

THE CORPORATION OF THE DISTRICT OF BURNABY

18 October 1963.

REPORT NO. 60, 1963.

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

Gentlemen and Madam:

The Executive Assistant to the Municipal Manager reports as follows:

1. Re: Application for Welfare Institution Licence -
Mrs. Mary Coombes, 6570 Russell Avenue.

Mrs. Mary Coombes, 6570 Russell Avenue, has applied for a Welfare Institutions Licence to give daytime care to children at the above mentioned address.

The Investigating Committee recommends the issuance of a licence for the care of not more than five children subject to the following conditions:

- (a) the burning of garbage is prohibited unless done so in a conforming incinerator.
- (b) we would request that the yard be tidied up. Burned out cans and glass should be removed.
- (c) Garbage should be placed in proper containers, not on the rear porch.

2. Re: Acquisition of Easement - Easterly 28.5 ft. of S.D. of Expl. Plan 17228,
Pcl. 1 of Pcl. "J", Blocks "E" and "F" DL 97, Plan 11426

An easement is required in order to finalize a subdivision over the easterly 28.5 feet of Explanatory Plan 17228, Pcl. 1 of Parcel "J" of Blocks "E" and "F", District Lot 97, Plan 11426, from Hardwood Milling Co. Ltd., 225 Salisbury Drive, Vancouver, B. C. The easement is required for drainage purposes and there is no consideration payable by the Corporation. The location of the easement is west of Shirley Avenue, between Beresford Street and Jermyn Street.

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

3. Re: Herm's Septic Tank Service.

The above mentioned business is located at the north-west corner of Dorset Street and Merritt Avenue.

A complaint has been received from Mrs. E. Janelle.

The following is the report of the Chief Sanitary Inspector:

"The above-noted Company operates a business of septic tank cleaning, septic tank repair and the rental of portable pail privies. The operation is situated at Dorset and Merritt, a property zoned as light industrial and having a length and width of approximately 68' on Merritt and 125' on Dorset, (8,500 sq. ft.) A small dwelling is situated on the westerly portion of this parcel. Practically the whole of the remainder of the property is enclosed within an eight foot high plywood fence. The pail privies and at times, one truck, are stored within this enclosure.

This operation has been the subject of many complaints, some warranted and some not.

The business is not in contravention to municipal regulations and certainly there is no existing Public Health nuisance.

The Inspectors of this Department are under instructions to check these premises frequently, and insofar as 1963 is concerned, we can find nothing to justify Mrs. Janelle's complaint."

Continued routine inspections will be made by the Health Department. (....)

4. Re: Ornamental Street Lighting,
10th Avenue - Kingsway to 6th Street.

Eight firms were requested to tender for the installation of twelve ornamental street lights on Tenth Avenue, between Kingsway and Sixth Street.

The following three tenders have been received:

1. Mott Electric Ltd.	-	\$7,982.00.
2. J. H. McRae Co.Ltd.	-	\$4,555.00
3. Norburn Electric Ltd.	-	\$3,238.00.

It is recommended that the tender of Norburn Electric Ltd. be accepted.

5. Re: D. L. 28N, Lot 33, - 7874-6-8 Edmonds Street,
Mr. S. L. Whitehouse.

At its meeting held 30th September 1963 Council received a letter from Mr. S. L. Whitehouse regarding the matter of responsibility for the provision of sewer and lane facilities through and over his property.

Council has dealt twice previously with this problem and wished to have a Report reviewing it and indicating the course of action that should be taken by the Municipality to resolve it.

The key paragraph in Mr. Whitehouse's letter is paragraph 2, which reads:

"I find myself in the position of supplying, without compensation, facilities, services, and right-of-way to my neighbours and adjacent property-owners. Services and right-of-way that should be the responsibility of the Corporation of Burnaby."

This is a subject of long standing with the first record being in May 1962 when the Corporation first tried to negotiate with Mr. Whitehouse for the necessary lane allowance. These negotiations fell through due to the failure to reach a mutually-acceptable agreement for recommendation to Council.

Mr. Whitehouse then took his case to Council and there have been two Reports prior to this Report Item on the subject.

The first Report was Item No. 5 of the Municipal Manager's Report No. 14, 1963. A copy of this Item No. 5 is attached. Council decided to purchase the south half of Mr. Whitehouse's lot at \$4,622.00 and proposed that information be gathered on the acquisition of other parcels to enable the continuation of the lane.

The second Report was Item No. 6 of the Municipal Manager's Report No. 27, 1963, a copy of which is attached. After further consideration of the sewer connection problem, Council rescinded its previous decision to acquire the Whitehouse property.

It cannot be denied that there is a sewer connection across the Whitehouse property which serves other lots. The sewer connection to serve the north half of the Whitehouse property is also on the south half. These connections were not put there by the Corporation as the Corporation does not do work on private property. The responsibility for the presence of the sewers cannot be laid then at the Corporation. There is also a trail across the Whitehouse property which serves his neighbour. This also is not the Municipality's responsibility nor can be accepted without a dangerous and costly precedent that the Corporation is responsible for the provision of secondary access.

In this block, bounded by the Grandview-Douglas Highway, Edmonds, Sixth Street and Nineteenth Avenue, the Whitehouse property is ^{the} only unsubdivided lot according to the strip map. Lane allowance is only partial with a lane allowance having been taken on subdivision from seven lots.

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(Item 5.....re Mr. S. L. Whitehouse....continued)

To accede to Mr. Whitehouse's request would relieve him of dedicating and constructing the lane as part of a normal subdivision. Even this though, would not of itself solve the complicated sewer connection problem which is not of the Corporation's making.

6. Re: Sperling Avenue - north of Grandview Highway.

Sperling Avenue between Grandview Highway and Sprott Street was severed on October 11, 1963 and the new overpass west of Sperling has been opened.

The Department of Highways has agreed to sign the new interchange as Sperling Avenue as requested by Council.

The following street naming and re-naming is suggested for consideration of Council:

1. Name the new N/S facility between Grandview and Sprott Street immediately west of Sperling Avenue as SPERLING AVENUE.
2. Rename the existing section of Sperling between the Freeway and Sprott Street as GLENCARIN DRIVE.
3. Rename the existing section of Sperling between Grandview and Claude Avenue as CLAUDE DRIVE.
4. Change the name of the existing Claude Avenue to CLAUDE DRIVE.
5. Cancel the name Gilpin Street for the section of Gilpin between Grandview and Sperling Avenue.

7. Re: Heavy Equipment.

On 17th June 1963 Council received a Report from the Municipal Manager concerning the purchase of certain items of equipment and the disposal of surplus pieces.

When Mr. Olson was appointed Acting Municipal Engineer, he was asked to review the needs of the Department and assess them according to any revision in organization or program.

The Municipal Engineer advises as quoted below with recommendation of the Municipal Manager added:

(a) Traffic Line Remover.

"We are at the present time investigating the possibility of our renting the City of Vancouver machine, and if this is a possibility, it would appear to be the answer for our rather minimal requirements for this type of equipment."

In view of the foregoing it is recommended that Burnaby do not purchase this equipment at this time.

(b) Gradall.

"In view of the uncertainty concerning the volume of road work which we may be performing by contract, I do not believe that we should entertain the purchase of a Gradall at this time."

It is recommended a Gradall not be purchased at this time.

(continued.....4)

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(Item 7....re Heavy Equipment....continued)

(c) Gully Emptier with Street Flusher.

"We have very closely examined the requirement for the additional Gully Emptier and have reached the conclusion that, although the present gully emptier is kept very busy at the present time it is not outright apparent that the purchase of a new machine is warranted."

It is recommended that consideration be deferred for this year but that it be reviewed early in 1964 having regard to the increased number of fully-paved streets and the desirability of Burnaby improving its street-cleaning by adding flushing to the street sweeping.

(d) Two Hydraulic Diggers with Front-end Loaders.

"As you know, these machines were proposed to replace the presently-owned Diggers No.7 and No. 8. I agree with the former recommendation that these machines be replaced because they are too light for our work and because the operating costs, we are convinced, will increase and the machines will become increasingly unreliable."

Upon very careful consideration, it has been found that these two machines would be kept busy approximately 1,600 to 1,700 hours per year even in the event that we were to contract almost all of our work. This is so because of the number of waterworks services, sewer services and maintenance adjustments to utilities that will be required even if we do nothing but maintenance work with our own forces."

It is recommended these machines be purchased.

8. Re: Simon Fraser University.

A conveyance transferring some of the lands in the University site from the Corporation to the Simon Fraser University has been prepared by the Solicitors for the University.

The legal descriptions in the document have been checked and are correct and conform to the decision of Council to provide the site for the University.

It is recommended that the Reeve and Clerk be authorized to sign the conveyance.

9. Re: Estimates.

Submitted herewith is the Acting Municipal Engineer's report re Special Estimate of Work in the total amount of \$9,200.00.

It is recommended that the estimates be approved as submitted.

10. Re: Street Lights.

Submitted herewith is the Acting Municipal Engineer's report covering suggested street light installations.

It is recommended the installations be approved.

Respectfully submitted,

11. Re: Application to establish a 75-bed Private Hospital.

An application has been received by Council to establish a 75-bed private hospital on Block 48, D. L. 69, Group 1, Plan 1321.

The property contains 1.87 acres and is located at the north-east corner of the Grandview-Douglas Highway and Gilmore Avenue. It is owned by the Corporation and reserved for park purposes.

The Parks and Recreation Commission advises the land is no longer required for park purposes, but requests that the monies from the sale be set aside for future acquisition of a suitable park site in the area in the future.

The Health Department requires that the site be served with sanitary sewer.

The Land Agent considers the value to be \$25,245.00 and that a condition of sale be for the purchaser to pay for the construction of a sanitary sewer to serve the site at an estimated cost of \$7,000.00.

12. Re: Lane between Carson & Patrick, east of Royal Oak.

The above mentioned lane varies in width between ten and twenty feet. The Engineering Department considers a portion of the lane should be widened to 17 feet and constructed. This portion is outlined on Engineering Department Drawing L.207B.

The property owners on the north side of the lane are prepared to convey the south five feet of their properties to the Corporation for \$1.00 and the property owners on the south side will convey the north two feet of their properties to the Corporation for \$1.00.

Owing to the extremely difficult conditions of opening the lane between the lots facing Royal Oak Avenue, the lane will be dead-ended and property for a turn-around is required from the rear of Lot 2, Block 4, D. L. 158 as shown on the plan. The owner is prepared to convey the turn-around area to the Corporation for \$1.00 providing the Corporation would excavate a parking area at the rear of the turn-around area and pay the owner \$550.00, being the estimated cost of concrete retaining walls. The owner would do the construction work required on his property.

It is recommended that:

- (a) the two and five foot widening strips required from the properties for the lane be acquired for \$1.00 each and the Reeve and Clerk authorized to sign the necessary documents.
- (b) The owner of Lot 2, Block 4, D. L. 158 - Mr. A. Girardot, 5270 Carson Street, be paid the sum of \$550.00 being the costs of constructing the retaining walls in the parking area.
- (c) The turn around area at the rear of Lot 2, Block 4, D. L. 158 be acquired for \$1.00 and the Reeve and Clerk be authorized to sign the necessary documents.

13. Re: 1963-64 L.I.P. Programme - Lily Avenue.

Submitted herewith is a report of the Engineer in connection with items 27A and 27B of the above mentioned programme.

It is recommended that Council re-examine the situation with a view to re-establishing the items in the current Local Improvement Paving programme.

Respectfully submitted,

E. A. Fountain,
EXECUTIVE ASSISTANT
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