

THE CORPORATION OF THE DISTRICT OF BURNABY

8 May 1964.

REPORT NO. 32, 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Welfare Institutions Licence.

St. Matthew's Co-operative Kindergarten, 6550 Lakeview Avenue, have applied to have their licence increased from twenty-five to twenty-eight pre-school children.

The Investigating Committee recommends that the request for the increase be approved.

2. Re: Application for Junk Yard Licence.

An application has been received from John W. Baker, 3335 West 15th Avenue, Vancouver, B. C. for a licence to operate a junk yard on Part of Lot 6, North of Railway, Block 12, D. L. 161, Group 1, Plan 1742, located at 8783 Greenall Street. The property is located in a Heavy Industrial zone and approval under Section 13 of the Town Planning By-law is required.

The applicant obtained approval in April 1954 to operate a junk yard at the same location but did not proceed with the plan.

The Fire Department has no objection to the proposal providing approval is subject to the following conditions:

- (a) that the present sawdust fill be covered to a depth of 12 inches minimum, with sand, gravel, or dirt;
- (b) that the property be completely fenced;
- (c) that burning of any type, incinerator, or otherwise, be prohibited.

The Planning Director reports as follows:

"Within the immediate vicinity of this property are some fairly substantial industries, two of which have been constructed in the last year or so. In both cases, better than average buildings were constructed with reasonable set backs, off-street parking, et cetera. In addition to the buildings which have gone in, there have been numerous enquiries both for the Municipally-owned and privately-owned property in the area and the character of development which will result should be fairly high.

In conclusion, it is recommended that the junk yard use of this property would not be compatible with the existing development pattern nor the type of development pattern which is envisioned for this area and should not therefore be given favourable consideration."

It is recommended that approval pursuant to Section 13 of the Town Planning By-law be denied.

Page 2
REPORT NO. 32, 1964.
MUNICIPAL MANAGER
8 May 1964.

Re: Request of J. Pearson,
3156 Phillips Street.

An application has been received from the above mentioned person to operate a used building material sales yard on Lot 1, D. L. 74N², Group 1, Plan 3782.

The property is located on the south side of Still Creek Avenue approximately 2000 feet west of Douglas Road.

The Planning Director considers the property to be a suitable location for such a land use providing the following stipulations are met:

- (a) the property is to be enclosed by an 8' high uniformly painted tight board fence constructed and maintained in a workman-like manner.
- (b) the front fence is to be set back 40' from the Still Creek road allowance and the area between the fence and the road allowance is to be maintained in a clean state and used only for parking of customer's motor vehicles.
- (c) storage within the yard is in no case to exceed the height of the fence.
- (d) the house on the property cannot be used for living accommodation.
- (e) the full provisions of the Throughway Sign By-law shall apply and no advertising shall be permitted on the enclosing fence.

It is recommended that approval pursuant to Section 13 of the Town Planning By-law be granted subject to the conditions indicated above.

Re: Request of Gillespie Investments Ltd.

Council is in receipt of a letter from the above mentioned organization offering to purchase the east 50 feet of Lot "B" Block 2, D. L. 25W, Group 1, Plan 19669 owned by the Corporation. The 50 ft. strip of land is desired by the Company to enlarge the Parkwood Terrace Garden site. The said Lot "B" is located on the south-east corner of Newcombe Street and 11th Avenue.

On October 7, 1963, Council ordered the property withheld from sale until the road design for the development of Newcombe Street to the Stormont interchange had been determined.

Although the right-of-way requirements for the eventual development of Newcombe Street are known, the design and land requirements for the new street intersections with Newcombe Street have not been determined.

Re: Subdivision of a portion of D. L. 159, Group 1.

The Corporation owns a portion of D. L. 159, Group 1, situated west of Buller Avenue and immediately north of the Glenwood School Site.

A proposed subdivision of the property is outlined on the attached plan No. B.1579. Part of the property would be included in the Glenwood Park-School which has been agreed to by the Parks and Recreation Commission and the School Board. The other part of the property would be subdivided into thirteen lots. The creation of Lot 7 in the proposed subdivision will require a small portion of school property as indicated.

(.....3)

Page 3
 REPORT NO. 32, 1964.
 MUNICIPAL MANAGER
 8 May 1964.

(Item 5...re S.D. of ptn. D. L. 159.....continued)

The estimated costs of developing the subdivision are:

Water	-	\$ 7,000.00
5' curb walks and 28' pavement	-	17,400.00
Lane	-	1,160.00
Storm Drain	-	11,000.00
Survey and Miscellaneous	-	1,000.00
		<u>\$37,560.00</u>
Sanitary Sewer		<u>11,200.00</u>
Total	-	<u>\$48,760.00</u>

The estimated sale value of the lots created is \$69,300.00.

It is recommended that:

- (a) The subdivision as outlined on Planning Department Drawing B.1579 proceed.
 (b) An appropriate By-law be passed to provide Tax Sale funds for the development of the subdivision for the sum of \$37,560.00:

Water	-	\$ 7,000.00
5' curb walks and 28' pavement	-	17,400.00
Lane	-	1,160.00
Storm Sewer	-	11,000.00
Survey & Misc.	-	1,000.00
Total	-	<u>\$37,560.00</u>

- (c) The sanitary sewers at an estimated cost of \$11,200.00 be charged to the Sewer Utility as part of the South Slope IV contract.
 (d) After the subdivision is created and services constructed, lots to be offered for sale by public tender.

6. Re: Petition for Sanitary Sewer Service -
 8000 and 8100 Blocks Hunter Street.

A petition from the owners of thirty properties on Hunter Street between Lakedale and Piper Avenues for sanitary sewers has been received. In this petition the owners complain of mosquitoes, and a smell that arises from the saturated earth in the area.

This section of Hunter Street is not included within any currently-scheduled sanitary sewer work as it lies within an area which has generally not achieved its final stage of subdivision, i.e. the Government Road Area.

In order to deal with the petition the Engineer's Department has produced estimates of costs of providing sanitary sewer service to the properties represented in the petition. The topography of the area is a rolling one and Hunter Street for example has three low spots and this necessitates three separate outlets for the sewage to the Sewer Trunk.

The cost of the outlets or sub-trunks alone is estimated at \$45,600.00. The laterals on Hunter Street are estimated at \$16,600.00. The total then is \$62,200.00.

(.....4)

Page 4
 REPORT NO. 32, 1964.
 MUNICIPAL MANAGER
 8 May 1964.

(Item 6...re Petition for Sanitary Sewer Service - Hunter Street...continued)

One sub-trunk would serve an additional seven properties making a total of 37 at \$62,200. or \$1,700. per connection.

By extending another lateral on Government Road at an estimated cost of \$12,000., another 19 properties could be serviced making a total of 56 properties at a cost of \$74,200. or \$1,320. per connection.

It will be noted that the easterly sub-trunk would serve only four properties and the cost is \$14,000. It is suggested that any consideration of the petition should exclude this sub-trunk.

The financial picture would then be:

- (a) 33 connections @ \$48,200. or \$1,400. per connection.
- or
- (b) 50 connections @ \$60,200. or \$1,200. per connection.

It is recommended that in view of the high cost per connection due to topography and incomplete subdivision, resulting in a very high cost per connection by any method adopted, the construction of sanitary sewers in the 8000 and 8100 blocks Hunter Street is premature at this time.

Re: Acquisition of Easements - South Slope Sewer Project No.IV.

Easements are required in connection with the above sewer project as follows:

- (a) Owner - T. H. and L. F. Cadwallader, 5990 Keith Street, Burnaby 1, B. C.
 Property - South 20 feet of Lot "A" of Blocks 4 and 5, D. L. 159, Plan 12199, NWD.
 Location of easement - 5990 Keith Street.
 Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - A. D. and M. J. McDonell, 6438 Beresford Street, Burnaby 1, B. C.
 Property - Portion of Lot 3, Block 11/"C", District Lot 96, Plan 5692.
 Location of easement - 6438 Beresford Street.
 Consideration - \$1.00 plus restoration of the easement area.

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

Re: Gilley-Walker Sanitary Sewer Project.

Design is now complete for the Gilley/Walker Sanitary Sewer Project which includes the following:

- Approx. 67,943 Sanitary Sewer, size 6", 8", 10", 12" and 15" diameter.
- Approx. 317 manholes.
- Approx. 1,018 House Connections.

Blueprints of plans will be forwarded to the Provincial Department of Health for approval.

It is recommended that Council approve:

- (a) A Tender Call for the above project;
- (b) Formal Application for the Project under the Municipal Development and Loan Act,

(.....5)

Page 5,
REPORT NO. 32, 1964.
MUNICIPAL MANAGER
8 May 1964.

9. Submitted herewith for your approval is the Municipal Engineer's report covering Supplementary Works Appropriations for the period 12 May 1964 to 30 June 1964 in the total amount of \$22,600.

It is recommended the appropriations be approved.

10. Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the period ended 19 April 1964 in the total amount of \$1,239,671.

It is recommended the expenditures be approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "H. W. Balfour".

H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

Page 1 - Supplementary
REPORT NO. 32, 1964
MUNICIPAL MANAGER
11 May 1964.

1. Re: South Slope Sewer Project #3

On June 24th, 1962, the Council authorized the acquisition of the South 15 feet of Lot 6, Block 2, D.L. 149, S $\frac{1}{2}$ of SW $\frac{1}{4}$, Plan 1351, from Beth Euphemia Edge. The consideration was \$1.00 plus restoration including the replacement of seven trees estimated to have a value of \$70.00.

The owner is now prepared to accept \$90.00 as full compensation for the loss of the trees.

It is recommended that the claim be settled for the sum of \$90.00 subject to the owner signing a release approved by the Municipal Solicitor.

2. Re: South Slope Sewer Project #4

An easement is required over the south 15 feet of Lot 10, Block 22, D.L. 159, Group 1, Plan 1241 for the above-mentioned project.

The property is located at 6168 Portland and owned by George and Edna Margaret Christianson, who are prepared to grant the easement for \$1.00 plus restoration of the easement area.

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

3. Re: Hastings Street Widening - 3800 & 3900 Blocks

Tenders were called for the demolition of buildings indicated hereunder, and two submissions received as follows:

Johnston & McKinnon Demolitions Ltd.	\$57,590.00
Construction Cartage Ltd.	\$14,400.00

The buildings to be demolished are located on properties situated at:

408 & 416	Esmond Avenue	(McMillan)
3802 & 3806	E. Hastings St.	(McMillan)
3886 & 3890	E. Hastings St.	(Ross Auctioners)
3902, 3906, & 3914	E. Hastings St.	(Rabinovitch)
3946	E. Hastings St.	(McDaniel)
3968 & 3970	E. Hastings St.	(Trademan)
3980 & 3982	E. Hastings St.	(Yorktown Enterprises Ltd.)
3988	E. Hastings St.	(Yorktown Enterprises Ltd.)
3996 & 3998	E. Hastings St.	(Yes Fat & Sons Ltd.)

Council authorized the demolition of buildings located on property at 5964 Royal Oak Avenue and they have been included in the tender call.

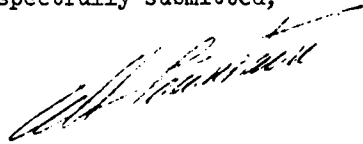
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Page 2 - Supplementary
REPORT NO. 32, 1964
MUNICIPAL MANAGER
11 May 1964.

(Item 13..re Hastings St. Widening - 3800 & 3900 Block..Continued)

It is recommended that the tender of Johnston & McKinnon Demolitions Ltd. be accepted.

Respectfully submitted,



E. A. Fountain,
EXECUTIVE ASSISTANT
TO MUNICIPAL MANAGER

EAF/efs