Commission, immediately after the New Year.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 7th DECEMBER, 1939. 3

After a discussion, it was

Moved by Mr. Cleveland THAT the report of the Zoning Committee, Seconded by Mr. Hamilton with reference to the blocks recommended for a change, be approved. CARRIED.

The Zoning Committee was requested to give additional study to the area with a view to further zoning changes before meeting with the property owners.

2. Beach Avenue

The Board of Park Commissioners requested a change in zoning classification of the area lying between Beach Avenue and the waterfront, and between Nicola Street and Burrard Bridge, from a Six-Storey Multiple Dwelling District to a Two-Family Dwelling District. The Committee visited the property and decided that it would not recommend any change in the zoning classification along the waterfront between Thurlow and Burrard Streets, owing to the recent agreement which had been consummated between the City and the Home Oil Distributors Limited. In regard to the balance of the property from Thurlow Street to Nicola Street, the Committee felt that it would be unfair to the property owners to re-zone the area as a Two-Family Dwelling District. The Secretary had been requested to write the Board of Park Commissioners to have them interview the owners in order to get their views upon the proposed change. The Secretary stated that this had been done and that the matter had been left with the Chairman of the Parks Board. No reply to date had been received.

Moved by Mr. Owen THAT the matter of the re-zoning along Seconded by Mr. Cleveland Beach Avenue waterfront lay on the table. CARRIED.

41st Avenue, between Elm and Macdonald Streets

The application for the re-zoning of the south side of 41st Avenue between Elm and Macdonald Streets had been referred to the Committee at the last meeting of the Commission. The Committee had visited the area and noted that the entire block consisted of twenty 33-foot lots, with two lots at the south west corner of Elm Street and 41st Avenue, three lots at the south-east corner of Macdonald Street and 41st Avenue, and two interior lots vacant, and that the remainder was developed with one-family dwellings. It was also pointed out that at a Public Hearing in connection with a change in zoning of the block on the north side of 41st Avenue opposite Macdonald Street, from a One-Family Dwelling District to a Two-Family Dwelling District, there had been considerable opposition.

In regard to the immediate application, the Secretary of Zoning Matters pointed out that the applicant had already received permission, through the Zoning By-law Board of Appeal, to erect a two-family dwelling on his property at the south-east corner of Macdonald Street and 41st Avenue, but that he had desired to erect two two-family dwellings. The Committee felt that there was no general desire on the part of the property owners in this block for a change, and recommended to the Commission that the application be not granted.

Moved by Mr. Jackson THAT the report of the Zoning Committee Seconded by Mr. Briggs relative to the 41st Avenue property be approved to the effect that it be recommended to the City Council that the application be not granted. CARRIED.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 7th DECEMBER, 1939. 4

Streets and Transit Committee

The minutes of the Streets and Transit Committee meeting of 1st December last were read. The meeting was convened at the request of Alderman Bennett, Chairman of the City Property, Licenses and Claims Committee, to discuss the proposed widening of certain streets. The attention of the Committee was called to the case of a City-owned lot on the north side of Powell Street, between Columbia and Main Streets, wherein the potential purchaser was reluctant to observe the seven-foot set-back. The Committee recommended that in the case of City-owned frontage properties, the City should withhold the strips required for widening on all major streets; that the strip should be leased to the purchaser of the main part of the property for a term of from 5 to 10 years at a dollar a year, and that the purchaser be permitted to erect a structure of one storey in height, apart from the main structure; the purchaser would not be required to pay the taxes on this reserved strip but would pay the improvement taxes. The Committee also re-affirmed its recommendation to the Civic Board of Works, that the possibilities of placing building lines on Robson Street, to the extent of 7 feet on each side, from Beatty to Burrard Streets, be investigated.

Moved by Mr. Cleveland
Seconded by Mr. Hamilton

THAT the report of the Streets and Transit Committee relative to the policy of the retention of the widening strip on City-owned property, and the placing of building lines on Robson Street, be approved. CARRIED.

Alderman Bennett also drew the Committee's attention to the proposed widening of Heatley Avenue from the waterfront to a point near Union Street, and stated he was of the opinion that on account of the re-location of the proposed Charles Street - Georgia Street diagonal the widening of this street was unnecessary. The Committee agreed that there might be a possibility of rescinding the widening of Heatley Avenue to 80 feet, but that it would still be designated as a Major Street. The Engineer was to investigate the problem and submit a report. The Engineer submitted a report which recommended that the widening of Heatley Avenue be re-affirmed and that it be extended to Atlantic Street to connect with the proposed viaduct from Princess Street and Atlantic Street, to Terminal Avenue.

After a discussion, it was

Moved by Mr. Cleveland THAT the matter of Heatley Avenue be referred to the Committee for further report and recommendation. CARRIED.

Town Planning By-law

The Secretary advised the meeting that Mr. J. A. Paton, a former member of the Commission and a member of the Provincial Legislature, had requested him to prepare a draft by-law to amend the Town Planning Act so that it would be extended to cover the unorganized portions of the Province administered by the Government. This had been done and the Bill was re-drafted by Mr. A. G. Smith, a former Chairman of the Commission.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 7th DECEMBER, 1939. 5

Town Planning By-law

A letter dated 28th November, 1939, was read from Mr. Paton stating that he had endeavoured to get the Bill through following the orthodox procedure and that the Premier deemed it should never have been accepted as it was palpably a Government Bill. Mr. Paton, however, managed to have the Bill printed and was of the opinion that if it were advanced through the Union of B. C. Municipalities next year, the Government would sponsor it. He also stated that he had received several compliments from the members on the proposed Bill and requested that the members of the Commission should be so advised.

Moved by Mr. Jackson THAT Mr. A. G. Smith and Mr. J. A. Paton
Seconded by Mr. Hamilton be tendered a vote of thanks for their
services in the preparation of the
proposed amendment. CARRIED.

It was decided that the members should be supplied with copies of the Bill so that it could receive further consideration as to what action the Commission should take.

Housing

The matter of the date of expiry of the time limit of Part II of the National Housing Act, and also the proposal to draft a "Standard of Housing By-law" for the City of Vancouver similar to that of the City of Toronto, were brought to the attention of the meeting. After discussion, it was

Moved by Mr. Jackson THAT the matters relative to Housing be
Seconded by Mr. Hamilton referred to the Executive Committee for
report. CARRIED.

After an exchange of good wishes for the coming Christmas Season, the meeting adjourned at 11:55 o'clock A. M.

John Walker

Secretary.

Chairman.

FOLDER NO 8-14

VANCOUVER
TOWN PLANNING
COMMISSION

NOTICE OF CRUISE

"FISPA"

THROUGH the kind invitation of K. J. Burns, Esq., Port Manager, a cruise of Vancouver Harbour on the National Harbours Board's "Fispa" has been arranged for the members of the Commission and their ladies, to take place Wednesday, 19th July, 1939, at 2:00 o'clock P.M.

The embarkation point will be the Immigration Shed Wharf at the foot of Burrard Street.

Afternoon tea will be served on board.

Kindly intimate by letter or telephone (Seymour 3437) whether or not you will be able to accept this invitation, as it will be necessary to ascertain the number expected in order to complete catering arrangements.

Alex. Walker

J. Alexander Walker,
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

A regular meeting of the Vancouver Town Planning Commission will be held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B. C., on THURSDAY, 5th October, 1939, at 11:00 o'clock A. M.

Alex Walker.
Engineer-Secretary.

VANCOUVER
TOWN PLANNING
COMMISSION

REGULAR MEETING OF 7th SEPTEMBER, 1939.

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, 7th September, 1939, at 11:00 o'clock A.M.

Present: Mr. F. E. Buck, (Chairman); Messrs. Joseph Briggs, F. W. Hamilton, H. V. Jackson, J. C. McPherson and W. R. Owen; Alderman H. R. Gutteridge, representing the City Council; Mr. E. A. Cleveland, Chairman, Vancouver and Districts Joint Drainage and Sewerage Board; and Mr. B. George Hansuld, representing the National Harbours Board; Mr. A. J. Harrison, Secretary of Zoning Matters, City Hall; and J. Alexander Walker, Engineer-Secretary.

The minutes of the last regular meeting held on 3rd August, 1939, having been mailed to each member, were taken as read, and were, on motion, adopted.

The Chairman drew the attention of the meeting to the fact that since the last regular meeting Dr. J. W. McIntosh, who had been the senior Medical Health Officer of the Metropolitan Health Board for many years and who had attended most of the meetings of the Commission, had passed away. The Chairman paid tribute to the late Dr. McIntosh's interest in planning and the work of the Commission.

Moved by Mr. Jackson THAT the Secretary be requested to write Seconded by Mr. Hansuld Mrs. McIntosh expressing the sympathy of the members of the Commission. CARRIED.

Report of Executive Committee

The minutes of a meeting of the Executive Committee held on 5th September, 1939, were then considered. The Chairman explained that the Engineer-Secretary had been notified to stand by for war service and would probably have to leave the City very shortly, and that he had requested indefinite leave of absence without pay. He also explained that relative to the Zoning element of the Commission's work, Mr. A. J. Harrison, Secretary of Zoning Matters at the City Hall, who had attended practically all the Zoning Committee and Commission meetings, would be available for consultation of all zoning problems.

The Executive submitted the following resolution:

"THAT it be recommended to the Commission that the Engineer-Secretary be given indefinite leave of absence without pay for war service; that in his absence Miss F. M. Ross be requested to carry on as Acting-Secretary, and that a small Advisory Committee on technical matters be appointed to advise the Commission on the work nominally carried out by the Engineer."

Moved by Mr. Owen THAT the above resolution of the Executive Committee be approved. CARRIED.
Seconded by Mr. Hansuld

Relative to the Advisory Committee suggested by the Executive, it was

Moved by Mr. Hansuld THAT Messrs. E. A. Cleveland, G. L. T. Sharp and W. G. Swan, together with the Chairman as an ex-officio member, constitute the Advisory Committee. CARRIED.
Seconded by Mr. Jackson

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REGULAR MEETING OF 7th SEPTEMBER, 1939. 2

The Secretary placed the following accounts before the meeting:

1). Payroll, Vancouver Town Planning Commission, August and September, 1939. \$ 277.92

2). Accounts, Vancouver Town Planning Commission, August, 1939.

Postage, Excise, Exchange \$3.00
Carfare, Staff 1.50
Automobile Allowance 8.40
Expenses re Visitor 1.25
Giant Paper Clips 0.45
Extra Newspapers 0.25

\$ 14.85

B. C. Telephone Co. Ltd., August 10.07
B. C. Electric Railway Co. Ltd., August, Light 1.00
Vancouver Towel Service Co. Ltd., August 1.50
Clarke & Stuart Co. Ltd., Stationery, 7.97
Vancouver Map & Blueprint Co., Blueprinting 5.48
City Map & White Print Co., " 2.00
B. C. Journal of Commerce, 2 months subscription 1.35
Wrigley Printing Co. Ltd., Binding 5.40
F. W. Clark & Co. Ltd., Carbon Paper 4.50
Ruth Macpherson, Office Services 3.00
Greater Vancouver Traffic & Safety Council, Dues 10.00

Longmans, Green & Co., Book - \$2.88
Bank Charges - 0.10

American Planning & Civic Association, Book - \$3.00
Bank Charges - 0.51

Public Administration Service, Book - \$2.00
Bank Charges - 0.40

\$ 76.01

The above payroll and 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 passed for payment. CARRIED.
Seconded by Mr. Cleveland

That the question of the abandoning of the proposed diagonal highway, from Southeast Marine Drive at Ontario Street to Kingsway and Papert Street, be referred to the Town Planning Commission for consideration and report. It was pointed out that this problem had been reviewed by the Commission in April, 1938, and that a report had been forwarded to the City Council on the 8th of that month. The Committee recommended to the Commission that it confirm its resolution of 7th April, 1938, in regard to the proposed South Vancouver diagonal.

The Secretary read the report of April, 1938, and also a draft of a letter which was proposed to send to the City Council in connection with this diagonal.

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REGULAR MEETING OF 7th SEPTEMBER, 1939. 3

Correspondence

A letter dated 8th August, 1939, was read from Fred Howlett, City Clerk, stating that on 7th August last the City Council had passed a resolution in connection with a petition from residents in the vicinity of 20th Avenue and Ontario Street requesting the establishment of a playground for children in that area, to the effect that a copy of the communication and petition be referred to the Schools and Park Sites Committee and the Town Planning Commission and that the latter body be requested to send an official representative to the next meeting of the School and Park Sites Committee. The Secretary explained that he had been appointed on the School and Park Sites Committee by the City Council early in the year and that he had requested the Chairman to attend the meeting along with him to represent the Commission. The Secretary stated that, at the meeting referred to, the problem had been fully discussed but had been referred to the Board of Park Commissioners to ascertain their views as to the necessity of a park in the area. The letter was ordered filed.

Streets and Transit Committee

The Minutes of two meetings of the Streets and Transit Committee, held on 22nd and 31st August, were considered.

South Vancouver Cross-town Buss Service

The Secretary stated that he had been invited to attend a meeting of residents in the South Vancouver area lying between 41st and 49th Avenues who were desirous of obtaining a cross-town bus service along 45th Avenue from Boundary Road to Victoria Drive, along 49th Avenue from Victoria Drive to Granville Street, and thence to a terminus at 41st Avenue and Granville Street. The Committee authorized him to attend the meeting and to display the Commission's plan and present the facts relative to the proposal. He stated that he had attended the meeting and had carried out the instructions of the Committee and had pointed out to the residents the sparsely developed character along the proposed route. The residents of the district were now engaged in collecting statistics for presentation to the City Council and possibly the Public Utilities Commission.

South Vancouver Diagonal Highway

A letter dated 16th May, 1939, was read from the City Clerk stating that on 15th May last the City Council recommended that the question of the abandoning of the proposed diagonal highway, from Southeast Marine Drive at Ontario Street to Kingsway and Rupert Street, be referred to the Town Planning Commission for consideration and report. It was pointed out that this problem had been reviewed by the Commission in April, 1938, and that a report had been forwarded to the City Council on the 8th of that month. The Committee recommended to the Commission that it confirm its resolution of 7th April, 1938, in regard to the proposed South Vancouver diagonal.

The Secretary read the report of April, 1938, and also a draft of a letter which was proposed to send to the City Council in connection with this diagonal.

Moved by Mr. Hansuld
Seconded by Mr. McPherson
THAT the report of the Streets and Transit Committee in connection with the proposed diagonal highway, from Southeast Marine Drive at Ontario Street to Kingsway and Rupert Street, be referred to the Town Planning Commission for consideration and report.
First Avenue East be approved.
CARRIED.

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REGULAR MEETING OF 7th SEPTEMBER, 1939. 4

Considerable discussion ensued with regard to the proposal. Messrs. McPherson and Owen thought that the expense of the diagonal would not warrant its consideration.

Messrs. Cleveland and Hansuld and other members were favourable to the diagonal being retained on the Commission's Major Street Plan and that, regarding it as a long term planning proposal, it would be of great value in the future.

Moved by Mr. Hansuld THAT the proposed draft letter to the City Council be approved; that the Commission's report of 7th April, 1938, be re-affirmed, and that the Secretary be instructed to forward them to the City Council. CARRIED.

Mr. McPherson dissenting.

Kingsway Widening, Burnaby

The Committee considered the matter of the proposed widening of Kingsway which was referred to it at the last meeting of the Commission. The Committee felt that Kingsway should be widened in conformity with the widening completed by the City of Vancouver, and that the proposed widening, although not to the full width of the City's section, was a step in the right direction. It recommended that the Commission endorse the proposed widening of Kingsway through Burnaby. The Secretary read a proposed draft letter to the City Council on this subject.

Moved by Mr. McPherson THAT the report and draft letter be approved and that the Secretary be instructed to forward it to the City Council. CARRIED.

First Avenue, Clark Drive to Boundary Road

The Secretary reported that this matter had been referred to the Committee for consideration and report at the last meeting of the Commission. This Avenue had been designated in the Commission's Plan as a major street and since the opening of the First Avenue viaduct, west of Clark Drive, it had become a well-travelled thoroughfare. The Committee visited the route to obtain first-hand information and gave it its consideration at a meeting held on 31st August, 1939. It was pointed out that Loughheed Highway was to be graded and paved from Boundary Road east to a point near the new Civic Cemetery in Burnaby, and the Committee gave consideration to the matter of City connections to this highway at Boundary Road, the two City streets being First Avenue and Broadway. It was noted that Broadway was not so direct to the City centre but was fully paved to Boundary Road and there were fewer heavy grades than the more direct and unimproved First Avenue.

The Committee submitted the following resolution:

"THAT it be recommended to the Commission that it re-affirm First Avenue as a major street, with a connection to Loughheed Highway, but that the Commission recommend to the City that immediate use should be made of Broadway from Boundary Road via Grandview diagonal, Clark Drive and Terminal Avenue, with such improvements in the matter of corners and paving as will make the road as efficient as possible."

Moved by Mr. Hansuld THAT the report of the Streets and Transit Committee in connection with First Avenue East be approved. CARRIED.

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Charles Street - Georgia Street Diagonal

The plan for the new location of the proposed Charles-Georgia Street diagonal through the Northern Pacific Railway Company's property was placed before the meeting. It was pointed out that, owing to the fact that a portion of the Northern Pacific Railway Company's property was about to be acquired, a new and better location than that originally suggested by the Commission for the Charles-Georgia Street diagonal could be obtained, the Committee recommended that the new location be approved in lieu of the original suggestion by the Commission.

After a discussion, it was

Moved by Mr. Hamilton THAT the report of the Committee relative Seconded by Mr. Briggs to the new location of the Charles-Georgia Street diagonal be approved. CARRIED.

Lane East of Main Street, between Georgia and Prior Streets

A few years ago the Commission suggested to the City Council that the lane at the rear of the east side of Main Street, between Prior and Georgia Streets, be widened on the east side by the acquisition of a strip consisting of two 25-foot lots, making a thoroughfare with an ultimate width of 70 feet, in order that the use of this widened lane would eliminate left hand turns, from Main Street to the Georgia Street viaduct, of all vehicles coming into the City centre from the railway stations or Terminal Avenue. Its use would also eliminate left hand turns of the south-bound traffic off Main Street to the stations. This suggestion of the Commission was recommended in the "Improving Street Traffic, Vancouver, B. C." report by Mr. E. J. Reeder, Recommendation No. 26. The Committee recommended that the Commission re-affirm its previous report in this connection.

Moved by Mr. Hansuld THAT the report of the Streets and Transit Seconded by Mr. Briggs Committee relative to the lane east of Main Street between Prior and Georgia Streets be approved. CARRIED.

View Obstructions on Corner Lots

A letter dated 30th August, 1939, was read from the Greater Vancouver Traffic and Safety Council requesting the Commission to review the problem of view obstructions at street intersections. It was pointed out that there is a regulation in the Zoning By-law, Section 16, Subsection (10), to the effect that no wall, fence, or other structure shall be erected to a greater height than three feet, and that no hedge, shrub, or other growth shall be maintained greater than this height along the street for a distance from the corner equal to the depth of the required front yard, which in the case of a residential district, apart from the West End, is 24 feet. It was also pointed out that in the "Improving Street Traffic, Vancouver, B. C." report, Recommendation No. 34, Mr. Reeder recommended that in residential districts view obstructions be prohibited within a triangle with sides extending 90 feet along the curb line from their point of intersection. It was further pointed out that, in accordance with the Town Planning Act, the Zoning By-law was not retroactive and therefore little could be done to eliminate the trouble by reducing the height to the maximum of three feet, of structures or vegetable growth where they were in position prior to the passing of the Zoning By-law. It was felt that the only means by which this could be enforced would be an amendment to the City Charter. The Secretary advised that the Traffic and Safety Council had written to the City Council suggesting that when an application is made for a permit for a residence on a corner lot, the applicant be advised as to the By-law in respect to the height of structures within 24 feet of the corner.

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After considerable discussion, it was

CARRIED.

A letter dated 15th August, 1939, was read from the City Clerk, advising that on 14th August last the City Council passed a resolution referring back the application of Thomas Botterell, requesting a change in the zoning classification of the north-west corner of 27th Avenue and Nanaimo Street, from a One-Family Dwelling District to a Six-Storey Light Industrial District to the Commission for a further report as the owner decided to apply for a change to a Local Commercial District only. The consideration given by the Commission in connection with the original application was reviewed.

Moved by Mr. Jackson
Seconded by Mr. Hamilton

THAT it be recommended to the City Council
that the application for a change in the
zoning classification of Block 7 of D. L.
471 be not granted.

CARRIED.

Relative to the invitation of the Vancouver Board of Park Commissioners to the Commission to the luncheon at Stanley Park Pavilion and the tour of the City Parks on 9th August last, it was

There being no further business the meeting adjourned at 12:05 o'clock P.M.

Chairman.

Alex. Walker.