

THE CORPORATION OF THE DISTRICT OF BURNABY

July 10, 1964.

REPORT #17, 1964

His Worship the Reeve  
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Investments

The Municipal Treasurer reports the purchase on June 15th, 1964 of \$200,000.00 5% B.C. School District Bonds guaranteed by the Province of B.C.

Purchase price was \$100.11 and the bonds are due September 15th, 1964. The yield is 4½%.

It is recommended that Council ratify this transaction.

2. Re: Portion of Lots 2 and 3 of Lot 79, Plan 536.  
Universal Life Foundation

Council purchased the above property from Universal Life Foundation for Municipal purposes.

The subdivision plan necessary to create the parcel did create Lot 28 of Lot 79, Group 1, Plan 26865, New Westminster District. The subdivision plan was registered and title to Lot 28 of Lot 79 was conveyed to the Corporation under No. 537439-E.

No instructions were issued by Council as to which Land Acquisition Account the purchase was to be charged, nor has any decision been made as to placing any Reserve upon the site.

If the site is to become Parks Reserve there is justification to charging the purchase to the Parks Acquisition Account which stands at \$143,459.78 against which there are outstanding purchases amounting to \$54,500.00. No formal recommendation of purchase of the Universal Life Foundation site was put forward by the Parks and Recreation Commission.

Cost of the site, which totalled 9.465 acres was \$122,098.50 being at \$12,900.00 per acre.

Irrespective of the account bearing the purchase cost, and assuming that the area will be used for Park purposes, it is considered important that the cost of operation and capital development of the Parks system be recorded in total each year. This could be achieved by showing in the Parks and Recreation Budget a memo account of what is spent on land acquisition -- in much the same fashion as the annual charge for Debt is shown. In cases where Council takes the initial action to acquire property, the item of expenditure could be shown against the Parks Budget in the year in which the Commission takes over the land.

It is interesting to note that due to accretion the 9.465 acres purchased is actually 10.984 acres.

3. Re: Appointment of Fire Chief

The Chief of the Fire Department, Mr. W.N. Menzies will be superannuated on 11th August 1964.

A posting was made for the vacancy which will result.

Mr. L.C. Auvache, Deputy Fire Chief for the Department was the only applicant.

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(Item 3 re Appointment of Fire Chief .....Cont.)

Mr. Auvache served in the Burnaby Volunteer Fire Department from its inception in 1930 to 1936. In 1936 he became a paid member of the Department.

In 1946 he was promoted to Junior Captain (now called Lieutenant) and was appointed Deputy Fire Chief in 1954. He is still holding that position. As Deputy Chief he has assumed the responsibilities of the Chief of the Department many times over the past ten years during absences of the Fire Chief.

Mr. Auvache is 50 years of age, married, and lives in Burnaby. He served in the Fire Section of the R.C.A.F. during World War II.

During his service with the Burnaby Department Mr. Auvache has at all times worked to improve his professional knowledge and skill and he has contributed in many ways to the efficiency of the Burnaby Fire Department.

Your Municipal Manager considers that Mr. Auvache has all the necessary attributes for the position of Fire Chief and takes pleasure in recommending that Deputy Fire Chief L.C.Auvache be appointed Chief of the Fire Department upon the retirement of Chief Menzies.

It is further recommended that the appointment be on an "Acting" basis for the period of one year.

4. Re: Social Service Costs

(A) Advice has been received from the Provincial Government that 10% Municipal share of Social Service Costs for the fiscal year April 1963 to March 1964 were underestimated by \$39,154.37.

The Burnaby portion of this amount and for which a bill has been received is:

$$\frac{39,154.37}{1,236,566} \times 100,157 = \$3,025.02 (\$0.032 \text{ per cap.})$$

No budget provision was made for this account as the deficit was not known. It should be pointed out though that last year Burnaby received a credit of \$8,112.72.

It is recommended the account be paid.

(B) Further advice was received that effective 1st May 1964 the Provincial Social Welfare per capita increased from 26¢ to 27¢ per month.

This will mean an increase in Burnaby's current monthly budget of \$1,002.00 or \$8,016.00 to and including December 1964.

5. Re: Request of Alpha Lumber Products Ltd.

Alpha Lumber Products Ltd., 4600 East Hastings Street hold a lease on portions of Lots 20 and 21, Blk. 9, D.L. 122, Gp. 1, Plan 1308 owned by the Corporation. The lease is for a 5 year period from May 1st, 1960 and provides for a renewal for an additional 5 years. The portions of the lots are used by the Company for customer and employee parking.

The Company is in the process of selling the business and requests permission to assign the lease to the purchaser.

It is recommended that the request to assign the lease agreement be granted and that the Reeve and Clerk be authorized to sign the document.

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6. Re: Municipal Pound

Since 1959 the Corporation has had an annual agreement with Mr. George Oliver Alsen to operate the Municipal Pound which was established by the Corporation, and to perform the duties of dog-catcher in and for the Municipality of Burnaby.

The agreement expires on 31st July 1964 and Mr. Alsen desires to renew the contract on the same terms as in the present agreement. The Chief License Inspector recommends renewal of the agreement.

Basically, the terms of the Contract are:

1. The Corporation agrees to pay the following sums for the impoundment and disposal of dogs:
 

(a) Impounded Dog	\$ 10.00
(b) Destroying Dog	1.50
(c) Picking up and destroying a dead dog	4.00
2. The Poundkeeper shall provide, without cost or liability to the Corporation:
  - (a) Adequate staff for the purpose of operating the pound.
  - (b) A vehicle suitable for the operation of the pound.
  - (c) All light and heat required in or near the premises.
  - (d) Keep the premises in good repair.

It is recommended that the agreement with George Oliver Alsen to operate the Municipal Pound for a further period of one year be renewed.

7. Section 11(E) Approval  
Town Planning Bylaw - Canadian Warren Pink Ltd.

On June 19th, 1964 (Report No. 43) Item 4) Council was advised the above mentioned Company had written concerning the proposed use of the Van Metal Building on 19th Street for a machine shop and manufacturing establishment. The question request was in two parts as follows:

- (a) Permission for the present proposed operation by the Company
- (b) Assurance that the Company will have no problem with this Corporation when the Company installs a drop hammer of approximately 2,000 lb. capacity at a later date.

Council requested additional information in regard to the hammer which is submitted herewith -- by a letter from the Chief Building Inspector:

"The following is a record memorandum of a telephone conversation June 30th, 1964, between Mr. T. M. Pink and M. J. Jones. The call was placed by the undersigned to ascertain particulars of the drop hammer operation proposed by the above Company.

1. The Company would not propose to use the drop hammer for at least four or five years and until market conditions warranted such an investment. Even then, the hammer would only operate for a portion of a day or at intervals during the week, because a full day's output of the hammer would be too great for the Western market.
2. The metal to be formed by the hammer is heated to a pliable state and acts to cushion the sound of hammer impact.
3. The sound of the hammer drop is more that of a thud rather than a crash.

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(Item 7 re Section 11 (E) Approval Town Planning Bylaw - Canadian Warren Pink Ltd....  
Continued)

4. The hammer is an upper and lower die type and the fall of the hammer must be so controlled that die faces do not meet before metal is formed. If die faces meet, noisy operation would result, but at the same time severe damage would occur at great expense of dies.
5. Mr. Pink is unaware of a similar type hammer operating anywhere in this area, nor does he have available a sound emission value for the hammer.
6. Mr. Pink is contacting his headquarters office in Ontario where a number of these hammers are operated, in an effort to obtain sound emission information.
7. Possible nightshift operation was questioned and Mr. Pink stated that his factory has operated from its present location on 4th Avenue in Vancouver, between Cambie and Main Streets, for the past 30 years and in all that time has never operated a nightshift.

On the basis of the foregoing and recognizing the acute sound level data is not readily available, nor can a similar type hammer be viewed, the writer nevertheless is of the opinion that Council could safely indicate to this Company acceptance of this industrial use under Section 11(e) of the Town Planning By-law. This opinion is based on the assumption that this area will continue to develop industrially and decline residentially. Also, it is judged that the present operation of Van Metal Products Ltd., employing at times a heavy metal brake, probably causes about the same noise level in the neighbourhood as would be caused by the drop hammer of this Company."

8. Re: Subdivision of Lot 114, D.L. 131, Gp. 1, Plan 26233

At its meeting held 15th June 1964 Council endorsed a Subdivision of Lot 114, D.L. 131 in accordance with Planning Department Drawing B-1600. The property is located on the east side of Kensington, north of Broadway and is Municipally-owned.

Item #10 of the Municipal Manager's Report #44/64 refers:

Council directed that the advisability of tiling the watercourse in the ravine through the most easterly lot and then filling this ravine with spoil from the subdivision and other available suitable material be investigated.

The Engineer's Dept. has examined the proposal as directed and advises against the proposal for the following reasons:

- (1) The size of the lot 60 x 120 would provide a relatively small dumping area that, when shaped, would appear in cross-section as a truncated prism or dyke-like in the ravine.
- (2) The lot does not straddle the entire width of the ravine and suffers a difference in elevation from front to rear of 20 to 25 feet, thus requiring steep embankments on three sides of the lots.
- (3) Enclosure of the watercourse would require high headwalls at property line to contain the fill. This is impractical considering that the pipe will eventually be extended. Therefore, easements on adjacent properties would have to be acquired.
- (4) A rough estimate of length would be 90 feet and as flow volume of the watercourse dictates a 48" diameter, costs of \$50.00 per lineal foot can be anticipated. The calculated value of the reclaimed land would not justify, economically, such expenditure at this time.
- (5) We have not required enclosure of the watercourse or filling of the ravine from sub-divisions above this lot as a condition of subdivision. Development of a dumping site in the midst of a group of new homes would no doubt cause unfavourable reaction from the new owners.

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9. Re: Parkcrest Extension Sanitary Sewer Project

Tenders for construction of the above mentioned project have been received from three Companies as shown on the tabulation attached hereto.

It is recommended that the low tender submitted by Fownes Construction Company Limited for the amount of \$306,284.00 be accepted subject to satisfactory financial responsibility reports being received.

10. Re: Investments

On June 8th, 1964 the Municipal Treasurer purchased, at par, \$300,000.00 5½% B.C. Electric Parity Bonds guaranteed by the Province of B.C. and due September 1st, 1965 to be resold on March 1st, 1965 at par plus 4 3/8% interest.

It is recommended that the action of the Treasurer be ratified.

11. Re: Soil Cement Base Construction - Tenders

Council will recall soil-cement work was given a trial last year and found to be successful under certain conditions and circumstances.

The following listed streets, being part of the current local improvement programme, are considered by the Municipal Engineer to be suitable for soil-cement treatment:

Spruce St. - Boundary to Smith	2,500 sq. yds.
Manor Ave. - Douglas to Westminster	8,900 sq. yds.
Westminster Ave. - Grandview to Manor	4,900 sq. yds.
Broadway - Springer to Holdom	5,100 sq. yds.
East 1st Ave. - Boundary to Ingleton	3,550 sq. yds.
Regent St. - Douglas Rd. West	8,750 sq. yds.
Goring St. - Douglas Rd. East	3,730 sq. yds.
Dawson St. - Gilmore East	2,500 sq. yds.
Fern Ave. - Nelson to Brief	3,240 sq. yds.
Brief St. - Fern to Bonsor	<u>1,060 sq. yds.</u>

TOTAL . . . . . 44,410 sq. yds.

Tenders were called for 44,410 square yards of completed soil-cement base course in place with 5% cement content and the following bids were received

Dawson Construction Ltd.	
44,410 sq. yds. @ \$1.19	\$52,847.00
Ram Construction Ltd.	
44,410 sq. yds @ \$.90	\$39,969.00

It is recommended that the low tender submitted by Ram Construction Co. be accepted.

12. Re: Tenders for Machinery - One Cubic Yard Back-Hoe

Tenders were called for the supply of a one cubic yard back-hoe and thirteen bids were received as per tabulation attached hereto.

Bids numbered 1, 1A, 2A, 3, 4, 5, 6 & 10 could not qualify because the machines offered do not have independent swing and travel.

It is recommended that the offer of Rendell Tractor Sales Ltd. to supply a Link Belt L.S.98 machine for the sum of \$46,147.50 be accepted. It is the lowest bid for a machine that meets all the specifications.

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13. Re: Tenders for Machinery - Loader

Tenders were called for the supply of a Loader and five bids were received as per tabulation attached.

All tenders have been examined and after careful consideration of all the facts the Municipal Engineer recommends the tender of Finning Tractor and Equipment Ltd. to supply a Caterpillar 933 for the sum of \$17,015.25.

It is recommended that the recommendation of the Municipal Engineer be accepted.

14. Re: Tenders for Machinery - Sweeper

Tenders were called for the supply of a Sweeper and eight bids were received as shown on the attached tabulation.

All the tenders were examined and after consideration of all the factors the Municipal Engineer recommends that the tender of National Machinery Co. Ltd. to supply a Wayne 2-660 Sweeper with diesel engine GM 3-53 for a total price of \$16,122.75 be accepted.

It is recommended that the recommendation of the Municipal Engineer be approved.

15. Re: Tenders for Machinery - 3/4 Cubic Yard Backhoe

Tenders were called for the supply of a 3/4 yard backhoe and 14 bids were received as shown on the attached tabulation.

All the tenders have been examined and after consideration of all the factors the Municipal Engineer recommends the offer of Rendell Tractor Sales Ltd. to supply a Link Belt L.S.78 for the sum of \$35,752.50 be accepted.

It is recommended that the recommendation of the Municipal Engineer be approved.

16. Submitted herewith are the Works Appropriations for the Engineering Department for the period July 1, 1964 to September 30, 1964.


It is recommended that the Appropriations be approved.

17. Submitted herewith are the estimates of the Municipal Engineer in the total amount of \$30,030.00. It is recommended the estimates be approved.

18. Submitted herewith for the information of Council is the Progress report of the Engineering Department for the month of June, 1964.

19. Submitted herewith for the information of Council is the report of the Fire Department for the month of June, 1964.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER

HWE/efs

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20. Re: Gilley-Walker Sanitary Sewer Project.

The following easements are required for the above-mentioned project:

- (a) The north 5 feet of the west 75 feet of the E  $\frac{1}{2}$  of Block 29, D.L. 92, group 1, Plan 1146, owned by Helge Johannes Mostuen and Muriel Joy Mostuen, 6461 Imperial Street. The consideration is \$1.00 plus restoration of the easement area.
- (b) The southerly 10' of Block 74, D.L. 92, Group 1, Plan 1146, owned by Paul and Martha Vander, 6626 Brantford Street. The consideration is \$1.00 plus restoration of the easement area, plus a sewer connection. This is a flank-age easement.
- (c) A portion of Lot "A" of the south  $\frac{1}{2}$  of the west 84 feet of Block 11, D.L. 93, Group 1, Plan 7109, owned by Vera Gertrude Rosseau, 6743 Empress Street. The consideration is \$1.00 plus restoration of the easement area plus a sewer connection. This easement passes through the middle of the property.
- (d) The north 5 feet of Parcel "C" (Expl. Plan 8897) of the S.  $\frac{1}{2}$  of Lot 10, D.L. 93, Group 1, Plan 284, owned by Arthur Wilbert Vilac and Rose Irene Vilac, 6041 Imperial Street. The consideration is \$1.00 plus restoration of the easement area.
- (e) The south 5 feet of the south  $\frac{1}{2}$  of Lot 30, D.L. 92, Group 1, Plan 1146, owned by John Emmanuel Musser and Viola Pearl Musser, 745 Athabaska West, Moose Jaw, Saskatchewan. The property is located at 6742 Colborne Ave., and the consideration is \$122.50, plus restoration of the easement area. The amount includes compensation for 75 feet of an 8 foot high laurel hedge, 2 rose bushes, 1 lilac bush and a holly tree, which will be destroyed during construction.
- (f) The south 5 feet of the south half of Block 67, D.L. 92, Group 1, Plan 1146, owned by William A. McGuire and Mary M. McGuire, 6757 Brantford Avenue. The consideration is \$1.00, plus restoration of the easement area.
- (g) The north 5 feet of Lot 3 of the S.  $\frac{1}{2}$  of Block 10, D.L. 93, Group 1, Plan 9196 owned by Jens Peter Bech and Ann Mildred Bech, 6091 Imperial Street. The consideration is \$1.00 plus restoration of the easement area.
- (h) The north 15 feet of Lot 10, D. L. 94, Group 1, Plan 440, except part shown on Plan with by-law filed 30078 owned by William and Mary Elvira Sookochoff, 6618 Nelson Avenue. The consideration is \$1.00 plus restoration of the easement area.
- (i) A portion of Parcel "A" of Lots 133 and 137, D. L. 92, Group 1, Plan 1146, except Parcel 1, Explanatory Plan 15043 owned by Evelyn Mary Neville Anderson and Elizabeth Anderson. The consideration is \$1.00 plus restoration of the easement area and registration costs of filing death certificate and transfer of interest in property of Olga Zech (deceased).
- (j) A 10 foot wide portion of Lot 1, Block 1, D. L. 94, Group 1, Plan 7150 owned by Albert William and Patricia Poole, 6643 Dufferin Avenue. The consideration is \$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 execute the easement agreements on behalf of the Corporation.

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21. Re: South-Slope Sewer Project #4.

The following easements are required for the above-mentioned project:

- (a) A 963 square foot portion of Lot 5 of Lot "B", Lot 3 of Lots 45 and 46, Block 2, D.L. 95, Group 1 Plan 12922 outlined in red on plan 26739, owned by John Kray, 7063 Edmonds Street. The consideration is \$1.00, plus restoration of the easement area.
- (b) A portion of Lot 4, Block 31, D.L. 97, Group 1, Plan 1312, owned by George Goold and William T. and Sheila Eriggs, 5990 Irmin Street. The consideration is \$1.00 plus restoration of the easement area.
- (c) The south 20 feet of Parcels "A" and "B", plus a small triangular portion of said Parcel "B", of Lot 4, Blocks 40 - 43, D.L. 159, Group 1, Plan 2014, owned by Edwin Michaud and Phyllis Loraine Michaud, 8666 Gilley Avenue. The consideration is \$1.00 plus restoration of the easement area.
- (d) A south 20 foot portion of Lot "D", Block 44, of Lot 2, D.L. 95, Group 1, Plan 18033, owned by Anthony William Anderson and Roseline Adolphine Anderson, 7567 Mary Avenue. The consideration is \$1.00 plus restoration of the easement area plus installation of 30 to 35 feet of sewer connection pipe at an estimated cost of \$70.00. This is a flankage easement.
- (e) The south 18 feet of Lot "C" Blk. 31, D. L. 97, Group 1, Plan 13658 owned by Charles Osborne and Mary Woods, 1615 Warren Gardens, Victoria B. C. The consideration is \$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.

22. Re: Leases - Weldwood of Canada Limited.

This Company holds the following leases from the Corporation:

- (a) Lease dated June 22nd, 1951 of Lots 186 and 187, D. L. 164, Group 1, N.W.D., Map 1050, Municipality of Burnaby, B. C. for the term of 21 years at an annual rental of \$1,200.00 for log dumping and booming area and / or for the operation of any factory or works for the utilization of forest products which might require the booming of logs.
- (b) Lease dated February 1st, 1962 of Lot 6317, save and except that portion of the said lot 6317 shown outlined in red on the plan thereto attached marked with the letter "A" prepared by Kenneth B. Wilson, B. C. Land Surveyor, and dated the 29th day of October, 1954, for the term of 5 years at the annual rental of \$3,262.83 for log sorting, holding and booming ground.

The Company has made application for Consent to Transfer by way of Mortgage under Deed of Trust and Mortgage dated as of September 30, 1964, to secure \$16,000,000.00 6 1/8% First Mortgage and Collateral Trust Bonds, Series "A" of Weldwood of Canada Ltd.

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The Municipal Solicitor recommends that consent be granted.

It is recommended that the request of the Company be granted and that the Reeve and Clerk be authorized to sign the necessary documents.

23. Re: Miscellaneous Easement.

An easement is required over the west 10 feet of Lot 182 of Parcel "A" Explanatory Plan 14762, Block 33, D. L. 132, Group 1, Plan 2640 to finalize a subdivision. The property is owned by Henry Stanley Williams. There is no consideration payable by the Corporation.

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

24. Re: Tenders for Machinery - Fork Lift - 5000 lbs.

Tenders were called for the supply of a 5000 lb. Forklift and fifteen bids were received.

All tenders have been examined and after careful consideration of all the factors, the Municipal Engineer recommends that the tender of Rendell Tractor and Equipment Co. Ltd. to supply an Allis Chalmers F.P. 50-24-2PS for \$8,635.37 be accepted.

It is recommended that the recommendation of the Municipal Engineer be approved.

25. Re: Tenders for Machinery - Fork Lift 2500 lbs.

Tenders were called for the supply of a 2500 lb. Fork Lift and nine bids were received as per tabulation attached.

All tenders have been examined and after careful consideration of all the factors the Municipal Engineer recommends that the tender of B. C. Conveying Machinery Ltd. to supply a Clarklift 2500 for \$7,816.20 be accepted.

It is recommended that the recommendation of the Municipal Engineer be approved.

26. Re: Sale of Land.

Council authorized the sale of the South 33 feet of Lot 35, Block 1, D. L. 98, Group 1, Plan 1384 at a minimum price of \$500.00 and subject to the said 33 ft. strip being consolidated with the balance of the said Lot 35.

An offer for \$500.00 has been received from Arnold Otrey Manson, James Grisedale Manson and Cecil Saunders Manson who has also consented to the required consolidation.

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

27. Re: 3800 Block Hastings Street.

The Corporation recently purchased Lot 3, Block 10, D. L. 116N $\frac{1}{2}$ , Group 1, Plan 1236 from Suburban Developments Ltd. and undertook to give the tenants at least 3 months notice to vacate the premises. The effective date of the purchase was May 31, 1964.

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(Item 27.....re Hastings Street Widening...continued)

It is recommended that the following named tenants be notified to vacate the premises on the 14th day of September 1964 and that the Reeve and Clerk be authorized to sign the necessary documents:

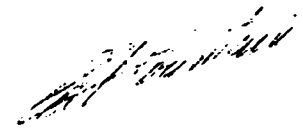
Victor I. Metcalfe.  
Pauline McI<sup>N</sup>tosh.

28. Submitted herewith for your approval is the Treasurer's report covering applications received for allowance of percentage addition charges under Section 411 of the Municipal Act.

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

29. 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 June, 1964.
30. Submitted herewith for your information is the report of the Chief Licence Inspector for the month of June, 1964.

Respectfully submitted,



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

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