

THE CORPORATION OF THE DISTRICT OF BURNABY

13 November, 1964.

REPORT NO. 73, 1964

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

Gentlemen:

Your Manager reports as follows:

1. Re: Christmas Bonus - Social Assistance Recipients

On November 2, 1964, Council approved the following Christmas Bonus to Social Service Recipients as recommended by the Provincial Government:

Family	\$ 5.00
Single	2.00

The Government has now increased the allowances to:

Family	\$10.00
Single	4.00

The total estimated cost to Burnaby will be \$700.00.

The Social Service Administrator recommends that the new rates be approved and your Municipal Manager concurs.

2. Re: Street Lights on Buckingham Avenue between Sperling Avenue and Burris Street

Council requested information regarding the street lighting on the above section of Buckingham Avenue.

The Municipal Engineer advises that the maximum distance between incandescent lights is 700 ft. and, inasmuch as this is less than 1000 ft. maximum spacing as specified by Council policy, the installation of additional lights is not recommended.

3. Re: Traffic Counters

Council received a request for a private traffic count on Hastings Street at Gamma Avenue and requested the following information:

- (a) What would be the cost of purchasing another traffic counter that would have an independent lane registration mechanism? It is understood that such a machine can separately register the count for each lane of moving traffic.
- (b) Would it be possible to obtain a waiver from the private user of the machine requiring him to accept responsibility for the accuracy of the figures obtained in the count or counts?
- (c) What sort of insurance coverage would be necessary if the Corporation was to allow one of its traffic counters to be used privately.

The cost of purchasing one new counter of the "Streeter-Amet" class is approximately \$800.00 and the cost of a "Graphic Counter Model 601-1002" is \$728.00.

Current information indicates that counters with independent lane registrations are not available. The method employed to register traffic simultaneously on each lane separately is with the use of additional counters - one for each lane.

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(Item 3 Re: Traffic Counters cont.)

The Municipal Solicitor advises it would be possible to obtain from the user of the equipment a waiver of liability. The user could also agree to indemnify the Municipality and provide the necessary insurance coverage insuring the Municipality against claims, but also advises that it is doubtful that the Municipality has any authority to enter into any agreement by which it rents municipal equipment to private individuals.

In view of the Solicitor's opinions it would appear that the information could be provided to an applicant free of charge or on an individual application cost basis.

4. Re: Coast Foundry Ltd.
Lot "A" Blocks 1 & 17, D.L. 116/117, Plan 8264

In October, your Municipal Manager reported on an inquiry by Coast Foundry Ltd. concerning a rebuilding proposal for a foundry on the Coast Foundry property on Boundary Road.

Council deferred a decision pending supply of answers to three specific questions:

1. What would be the situation with respect to the incidence of air pollution if the operation proposed by Coast Foundry Company Limited was allowed to return?
2. What is the view of the Planning Department in regard to the proposed land use? It should be borne in mind that the Municipality would not be able to do anything in connection with the land use if the original building on the property had not burned.
3. Would it be possible to obtain additional development plans from Coast Foundry Company Limited?

Discussions were held by both Planning and Health Departments with Mr. Yorston of Coast Foundry.

One significant point brought out was that it is not definite that a foundry will be built but the applicant would like to know that he can construct a foundry if he cannot obtain the necessary stove castings he requires. They are presently canvassing foundries in Nova Scotia, Seattle and Victoria in an attempt to secure them. If they are not successful they wish to pour their own castings in the proposed foundry.

Mr. Yorston has agreed with the Health Department that

- (a) The operation of the furnace shall be confined to one, or a portion of one, day per week.
- (b) Only pig iron and a small percentage of select scrap will be used.
- (c) The firing equipment is to consist of a gas started, coke fired, cupola type furnace.
- (d) A scrubber is to be installed to control smoke density, if necessary.
- (e) Mr. Yorston is to provide this Department with a letter to the effect that should odour develop which cannot be controlled, and proves an irritant to the neighbourhood, then the moulding process will be abandoned.

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(Item 4 Re: Coast Foundry Ltd..... cont.)

Planning expresses the opinion that the proposed operation is small and not too different from others which exist in the immediate area and that this small foundry could fit into the land use scheme anticipated for the area. The building is small (approx. 24' x 140') and is slated to front on Napier rather than on the Boundary Road prestige frontage.

Health approves of the proposed use providing the requirements agreed to by Mr. Yorston form part of the approval.

It is recommended that Council approve of the proposed use subject to the conditions agreed to by Mr. Yorston.

5. Re: Complaint of Mrs. C. Harper,
3874 Moscrop Street

Council is in receipt of a letter from Mrs. Harper complaining regarding the Woodglen Court subdivision.

The Chief Building Inspector reports as follows:

"From the attached photostat of the plan of subdivision containing the properties in the Woodglen Court development it will be seen that Woodglen Court road is a short cul-de-sac off the south side of Gilpin Street 249 ft. west of Inman Avenue. Four lots in this subdivision are adjacent to Gilpin Street, which street borders the rear of the Harper property.

A permit has been issued for a house on Lot 55 and formwork for the foundation of this building was passed on November 2nd, 1964. The house is sited to front on Woodglen Court road and to have a driveway from Gilpin Street to an attached carport at the rear of the house. This siting is wholly within the requirements of the Town Planning By-law and would not be deemed to have any adverse effect on the Harper property.

A permit has been issued for a house on Lot 59 and formwork for the foundation of this building was passed on November 4th, 1964. The house will face Gilpin Street with a driveway from Gilpin Street to an attached carport on the west side of the building. The siting is entirely within the requirements of the Town Planning By-law and will have no adverse effect on the Harper property.

Plans are being prepared for submission to this Department for a building permit for a house on Lot 58. It is believed that the house will be sited to face to the side of the property, that is to Woodglen Court road, with a driveway from Woodglen Court to an attached carport at the south side of the house. Such proposed siting will be in accord with the Town Planning by-law and can not be deemed to have an adverse effect on the Harper property.

In summary, we can only suggest that the Woodglen Court development, when completed, should have an appreciating effect on the complainant's property. Certainly, the Corporation has no authority to require this building developer to alter any of the chosen house locations, for there is no violation of Municipal by-law in any site."

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6. Re: Local Improvement Assessment Rolls

The Municipal Assessor has prepared the Local Improvement Foot-Frontage Assessment Rolls and Sewer Utility Foot-Frontage Assessment Rolls as required by Section 416 of the Municipal Act.

It is recommended that the Court of Revision to consider the rolls be held in the Municipal Hall, Burnaby, B. C. on Wednesday, March 10th, 1965 at 10:00 o'clock a.m.

7. Re: Section 13 Approval - Parking

Eagle Motors Ltd.

Lots 13 - 18, Blk. 8, D.L. 121, Plan 1054

Eagle Motors Ltd. has applied for permission pursuant to Section 13 of the Town Planning By-law to use Lots 13 - 18, Blk. 8, D.L. 121 for parking.

Section 13 (ii) of the Town Planning By-law covers the use, (subject to Council approval):

'Parking lot, when located in a Residential zone or Small Holdings Zone'.

Section 9 (u) of the By-law is more specific:

'Parking lot, when used in connection with Commercial premises, contiguous thereto, for the use of customer parking or when used in conjunction with a business or use lawfully carried on within said Residential zone, and a property shall still be deemed to be contiguous when separated by a public highway'.

The six lots in question are located on the southwest corner of Albert and Carlton.

Applying the performance standards recently approved by the Planning Committee, the Planning Department recommends approval in principle with the following observations for performance standard:

1. The use of the land from the lane north of Hastings to Albert between Gilmore and Carlton for customer parking is desirable and is recommended, in this case, as with the Admiral Hotel application, providing:
 - a) Five foot landscaped setbacks are provided on the east and west sides of the property.
 - b) A 20 foot landscaped setback is provided on the Albert Street frontage of the property (equal to existing residential setback).
 - c) On the inner edge of each of the setbacks, a screen shall be provided which may consist of:
 - (1) a uniformly painted solid fence or wall 4' high or
 - (2) a compact evergreen hedge 4' in height
 - d) In order to assure the above, a formal agreement and bond should be obtained.
 - e) With the exception of one entrance and one exit on the lane, a curb should be installed on the lane property line to prevent a continuous crossing.
 - f) The lot should be hard surfaced to prevent dust and nuisance and any lighting should be placed in such a fashion that it does not create a nuisance to adjoining residents.

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(Item No. 7 ... Re: Eagle Motors Ltd. Parking Cont.)

The key words in the Town Planning By-law are "customer parking" and it has been ascertained from Mr. McCracken of Eagle Motors that the entire area is not required for customer parking and a portion is designed for use as outside storage for new cars. Mr. McCracken emphatically states that the area will not be used as a sales lot.

It becomes a matter then of interpretation of parking. If the presence of the new cars on the lot are construed not as parking but storage, the provisions of the Town Planning By-law under Sections 13 and 9 (u) would not apply and rezoning would be necessary.

Mr. McCracken has been informed of the problem and has been asked to be present at Council to answer any questions Council may wish to direct to him.

8. Re: Lane West of 6500 Block Telford

Council at its meeting held 2nd November, 1964 asked for a report on the costs and specifications of constructing the lane created in the 6500 Block Telford, which was the subject of a complaint by Mr. Peter Wilson.

The Municipal Engineer advises:

"This will confirm that the construction of this particular lane could be carried out with a six foot acquisition from the Silver Street properties for a total road allowance width of 16 feet. This is a minimum and if possible, it would be desirable to acquire 10 feet from the Silver properties for a total of 20 feet width.

To construct a lane in the 16 foot road allowance would require that the small retaining wall to contain fill on the Telford property should be constructed on the private property, and not in the lane allowance, and Mr. McCullough of Laughlin Construction has confirmed that this wall construction would be carried out by them when it became necessary to construct the lane.

The estimate of cost of 6 ft. width of paved lane is \$2.50 per lineal foot."

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9. Re: Request for R. J. McKay, 7976 Government Road,
re provision of sanitary and storm sewers to
properties abutting on the south side of Government Road
from Pipe Avenue to the unnamed street east of Piper

A large subdivision project makes practical, at reasonable expense, an extension of the sanitary and storm sewer systems to serve the area proposed for servicing by Mr. McKay.

The Engineer confirms that the statement by Mr. McKay that sewage control by septic tank and disposal field method is difficult. In addition, since the area is being subjected to disruption by construction it is reasonable to consider any municipal extensions in conjunction with the servicing of the subdivision.

Subject to the necessary easements being granted to the Corporation for nominal consideration, it is recommended that the Corporation extend the sanitary system and the storm sewer. If done together as a twin-sewer installation, the total estimated cost would be \$8,550.00.

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(Item No. 9Re: Request of Mr. R. J. McKay, Government Rd. .. Cont.)

The proposed extension would be for the sole advantage of the properties served as it is not necessary for future extension. Five properties would be serviced namely:

Remainder of 'B', Ex. Pl. 24796 of Lot 7;) All of D.L. 40
Lot 29, Pl. 24796 of Lot 7;	
Lot 'D', Ex. Pl. 16635 of Lot 7;	
Lot 1, Pl. 23324 of Lot 6;	
Lot 31, Pl. 25524 of Lot 6	

Easements would be required over the south 15 feet of all the above properties.

The subdivider of the property to the south is providing pole line easements but it is not considered he should be required to provide an easement for sanitary and storm sewers to serve parcels outside his area and not related to the servicing of the subdivision.

10. Re: Relocation of Poles on Nelson Avenue
from Kingsway to Rumble

In March, 1964, Council directed the construction of curb sidewalks where they do not exist on the portion of Nelson Avenue from Kingsway to Rumble. In reporting costs on the project the Engineer provided an estimate of \$7,000.00 plus pole relocation necessitated by the added sidewalk requirement.

Council then directed that the feasibility of removing the poles entirely from Nelson Avenue in this sector be explored. In accord with this direction, the B.C. Hydro and B.C. Telephone were contacted for feasibility studies and estimates. These two firms now report:

"(1) B. C. Hydro

From Rumble St. to Beresford St. B. C. Hydro cannot relocate their poles due to the absence of a subdivision layout compatible to aerial distribution. The unknown requirements of future development in this section of street prohibits the installation of underground distribution. As a consequence, B. C. Hydro poles will remain on the street but will be shifted to a new offset at a cost of \$2,300.00.

The cost of moving B.C. Telephone lines to B.C. Hydro poles with joint occupancy in this section will be an additional \$1,400.00.

(2) In the area between Beresford and Kingsway, B. C. Telephone report on the feasibility as follows:

... Placing cables underground and in the lane east of Nelson Avenue would not appear to be practical to Burnaby and the B.C.T. as we still must maintain Nelson Avenue from Kingsway-South, as a main feeder route for our distribution system.

To move B. C. Telephone lines to B. C. Hydro lines will cost \$1,600.00. Minor adjustments of pole location on the B. C. Hydro line is estimated to cost \$200.00. "

The total cost then to achieve the feasible maximum improvement which is relocation of the Hydro line on the street and removal of the B.C. Telephone lines to Hydro poles is \$5,500.00 of which \$2,500.00 is a straight relocation expense to be faced with sidewalk construction in any event.

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(Item No. 10.... Re: Relocation of Poles on Nelson Ave.... Cont.)

The additional \$3,000.00 appears justified under the circumstances and it is recommended that Council approve the issue of a work order to cover the total cost of \$5,500.00, supplementing the estimate of \$7,000.00 for sidewalk construction.

11. Re: Allowances

Submitted herewith for your approval is the Municipal Treasurer's report covering applications received under Section 411 of the Municipal Act in the total amount of \$12.64.

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

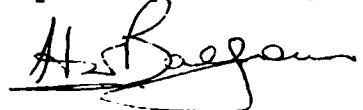
12. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$33,900.00

It is recommended that the estimates be approved as submitted.

13. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period from October 5th to October 30th, 1964.
14. 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 October, 1964.
15. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of October, 1964.
16. Submitted herewith is a Special Report prepared by the Fire Chief covering the Fire Department's Activities during National Fire Prevention Week.
17. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of October, 1964.
18. Submitted herewith for your information is the report of the Municipal Engineer covering construction progress for the month of October, 1964.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB: gr

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

An easement is required in connection with the above sewer project as follows:

Owner - Raymond Bishop (In Trust), 1226 Sherlock Ave., Burnaby, B. C.
Property - Portion of Lot "E" of Lots 19 & 20, D.L. 135, Group 1, Plan 19280
Save and Except Part shown on Right-of-way Plan 21697 and part
lying North and East of Plan 21697, N.W.D.
Location of easement - 1226 Sherlock Ave., Burnaby, B. C.
Consideration - \$1.00 plus restoration of easement area.

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

20. Re: Parkcrest Extension Sanitary Sewer Project #15

An easement is required in connection with the above sewer project as follows:

Owner - Herbert Thomas Jansen and Lucy Ann Jansen, 6262 Kitchener Street, Burnaby 2,
Property - South 20' of W $\frac{1}{2}$ of Lot 86, D.L. 129, Group 1, Plan 1492, N.W.D.
Location of Easement - 6262 Kitchener Street,
Consideration - \$1.00 plus restoration of easement area.

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

21. Re: Gilley-Walker Sanitary Sewer Project #3/4

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

- (a) Owner - The Director, The Veterans' Land Act,
(Norman Gordon - Purchaser, 6348 Dufferin Ave., Burnaby 1)
Property - South 5' of Lot "E" of Blocks 15 & 16 to 20, D.L. 93, Group 1,
Plan 14435, N.W.D.
Location of easement - 6348 Dufferin Avenue, Burnaby.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - The Director, Veterans' Land Act,
(L. B. Morrow, - Purchaser, 6361 Kisbey Ave., Burnaby 1,)
Property - North 5' of E. $\frac{1}{2}$ of Lot "D", Block 15, D.L. 93, Group 1, Plan 3633,
N.W.D.
Location of easement - 6361 Kisbey Avenue, Burnaby 1,
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.

22. Re: Complaint received from Mr. W. H. Holtby, 5891 Booth Ave., Burnaby, B.C.

Attached hereto is the report of the Chief Building Inspector pursuant to a letter received from the above mentioned person complaining with regard to the construction of a car-port on adjoining property.

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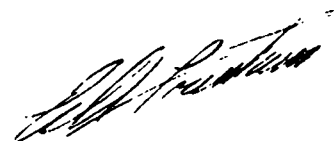
23. Re: Malvern / Imperial Sanitary Sewer Project

Tenders for the above mentioned project were called on October 24th, 1964.

A tabulation of the tenders received is attached hereto.

Associated Engineering Services Limited recommend that a contract be awarded to Delmond Construction Limited, employing the concrete pipe alternative and trench side stockpiling of excavated material; tender total \$299,052.95. The Municipal Engineer concurs with the recommendations.

Respectfully submitted,


H. W. Balfour
MUNICIPAL MANAGER

HWB: gr