

11 October 1963.

REPORT NO. 57, 1963.

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

Gentlemen and Madam:

Your Manager reports as follows:

1. Re: Assessments Varied or Set Aside,
Section 376 of the Municipal Act.

The Assessment Commissioner for the Province has authorized the following change in the 1963 Assessment Roll:

William and Mildred Brysom, 3725 East Pender Street, Burnaby 2, B. C.

reduce Code #4011166 - Land only - from \$1,860. to \$1,030.

- Tax adjustment - \$38.76.

It is recommended that Council authorize the tax adjustment.

2. Re: Asbestos Pipe.

The following is the report of the Waterworks Engineer in regard to asbestos pipe as requested by Council:

"In reply to an enquiry of the Policy Committee, the following information is submitted regarding softening of the exterior of asbestos cement water pipe.

In 1968 we became concerned about the softening of the exterior of asbestos cement pipe as the crew installing new services had brought to our attention a number of instances of this condition. We had also noted a similar condition on the interior of some of the water mains removed from the ground for various reasons.

As this pipe was manufactured by Canadian Johns-Manville Co. Ltd. we contacted their local representative who subsequently obtained a number of samples from us and forwarded them back to the Company's research centre. In August, 1958, the results of these tests were made available to us. They indicated that the softening involved only a superficial layer of either the inside or outside and the rate of softening could be expected to decrease rapidly as further time passed.

As there was a possibility of bias in this report, the B. C. Research Council was also asked to review the problem. The conclusions of the B. C. Research Council report were similar to those obtained from the Johns-Manville Research Centre and were:

- (a) In the softened area when the asbestos cement fibres are scratched, they stand up and make the apparent depth of softening much greater than has actually occurred.
- (b) Similar softening of the interior and exterior has been reported in their literature and has occurred in other localities.
- (c) The softening only occurs in a superficial layer of the pipe.
- (d) The rate of softening should decrease with time and the damage should not impair the utility of the pipe. "

(.....2)

3. Re: Easement through Lot "C", West 100 feet, of Lot 1 of Lot 11, Block "C", D. L. 96, Group 1, Plan 4723.

The above mentioned easement, which passes through about the middle of the property, was acquired many years ago to contain a drainage pipe.

The Engineering Department advises the easement is no longer required as a storm drain has been constructed further west in a new location.

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

4. Re: Request of Mrs. F. M. Lawrence, 2260 Kensington Avenue.

The above mentioned person owns Lot 2, Sketch 10512, except Plan 25338, Block 15, D.L.131, Group 1, Plan 3052, located at 2260 Kensington Avenue. It has a frontage of 101.4' on the Avenue and a depth of 540.43 feet.

The Corporation owns Lot 3, Block 15, D. L. 131, Group 1, Plan 3052 which is situated immediately to the south of the Lawrence property. It has a frontage of 80.7' on the Avenue and a depth of 540.43 feet.

Mrs. Lawrence has applied for a subdivision and in order for this subdivision to proceed together with the orderly subdivision of other properties in the area it is necessary for Mrs. Lawrence to acquire the north 20 feet of the Corporation property.

The Land Agent values the 20 foot strip at \$2,500.00.

The Corporation requires the west twenty feet of the Lawrence property for the widening of Kensington.

It is recommended:

1. That the Corporation acquire the west twenty feet of Lot 2, Sk.10512, except plan 25338, Block 15, D. L. 131, Group 1, Plan 3052, at a value equal to the square foot value received by the Corporation for the north twenty feet of the above mentioned Lot 3.
2. That the Corporation place the north twenty feet of Lot 3, Block 15, D. L. 131, Group 1, Plan 3052, in a sale position subject to the following conditions:
 - (a) The minimum price of \$2,500.00.
 - (b) Consolidation of the said twenty feet with Lot 2, Sk.10512, except Plan 25338, Block 15, D. L. 131, Group 1, Plan 3052.
 - (c) That the purchaser be required to pay all costs of survey, conveyance and consolidation.

5. Re: Request of Alta Vista Baptist Church.

The above mentioned organization has an option to purchase Lots "G" and "H" of "A" of 16, D. L. 98, Group 1, which are located east of Royal Oak, south of the B. C. Hydro right-of-way and north of Victory Street. The only access is through a 33 foot road allowance running north of Victory Street, immediately east of Royal Oak and connecting to a 33 foot wide neck of the properties concerned.

The proposed use of the property is to provide parking for the Church which is located at the north-west corner of Royal Oak Avenue and Victory Street and to provide space for the erection at some future date of a Christian Education building to augment the facilities of the present church buildings.

(.....2)

(Item 5.....re Request of Alta Vista Baptist Church.....continued.)

The following is the opinion of the Planning Department:

"With regard to the proposals for the future development of Lots "G" and "H", there are a number of factors which, we feel, should be taken into account. First, and perhaps most important, is the problem of access which, in our opinion, is not sufficient as presently established to effectively handle the traffic that would be generated by either of the proposed uses. One possibility for improvement would be the northward extension of the present 33 foot allowance from Victory Street into Lot "H" to connect with the east-west lane allowance.

While the provision of off-street parking for traffic generating uses such as churches is preferable to utilizing the streets for this purpose, it is understandable that great care must be exercised in the locating of parking lots in residential districts. It is often argued, with some justification, that a parking lot will have a detrimental effect upon surrounding residences. However, this may be overcome, to some extent at least, by the provision of durable dust free surfaces, curbing, sufficient means of access and egress, and the observing of suitable setback, screening and landscaping standards.

In view of the above considerations, we are unable to recommend the use of Lots "G" and "H" for either of the purposes proposed. While the other factors mentioned warrant serious consideration, it is the present inadequate access to these properties and the virtual absence of street frontage which make most questionable the proposals for development.

In conclusion, if the problem of access can be satisfactorily resolved by the completion of the existing road pattern and the acquisition of one or more adjacent lots to provide frontage on Royal Oak, the future development of these properties for a christian education building with its own off-street parking area located on the same site would, if properly planned, provide a use not incompatible with the character of the surrounding area."

Having regard to all the circumstances it is recommended the proposed use of the property be denied pursuant to Section 13 of the Town Planning By-law.

6. Re: Fireworks.

The Council asked for a survey to be made of Municipalities in the Lower Mainland area to determine whether or not regulations should be promulgated for the complete prohibition of the use and sale of fireworks, except by special permit.

Fifteen municipalities were canvassed from the North Shore to Langley and Pitt Meadows and details of the replies are listed hereunder:

<u>Municipality</u>	<u>Position Regarding Regulation.</u>
Langley Township	Current By-law passed pursuant to Section 871 of the Municipal Act, considered adequate. Do not agree with complete prohibition. Problem less acute in rural areas.
District of Surrey	Not prepared to take action on proposed complete prohibition.
District of Maple Ridge	Endorse proposed complete prohibition.
District of North Vancouver	By-law for complete prohibition under active consideration.
Richmond Township	Current By-law passed pursuant to Fireworks Regulation Act. Permits discharge only on private property. By-law considerate adequate.

(.... ..)

(Item 6.....re Fireworks...continued)

(List of Municipalities..continued)

Position Regarding Regulation.

City of White Rock	Considering passage of a By-law for complete prohibition of discharge and sale of fireworks.
City of Port Coquitlam	By-law passed pursuant to "Fireworks Regulation Act", found to be adequate. No change considered.
City of Vancouver	Resolution, which if adopted would result in prohibition of use and sale of firecrackers only, except by Special Permit, has been tabled to January, 1964.
District of Delta	Current By-law prohibiting sale and discharge of fireworks, except between October 24th and 31st, considered adequate.
City of New Westminster	Submitted resolution to the 1963 UBCM Convention on the subject.
District of Coquitlam	Proposes referring subject to the Fraser Valley Municipal Association for discussion.
District of Pitt Meadows	By-law in force pursuant to Fireworks Regulation Act. Considered adequate.
City of Port Moody	Regulations under Fireworks Regulation Act considered adequate.
City of North Vancouver	By-law introduced for complete prohibition except by permit from the Fire Marshal.
District of West Vancouver	Current By-law considered adequate. Do not consider any change necessary.

In summary:

1. Three municipalities endorse complete prohibition.
2. One municipality is in favour of complete prohibition except by permit from the Fire Marshal.
3. The City of Vancouver has tabled a resolution to January 1964, which, if adopted, will result in prohibition of use and sale of fireworks, except by special permit.
4. Five municipalities have by-laws (similar to Burnaby), passed pursuant to the "Fireworks Regulation Act", and these are considered to be adequate.
5. Two municipalities have by-laws passed pursuant to the Municipal Act, and these are considered adequate.
6. One municipality (District of Coquitlam) advised of its intention to refer the matter to the Fraser Valley Municipal Association for consideration.
7. One municipality (New Westminster) submitted a resolution to the U.B.C.M. (#81) calling for an amendment to the Fireworks Regulation Act, broadening the powers of Municipal Councils in regard to the use of fireworks. The resolution was adopted by the Convention.
8. One municipality (Surrey) advises their Council is not prepared to take action on the prohibition proposal.

7. Re: 1963 Local Improvement Paving and Sidewalk Programme.

Submitted herewith is the Municipal Clerk's Certificate of Sufficiency covering the above mentioned programme for the consideration of Council.
Also submitted herewith is a copy of the Clerk's report providing additional information with regard to specific projects.

8. Re: Application to Keep Poultry - 6062 14th Avenue,
Lot 6, Block 1, D. L. 173, Plan 1034.

An application has been received from Arie de Ruiter requesting permission to keep 2,000 laying chickens, other poultry and animals.

Details of the application are as follows:

Legal description of property	-	Lot 6, Blk.1, DL 173, Plan 1034.
Address of property	-	6062 14th Avenue.
Area of property	-	125.56' x 438.5' - approx. 1.26 acres.
Zoning of property	-	Agricultural.
Owner of property	-	Ralph A. J. and Lisa M. Wood.
Name of applicant	-	Arie de Ruiter.
Type of poultry	-	Laying chickens - few geese.
Animals	-	Few rabbits and 1 cow or calf.
Number of birds requested	-	2,000
Existing shelters	-	-one 2 storey poultry house. 100' x 20' x 25' with an attached garage 18'x10'x10' -1 dwelling to be occupied by people in charge of operation. -1 shed 50' x 10' x 14'

The Health Department recommends that permission be granted to keep 2000 laying chickens only subject to the applicant complying with all pertinent regulations prior to harbouring poultry on the property.

9. Submitted herewith for your information is the report of the Chief Building Inspector covering the activities of his Department during the period, September 9th to October 4th, 1963.
10. Submitted herewith for your information is the monthly report of the Officer in Charge, Burnaby Detachment, R. C. M. P. covering policing of the Municipality for the month of September 1963.
11. Submitted herewith for your information is the monthly report of the Fire Chief covering the operations of his Department for the month of September 1963.
12. Submitted herewith for your information is the monthly report of the Chief Licence Inspector for the month of September 1963.
13. Submitted herewith for your information is the report of the Acting Municipal Engineer covering monthly construction progress for the month of September, 1963.
14. Re: Estimates.
Submitted herewith for your approval is the report of the Acting Municipal Engineer covering special estimates of work:
- | | | |
|-------------------------|---|-------------|
| Report dated 10 October | - | \$11,250.00 |
| Report dated 11 October | - | 3,400.00 |

It is recommended the estimates be approved as submitted.

15. Re: Street Lights.
Submitted herewith for your approval is the report of the Acting Municipal Engineer covering street light installations.

It is recommended the installations requested be approved.

Respectfully submitted,

E. A. Fountain,
MUNICIPAL MANAGER
BURNABY, B.C.

16. Re: Renovations - Municipal Hall.

Herewith are the estimated costs of the renovations authorized by Council on September 30, 1963, as requested by Council:

1. Increase office accommodation of Parks Department by incorporating into the Parks Department the room presently used by female staff - \$105.00.
2. Re-location of room used by female staff to one of the adjacent, vacant, temporary offices - 75.00
3. Providing electric power and vent to the "White Print" machine to make the machine operative in its present location in the General Purpose Room - 627.00
4. Installation of an electric radiant panel for auxiliary heat in the PBX room (telephone switch board room) - 145.00
5. Installation of a passenger elevator. The initial installation to serve the four occupied floors of the Hall with provision for extension to service to the fifth floor, if and when required, without further alteration. As directed by the Chairman of the Committee, two quotations for this work were obtained, one with work performed by a General Contractor, the other with work performed by Corporation forces (the work involved in both cases refers to the cutting, patching, making good, and generally waiting upon the elevator installer).

	<u>Deluxe Cab</u>	<u>Standard Cab</u>
General Contractor	\$ 20,870.00	\$ 20,345.00
Corporation	\$ 20,177.00	\$ 19,652.00

The standard cab differs from the deluxe model cab in having one row instead of two rows of indirect lighting, handrail at the rear of the cab only instead of handrail at the rear and two sides, non-illuminated call buttons, enamelled metal cab doors instead of formica faced metal cab doors.

Funds on hand in the Statutory Reserve, Municipal Hall addition account are \$37,371.21.

The Chief Building Inspector considers the standard cab would be satisfactory and recommends its installation with general work performed by Corporation forces.

17. Re: Application for a Private Hospital.

An application has been received to locate a 75 bed private hospital on Lot 1, Block "A" DL 35, Group 1, Plan 5096 and Lot "A" SD 2, Block "A" DL 35, Group 1, Plan 6952.

Herewith is the report of the Planning Department:

"The site which is located on the southeast corner of Burke and Boundary forms a part of the super block bounded by Burke, Boundary, Thurston and Smith, the servicing and subdivision of which has been discussed by Council on several occasions.

Under date of December 17, 1962 we reported to Council on an earlier applica-

tion which was approved in principle by Council. This approval was subsequently revoked when the applicant chose not to act during the period of 180 days. Our earlier report set out the thoughts of the Department on the land use, and noted that the site was accepted as it is located on the edge of the Residential zone, is served by Public Transit, and finally, is convenient for visiting doctors.

The problem which must be resolved before this site can be given final approval is the provision of both storm and sanitary sewer facilities. This is the same problem which the earlier applicant was faced with but there is now a third alternative which can be considered.

1. Provision of sewer facilities through the interior of the block, thereby servicing the whole interior of the undeveloped block.
2. Provision of sewer facilities on Boundary.
3. Sanitary sewer connection to Vancouver with storm drainage on either of the other routes.

The first route is the most logical route but it will be recalled that there was a problem in obtaining the necessary easements. It will also be recalled that the Planning Committee met with the residents of the block but to no avail.

The second route can be taken at any time as it does not involve easements. The services in this location would, however, serve only a very limited area.

The third alternative, which was not earlier open to us, involves the use of the Vancouver Sanitary Sewer system with the provision of drainage either on Boundary Road or through the interior of the block.

The construction of the services through the interior of the block would simplify the servicing problem for the owners of other properties in the block and would "Fix" the subdivision pattern for the block, thus ending a problem of long standing. As the estimated cost of providing both sewers through the interior of the block is comparable to the cost of the Vancouver Sanitary sewer connection and the Boundary Road drainage route, it is recommended that as the applicant is prepared to pay the servicing costs, the Corporation should attempt to obtain the easements through the block thus solving a thorny problem.

In conclusion, the site can be serviced from either the interior of the block or from Boundary Road or a combination and we would recommend that Council grant approval in principle under Section 13 of the Town Planning By-law for the use of the above described properties for a 75 bed private hospital subject to the following:

1. Consolidation of the properties.
2. Dedication of the westerly 33' of the property for the widening of Boundary Road.
3. Submission of a deposit to cover the cost of constructing the necessary storm and sanitary sewer facilities, approximately \$8500.
4. Construction to be in conformity with the National Building Code 1960.
5. This approval should be valid for a period of 180 days, it being understood that an extension will be considered if the applicant can show that a bona fide attempt is being made by him to construct the building on the property.

These conditions have been transmitted to the applicant and he accepts all of them. It should be understood that this approval in principle applies to the land use only and not to the preliminary site plan submitted.

As the problem of subdividing and servicing the back land in this block has been, and seemingly may continue to be, a source of difficulty to the owners and to the Corporation, it is recommended that Council authorize negotiation for easements through the interior of the block. If the easements cannot be obtained or cannot be obtained at a reasonable cost, Council's authority should also be obtained to enter into an agreement with the City of Vancouver with respect to the Sanitary Sewer facilities.

Page 3
SUPPLEMENTARY TO
REPORT NO 57,1963
MUNICIPAL MANAGER
15 October 1963.

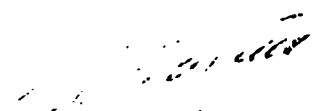
(Item 17...re application for a private hospital....continued)

It is recommended that:

- (1) approval be granted pursuant to Section 13 of the Town Planning By-law subject to the conditions outlined in the Planner's report which are acceptable to the applicant.
- (2) That negotiations be authorized for the purpose of acquiring suitable easements to service the project.

Note: In the event negotiations are not satisfactory, Council will be requested to enter into an agreement with the City of Vancouver to provide sanitary sewer facilities to the project.

Respectfully submitted,


E. A. Fountain,
EXECUTIVE ASSISTANT
TO MUNICIPAL MANAGER.

EF:eb