

THE CORPORATION OF THE DISTRICT OF BURNABY

11 December, 1964.

REPORT NO. 78, 1964

His Worship, the Reeve,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Parking Restrictions
3800 - 3900 Blocks Hastings Street

In connection with the decision of Council to impose "No Stopping" in the 3800 and 3900 blocks Hastings Street between 7:00 a.m. and 9:00 a.m. on the north side of the street and between 4:00 p.m. and 6:00 p.m. on the south side of the street, the Municipal Engineer has asked that the following be brought to the attention of Council:

- "(1) The "NO STOPPING" prohibition is generally supplemented with the marking of lane lines, which presently do not exist, and these will have to be painted along the three blocks east of Boundary Road. Pavement marking falls within the jurisdiction of the Department of Highways, who have promised to take care of this before the first of the year, weather permitting.
- (2) Three bus zones are present within the two narrow blocks, two on the north side and one on the south. The latter zone, between 5 and 6 p.m., generates one bus stopping every three minutes on an average and hence some delay may be expected by drivers using this curb lane.
- (3) January 1, 1965 falls on a Friday, and being a Statutory Holiday, it is suggested that the effective date be postponed to Monday, January 4, 1965."

2. Re: Parking Lot Lease -
Royal Bank of Canada - McKay Branch -
Lot 4 of the North Portion of Block 14, D.L. 153, Map 2236
S. & E. Part Subdivided by Map 5072 and Part Lot 5, Block 14, D.L. 153, Map 2236.

The above described property is across the lane at the rear of the McKay Branch of the Royal Bank of Canada and is leased to the Bank for Parking Lot purposes at a rental of \$400.00 per year.

The Bank would like to buy the property but this is not possible due to the circumstances under which the Corporation obtained title and the presence of buildings on the site occupied by the previous owners. As the lease soon expires, the Bank has now asked for a renewal of the lease for a further term of ten years under Clause 13 of the present Lease Agreement, which provides for a renewal for a further term of ten years. The Bank has also asked for the opportunity to discuss purchase again should the circumstances change so that the land becomes available for sale.

The existing lease does not contain a Termination of Tenancy Clause and/does not wish such a Clause in the renewal. the Bank

It is recommended that the Lease to the Royal Bank of Canada of the above described period be extended for ten (10) years in accordance with the terms of the Lease subject to the following conditions:

- (a) An annual rental of \$775.00 plus taxes.
- (b) Application to the lease of Section 336 of the Municipal Act making the property subject to taxation.

The Bank has agreed to these conditions.

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3. Re: Tenders for the Supply of Four H.D. Tandem
Axle Trucks complete with Dump Bodies and Hoists

Pursuant to Council authority granted 19th October, 1964 an advertised tender call was made for the supply of four heavy-duty Tandem Axle Trucks complete with Dump Bodies and Hoists.

Thirteen tenders were received and these were opened by the Purchasing Agent in the presence of Mr. G. Mullis, Mr. R. J. Constable, and representatives of the firms tendering.

A tabulation of the tenders received is submitted herewith.

Low tenderer was Zephyr Motors (1960) Ltd. at a tender total of \$39,420.16 plus Provincial Tax.

The second lowest tender was submitted by Collier's Limited at a tender total of \$41,880.00 plus Provincial Tax.

The Municipal Engineer's Department has carefully examined all tenders received and the Municipal Engineer recommends acceptance of the tender of Collier's Limited. In explanation of this recommendation the Engineer states that the heavier engine, a heavier frame and a heavier clutch more than offset the difference in cost between the low and the second low tender.

It is recommended that the tender of Collier's Limited in the sum of \$41,880.00 plus Provincial Tax for four Heavy Duty Tandem Axle Trucks complete with Dump Bodies and Hoists be accepted.

Council gave the Municipal Engineer discretion as to whether three Commer Trucks should be traded-in or not. After consideration, the Engineer decided that the Commers should be traded-in and the above quotation is net after trade-in.

4. Re: Government Road Area -
Industrial Collector Street

In 1961 attempts were made to acquire a portion of the Northern Asbestos property for an Industrial Collector Street. The attempts were unsuccessful as the Board of Directors declined to dedicate.

The matter was reviewed in June of 1964 by Burnett and Associates acting on behalf of the same Company, Wilkinson and McClean Ltd. After an exchange of correspondence the following offer has been received from the Company:

"We are prepared to make you the following offer in connection with this property.

1. We would agree to the rezoning of the northerly portion of the above to permit residential single family development.

2. We are prepared to dedicate, free of charge, at this time, the necessary 66 foot road allowance on the southerly portion of this property, provided that the municipality will assume the total cost of constructing such road, and further, we will not press the municipality at any time to construct this road."

The rezoning of the north portion of the property for residential uses is in the best interests of the Corporation. With respect to the assumption by the Municipality of construction costs of the road, there is already precedent for this on other sections of this road which have been acquired by purchase or dedication.

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(Item 4 Re: Government Road Area Cont..)

It is recommended that the offer of Wilkinson and McClean Limited be accepted, and the necessary steps for implementation be approved.

5. Re: Welfare Institutions Licence
7360 Barnet Road

The Chief Inspector of Welfare Institutions has referred an application by Mrs. Irene Pope of 7360 Barnet Road for a Welfare Institutions Licence to give daytime care to children.

The Inspecting Committee for the Municipality has inspected the building and approves the licencing of the building to give daytime care to not more than three (3) children.

6. Re: Welfare Institutions Licence
4068 Regent Street

The Chief Inspector of Welfare Institutions has referred an application by Mrs. June Dennis of 4068 Regent Street to have her existing Welfare Institutions Licence to give daytime care to children increased from two (2) to five (5) children.

Mrs. Dennis' original application was for two (2) children.

The Inspecting Committee for the Municipality has again inspected the building and approves the building for licencing for not more than five (5) children.

7. Re: Proposed New Zoning By-Law

Council required a report by the Municipal Manager on the present status of the new Zoning By-law and a projected time-table for completion and return to Council.

A preliminary Zoning Map and Report will be available for presentation to the Planning Committee meeting on Monday afternoon, 14th December, 1964.

Discussions with the Municipal Solicitor on the legal text are almost completed and Planning is in a position to proceed with the preparation of the final draft. Planning is endeavouring to have this completed by 28th December, 1964.

With the above time-table, Planning recommends that the present policy in respect to apartment rezoning applications be continued until Council approves the regulations and forwards them for further consideration. When this step has been taken applications on hand would be reviewed in detail so that Reports on these applications could be made immediately following passage of the new By-law.

Beyond presentation of the Final Draft the time-table will depend upon Council action and decisions as to Public Hearings considered desirable.

8. Re: Operation of Land Fill Disposal Site

For several years Burnaby has operated two Sanitary Land Fill Disposal sites - Sperling Avenue and Stride Avenue.

A critical examination was made of the desirability and practicability of closing down the Sperling Avenue Field and operating only Stride Avenue site.

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The Engineer has convinced himself that the Stride Avenue site has an estimated life of approximately 8 years on the basis of accepting all deposits with the closing of Sperling Avenue Field. There is some element of risk in assuming that no development will take place on that portion of Stride site south of the rail line and then even if such development does occur, the land would have to be elevated at least by the amount it is planned to lift it by land-fill use.

Sperling Avenue Field is a constant source of embarrassment to Fraser Valley Milk Producers because of the gulls which are part and parcel of a sanitary land-fill operation. Increased improvement in the Central Valley area would soon necessitate abandonment of the Land-fill operation.

This, with two other basic reasons namely

1. The lowest tender supplied on the recent call for operating the Sperling Avenue Dump is some 25% higher than the prices that we had enjoyed in the preceding twelve months under contract.
2. The imminent delivery of the larger packer garbage trucks permits us to consider disposal of all refuse at Stride Avenue without the necessity of placing into service the fourteenth truck.

justifies early abandonment of the Sperling Field.

An estimate has been made that a change to a single operation at Stride will result in an annual saving of \$23,000.00.

While it is entirely possible to adopt the single operation right after the New Year, the centralized operation should be followed by a replacement of two more side-loader trucks in 1965 with two additional packer-type units. The four packer-type units on order are scheduled for delivery in December, 1964.

With centralized operation the Municipality should purchase its own loader for use at the Stride area. The hours of use would fully justify this over the present rental operation.

It is recommended that:

- (a) Sperling Land-fill operation be discontinued as of 31st December, 1964, and a single land-fill operation be carried on at Stride commencing with the first day's operation in 1965.
- (b) Two additional packer-type collection units be put to tender.
- (c) The Corporation purchase a Cat. 933 Loader or equivalent for use at Stride operation.

Removal of the Corporation's scale from the Stride Gravel Pit to the new Mission Avenue entry into the Stride Land-fill area is now carried out. When this has been completed it is proposed to submit a recommendation to Council for disposal fees based on a tonnage factor and possibly involving a permit system. The scale will also be of great benefit in assessing the efficiency of work-load allocation to Burnaby's collection crews and in the establishment of routes.

9. Submitted herewith for your information is the report of the Municipal Engineer covering construction progress for the month of November, 1964.

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10. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of November, 1964.
11. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of November, 1964.
12. 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, 1964.
13. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period from November 2nd to November 27th, 1964.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

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14. Re: Tenders for Street Lighting

Tenders were advertised for the street lighting projects on Grange Street and Clydesdale Street.

Two tenders were received and opened by the Purchasing Agent in the presence of Mr. E. Laks and Mr. R. Constable.

Tenders received were as follows:

- | | |
|--|-----------|
| 1. <u>F. B. Stewart & Co. Ltd.</u> | |
| - Kingsway near Patterson | \$ 3,000. |
| - Boundary Road to the Freeway | \$ 5,200. |
| 2. <u>Norburn Electric Ltd.</u> | |
| - Kingsway near Patterson | \$ 1,907. |
| - Boundary Road to the Freeway | \$ 4,508. |

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

15. Re: Lots 8 and 9, Block 78, D.L.122/3/4, Plan 1543.

On 7th December, 1964, Council was informed of a proposal to put a residential building on the above property which is zoned for the purpose.

Council discussed a recommendation that it consider purchase of the property so that the land use concept in the area be not frustrated by the proposed building.

Two problems arose on which Council required advice from the Solicitor and the Chief Building Inspector. These were:

- (1) That it be determined whether it is possible to deny the owner a building permit on the grounds that the property in question lacks access.
- (2) The legal situation respecting the acquisition by the Corporation of the property for the purpose mentioned.

The Municipal Solicitor advises:

"The Municipality, of course, may only acquire land for municipal purposes and there is nothing in the Clerk's letter to indicate to me that Council wishes to acquire this land for municipal purposes. The sole purpose of the acquisition seems to be to prevent the owner erecting a dwelling on the property.

Of course, if Council has a plan to develop these lands and surrounding lands for a residential, commercial or industrial area, it may use the power provided in Section 465 of the Municipal Act. If Council wishes to rezone these two lots, it may prevent the erection of a dwelling by using the power provided in Section 707 of the Municipal Act."

The Chief Building Inspector reports:

"A formal enquiry was received in this Department on October 6th, 1964, from a firm of Architects commissioned to prepare working drawings for a residence for the owner of this property. The Architects were aware of the lack of access via constructed Municipal streets and were seeking assurance that access to the property could be taken over lanes presently used by adjoining property owners until street access became available.

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(Item 15 - Re: Lots 8 & 9, Block 78, D.L.122/3/4, Plan 1543... cont.)

"The Burnaby Building By-law is silent on the point of a building site requiring access via a dedicated and opened street before a building permit for such site may be granted. The By-law in Section 13, dealing with plans to be submitted in application for a permit, merely states -

'Such duplicate drawings shall comprise at least all floor plans, elevations and sufficient sections to adequately show the construction, and block or locating plan with figured dimensions of the position of building in relation to the property lines, street lines and adjoining buildings....'

As we understand our Building By-law, and the proposed new By-law, there is not power contained in either By-law to deny a building permit on the grounds of lack of access to a property over an opened street allowance."

16. Re: Willingdon Avenue Widening
Freeway to Lougheed Highway

There are five separate projects in view for the completion of Willingdon Avenue to final designed standard. At this time work has been completed to final design standard for two projects:

- (a) Lougheed Highway to the lane south of Brentlawn.
- (b) Grandview Highway to Moscrop Street.

The five untouched projects in order of considered priority are:

- (1) Grandview Highway to the Freeway.
- (2) Freeway to the Lougheed Highway.
- (3) Lane south of Brentlawn to Hastings Street.
- (4) Moscrop Street to Kingsway.
- (5) Kingsway south to the junction of Willingdon and Patterson.

The Department of Highways has recently accepted responsibility for the construction of Item (1) and this is scheduled to be done in 1965.

Regarding Item (2) in the untouched projects the following estimates have been prepared:

Land Acquisition and removal of buildings but not including compensation for any loss or disruption of business	\$ 114,065
Construction of road to same standard as Moscrop to Grandview except for sidewalks but including median strips and street lighting	\$ 300,000

It is recommended that Council at this time authorize acquisition of the necessary property to effect the widening of Willingdon Avenue between the Freeway and Lougheed Highway. This widening strip will be almost entirely on the east side of Willingdon.

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There will be a subsequent recommendation regarding the construction of the road.

17. Re: Sperling-Halifax Sanitary Sewer Project 16/17

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

- (a) Owner - William Joseph and Mary Teresa Jenkins, 1205 Sherlock Ave., Burnaby,
Property - Portion of Lot 1, Block 12, D.L. 135, Group 1, Plan 15123, N.W.D.
Location of easement - 1205 Sherlock Avenue, Burnaby, B.C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Hugh Moore, 6788 Curtis Street, Burnaby,
Property - Southerly 5' of North $\frac{1}{2}$ of Block 12, D.L. 132, Group 1, Plan 2640, N.W.D.
Location of easement - 6788 Curtis Street, Burnaby, B.C.
Consideration - \$1.00 plus restoration of 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 documents on behalf of the Corporation.

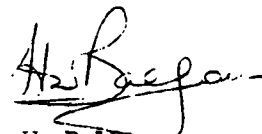
18. Re: Parkcrest Sanitary Sewer Project 15

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

- (a) Owner - Lawrence Cross, 6550 Winch Street, Burnaby,
Property - Portion of Lot 110, D.L. 132, Group 1, Plan 1493, N.W.D.
Location of easement - 6550 Winch Street, Burnaby, B.C.
Consideration - \$50.00 plus restoration of easement area.
- (b) Owner - Herbert Henry Webber & Emma Webber, 6520 Winch Street, Burnaby, B.C.,
Property - Portion of Lot 109, D.L. 132, Group 1, Plan 1493, N.W.D.
Location of easement - 6520 Winch Street, Burnaby, B. C.
Consideration - \$1.00 plus restoration of 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 documents on behalf of the Corporation.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

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