

THE CORPORATION OF THE DISTRICT OF BURNABY

8 November 1963.

REPORT NO. 66, 1963.

His Worship, the Reeve,
and Members of the Council.

Gentlemen and Madam:

Your Manager reports as follows:

1. Re: Investments.

On 4th November 1963, the Municipal Treasurer purchased \$50,000, in B. C. School Districts guaranteed by the Province of British Columbia at par, and at the same time contracted to sell them back to the dealer on 10 February 1964 at par plus \$553.77 in interest, or a yield of 4 1/8%.

On the same date, the Municipal Treasurer purchased \$85,000. in School Districts at par and at the same time contracted to sell them back to the dealer on 17 February 1964 at par plus \$1,039.21 or a yield of 4 1/4% interest.

The Treasurer advises this transaction is known as a 'buy back'. From this a guaranteed yield is obtained of an amount greater than can normally be obtained by a Municipality for such a short period of time.

It is recommended the actions of the Municipal Treasurer be confirmed.

2. Re: Sale of Block 48, D. L. 69, Group 1, Plan 1321.

On October 21st, 1963, Council authorized that the above mentioned property be placed in a sale position for private hospital purposes at a floor price of \$25,245.00 subject to the purchaser paying the cost of constructing a sanitary sewer to serve the site at an estimated cost of \$7,000.00.

The statutory requirements to place the subject property in a sale position have been complied with and a bid has been received from Dr. John C. Becher to purchase the property for the sum of \$25,345.00 payable on terms of one-quarter cash and balance payable during a three-year period with interest at 6% per annum.

Dr. Becher is also prepared to meet the conditions of sale determined by Council.

It is recommended that the offer of Dr. Becher to purchase the property for \$25,345.00 be accepted and the agreement contain conditions that the purchaser:

- (a) construct a 75 bed private hospital on the site. (The effective date should be determined by Council.)
- (b) pay for the construction of a sanitary sewer to serve the site, the estimated cost being \$7,000.00.
- (c) conform to all government regulations controlling and regulating the development.

It is further recommended that the Reeve and Clerk be authorized to sign the necessary documents.

3. Re: Sale of Lots 11 and 12, Block 21, D. L. 122, Group 1, Plan 1308.

The above mentioned properties were sold by the Corporation to Mr. John Marander in 1944 for \$220.00 by agreement for sale. A conveyance was mailed to Mr. Mar. Jer on June 18, 1945 and has been lost. A statutory declaration has been filed with the Corporation declaring the original deed lost.

It is recommended that the Reeve and Clerk be authorized to sign a duplicate deed to convey the property to Mr. John Marander.

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4. Re: Cancellation of Easement - West 10 ft. of Lot 33, Block "N"
D.L.127, Group 1, Plan 25619.

The Corporation owns an easement over the west ten feet of Lot 33, Block "N" D.L.127, Group 1, Plan 25619. The easement was required for drainage purposes.

The south ten feet of the property has now been dedicated as a lane through a recent subdivision and the easement over the west ten feet of the property is no longer required.

It is recommended that the easement over the west ten feet of the property be cancelled and the Reeve and Clerk be authorized to sign the necessary documents.

5. Re: Sprott Street Widening
-west of Sperling Avenue.

On June 3rd, 1963, Council authorized the expropriation of the north twenty feet of Lot 5, Block 14, D. L. 79N, Group 1, Plan 536, for the above mentioned project.

The owners are now prepared to convey the twenty-foot strip to the Corporation in exchange for a 24-foot strip of land adjacent to the east boundary of the said Lot 5 owned by the Corporation.

It is recommended that:

(a) the proposed land exchange be approved.

(b) the necessary survey, legal fees, including Land Registry Office fees, be paid by the Corporation.

It is further recommended that the Reeve and Clerk be authorized to sign the necessary documents.

6. Re: Construction of Caretaker - Concession - and Lavatory Buildings
at Central Park.

An advertised tender call for the above projects resulted in the receipt of twelve tenders. Tenders were opened publicly at 3.05 p.m. on 30th October 1963 by the Purchasing Agent, Mr. H. S. Jeboult, in the presence of B. Wilkinson and P. Stockstad of the Burnaby Parks Department, and Mr. W. Livingstone of the Vancouver Parks, together with representatives of the firms tendering.

On 31st October 1963, Madig Construction Ltd. asked to withdraw its tender due to the discovery of an omission of \$2,050.00 P. C. sum called for in the specifications.

The tender call was made in such a manner as to produce tenders which would permit selection of only a portion of the complete project.

Submitted herewith is a tabulation of the tenders received as prepared by the Purchasing Agent.

The tenders were first referred to and reviewed by the Central Park Committee. A table showing the effect of various deletions as tendered was prepared and is also appended together with the Report of the Central Park Committee to the Burnaby Parks and Recreation Commission.

The Burnaby Parks and Recreation Commission adopted the recommendation of the Central Park Committee that the tender of Dan Rae Building Constructors Ltd. be accepted, being the low tender after removal of the Madig Construction Ltd. tender.

It is recommended that the tender of Dan Rae Building Constructors Ltd. of a price of \$30,416.00 for the construction of Caretaker's Quarters, and construction of the Lavatory Building without the installations of plumbing fixtures be accepted.

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7. Submitted herewith for your information is the report of the Officer in Charge, Burnaby Detachment, R. C. M. P. covering the policing of the Municipality for the month of November, 1963.
8. Submitted herewith for your information is the report of the Fire Chief covering the activities of that Department for the month of October 1963.
9. Submitted herewith for your information is a Special Report prepared by the Fire Chief covering the activities of his Department during National Fire Prevention Week.
10. Submitted herewith for your information is the report of the Medical Health Officer covering the operations of his Department for the month of September, 1963.
11. Submitted herewith for your information is the report of the Chief Licence Inspector covering the activities of his Department for the month of October, 1963.
12. Submitted herewith for your information is the report of the Municipal Engineer covering monthly construction progress for the month of October, 1963.
13. Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$1,200.00.

It is recommended the estimates be approved as submitted.

14. Re: Allowances.
Submitted herewith for your approval is the report of the Municipal Treasurer covering applications received for allowance of percentage addition charges under Section 411 of the Municipal Act in the total amount of \$152.18.

It is recommended that the allowances as applied for be granted.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

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15. Re: Acquisition of Easement - Portion of Parcel "B"
Blocks 6 and 7, D. L. 4, Plan 845, Ref. Plan 11653.

An easement is required, in order to finalize a subdivision, over the north-westerly fifteen feet of Parcel "B", Blocks 6 and 7, D. L. 4, Plan 845, Reference Plan 11653, from Arthur Moorehouse Robertshaw and Dayle Violet Georgia Robertshaw, 3865 Keswick Avenue, Burnaby. The easement is located at 3865 Keswick Ave. The easement is required for drainage purposes and there is no consideration payable by the Corporation.

It is recommended authority be granted to acquire the easement and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

16. Re: Lane South of "Lumber Yard" property on the
south side of Marine Drive, east of Gilley Avenue.

In the report of the Planning Department dealing with an application to rezone certain land on the south side of Marine Drive east of Gilley and on the west side of Byrne Road, south of Marine Drive, reference was made to a past attempt to acquire land for the provision of a lane behind the "Lumber Yard" property.

It was indicated in the report that the possibility of acquiring land for this lane is no longer open to the Corporation because a building has been constructed on the land proposed for lane.

The Council directed that a report be submitted advising as to:

- (1) Why the acquisition of land for the lane was never finalized.
- (2) Why a permit was issued for a building on the land that was to be acquired for lane purposes.

The matter of a prospective lane in this general location arose out of a proposed rezoning of the "Binns" property. It was in 1960 that the property owned by Arthur C. Smith, to the immediate west of the Binns property was the subject of an application for rezoning and Mr. Smith agreed to grant land for a proposed lane system, which would eventually extend to Byrne Road through the Binns property. Because the creation of the lane in the Smith property would be a result of rezoning and not subdivision there were legal and land registration problems arising because of separation of the site. Mr. Gilchrist was handling these problems for Burnaby and he left the employ of the Corporation without the lane having been acquired. In the meantime an application for rezoning of the Binns property had come forward and it was not agreed by the applicant that the lane system through his property be provided. The Binns application died, and so apparently did efforts to acquire a lane system in the Smith property, which had been rezoned.

A Building Permit for a lumber storage shed on the Smith property, legally described as the Remainder of Block 38, D. L. 159, Plan 930, was issued to Greenlees Piledriving Co. Ltd. on 28th February 1963. The owner of the shed for which the Building Permit was obtained was listed as B. C. Lumber Industries Ltd. The shed is 60' x 120', located 55' south of the Marine Drive property line at the westerly line, and extending from the westerly property line 120' therefrom onto the property.

In this location the building conflicts with the proposal for a 20' lane along the western side of the Smith property and which would have served as a return to Marine Drive of the proposed lane westward from Byrne Road.

It is the procedure of the Building Department, when property is to be acquired by the Corporation for street, lane, easement, or other purpose, to make appropriate notation on the Department's strip maps to alert the staff so that they will not become party to obstructing a proposed Corporation development. However, such Strip Map Notations are not made until there is evidence of official notification authorizing acquisition proceedings. In the case at hand, no notation

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(Item 16....re Lane South of "Lumber Yard".....continued)

was made and the explanation is given that it would not be made until tentative approval is granted to a subdivision creating the lane, or some other evidence of firm Corporation action to advance the matter toward completion. While copies of Planning Department Reports on rezonings are supplied to the Building Department, the Building Department does not at that stage act to interrupt the issuance of Building Permits without Council directive.

It is also usual procedure to submit site plans for a building such as this one, to the Planning Department for approval but that was not done in this case. Had it been, the Planning Department would undoubtedly have noted the confliction.

This case is somewhat unusual in that the rejection of the lane proposal on the Binns application nullified the use of a lane from the Smith property, which, coupled with Mr. Gilchrist's departure from the Municipality, resulted in no action being taken to acquire a lane from the Smith property. Some 2½ years after the Smith property was rezoned the Building Permit application was received and approved.

17. Re: Proposed Industrial Waste Burner,
 2450 Alpha Avenue.

Mr. S. Clarke of the Altana Company has submitted drawings of an Industrial Waste Burner. Mr. Clarke's Company proposes to sell this burner to the Atlas Junk Company for installation on that Company's property at 2450 Alpha Street (foot of Alpha, south of the Loughheed Highway). However, before the Atlas Junk Company will accept the burner the Company wishes to be assured that a building permit may be obtained and that the burner will be acceptable within this Municipality. It will be used by the Atlas Junk Company in a wire recovery process for burning insulation from wire.

The submitter, Mr. Clarke, claims that this burner is fully accepted by the Air Pollution Authorities of the City of Seattle, Washington, and that a Mr. Cruthers, Air Pollution Inspector of that City, is wholly satisfied with an installation of one of these burners made for Pacific Iron & Metal Company of Seattle. It is further submitted by Mr. Clarke that Mr. J. Satterthwaite, Air Pollution Inspector, City of Vancouver, is ready to accept an installation of the burner within the City of Vancouver for the Active Junk Company. Mr. Clarke has not been able to leave any written evidence from other Inspection Authorities or from any Testing Agencies as to the efficiency of this burner. He has left a brief outline of the design process on which this burner is based and by which it is claimed to meet all current Air Pollution Control regulations.

The burner itself is a large steel enclosure 10' x 12' x 16' to the base of a 14 ft. high stack. The overall height of the burner is just over 30 ft. The steel enclosure is lined on the inside with Johns-Manville insulating cement. A concrete base extending 1 ft. beyond the steel burner on all sides supports the burner.

Mr. Clarke's Company does not fabricate the burner nor make the actual installation but acts in a consulting and supervisory capacity to see that this patented burner is properly constructed. Fabrication of the main steel component is by Mainland Foundry Ltd. Insulation of the burner is by H. D. Layfield Ltd, and installation of the auxiliary burners is by Summerfield Ltd. The Consultant Engineer retained by Mr. Clarke's Company is Mr. C. Usher.

Mr. H. Chapman, Fire Prevention Officer, and Mr. M. Jones had preliminary discussion with Mr. Clarke and are sufficiently satisfied with the design of this burner as shown on the plans and as elaborated on by Mr. Clarke, to recommend that

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(Item 17.....re Proposed Industrial Waste Burner...continued)

an installation be allowed in Burnaby on a trial basis and, provided the burner lives up to the claims of the applicant for a period of six months, that it thereafter be granted full Municipal acceptance.

It is recommended that Council grant approval for the proposed burner for a period of six months subject to review for revocation or confirmation of the approval at that date.

18. Re: Purchase of Two Conveyors and one Screen.

The above equipment is desired for the screening of soil for a combined operation by the Engineers and Parks Departments. An ancillary benefit would be the availability of the equipment for the production of winter sanding material and screenings for the Parks Department.

A conclusion has been reached in joint discussions by the Departments that there is a definite economy possible in combining soils operations, to the possible extent of one-third to one-half on the present cost of soil production.

In past operations, the Parks Department has rented the screen and the two necessary conveyors for the operation. This arrangement has its problems as it is not possible to be sure that the rental equipment is available when needed. The combined use for soils, together with the production of winter sand makes it appear a wise economy to purchase the Screen and Conveyors. It is estimated that it will be operated a sufficient number of hours per year to justify its purchase.

The cost is \$2,500.00 for two matched conveyors from Purvis Ritchie Co. Ltd. and one Screen from Engelland Bros. This is not new equipment but the conveyors are matched and have been rebuilt and the Engineer considers them a reasonable buy at the price. The screen is the one which has been rented by Burnaby from time to time.

It is recommended that two matched Conveyors and a Screen be purchased from Purvis Ritchie Co. Ltd. and Engelland Bros. respectively at a total cost of \$2,500.00 chargeable to the Rotary Fund.

Respectfully submitted,


H. W. Baffeur,
MUNICIPAL MANAGER.

HB:eb