

THE CORPORATION OF THE DISTRICT OF DORNBARY

REPORT NO. 66, 1964.

16 October 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: South Slope Sewer Project Phase 4.

The Corporation obtained an easement over the south 20 feet of Lot "A", Blocks 4 and 5, D. L. 159, Group 1, Plan 12199 owned by T. H. and L. F. Cadwallader, 5990 Keith Street. The consideration was \$1.00 plus restoration of the easement area. The easement was to provide sewer service to property on the west side of Lot "A".

However, Council ordered the expropriation of an easement through Lot "B", Block 4, D.L.159, Group 1, Plan 17299 (O. and G. Straker) to service the property west of Lot "A" referred to above and there is now no further need for the easement over the south 20 feet of said Lot "A". The owners are requesting cancellation of the easement, \$150.00 compensation for two 75 foot high trees, removal of the stumps and restoration of the area. The restoration of the area is in progress. It should be noted that the owners did not seek compensation for the trees which would have been destroyed in the event the sewer had to be constructed in the easement. It is also observed that the removal of two fir trees, 75 feet high, could be an asset to the property.

It is recommended that the easement over the south 20 feet of Lot "A" Blocks 4 and 5, D.L.159, Group 1, Plan 12199 be cancelled, providing the owners release the Corporation from all further claims in a manner satisfactory to the Municipal Solicitor.

2. Re: Purchase of Trucks.

The Municipal Engineer requests permission to purchase four heavy duty 5-ton trucks and trade in three Commer Trucks #78,81 and 90. A fourth Commer truck was destroyed in a motor vehicle accident in August 1964.

It was intended to retire the 5 ton Commer trucks in 1965 but their deterioration has progressed to a point where we must now consider replacement.

Two of the trucks need overhauling of engines, and replacement parts, even for braking systems, are not available locally. Some parts have to be brought in from England which causes serious down time and the necessity to use rented equipment.

It is recommended that authority be granted to call public tenders for the purchase of four 5-ton heavy duty dump trucks at an estimated cost of \$60,000.00 - trucks numbered 78,81 and 90 to be traded-in on the purchase. The cost to be charged to the Equipment Reserve Fund.

3. Re: Proposed Transit Fare Increase.

An account for the sum of \$488.22, being the Corporation's share of the cost of preparing the Brief in connection with the proposed Transit Fare increase application now before the Public Utilities Commission, has been received.

The brief was prepared by Messrs. Russell & DuMoulin and the amount of \$488.22 is 14.2% of the account of \$3,438.19.

Submitted for consideration of Council.

(.....2)

Page 2  
REPORT NO. 66,1964.  
MUNICIPAL MANAGER  
16 October 1964.

4. Re: Street Lights.

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

It is recommended that the installations be approved.

5. Re: Estimates.

Submitted herewith is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$5,000.00.

It is recommended that the estimates as submitted be approved.

6. Re: Expenditures.

Submitted herewith is the Municipal Treasurer's report covering Expenditures for the 4 week period ended 4 October 1964, in the total amount of \$2,897,390.00.

It is recommended the expenditures be approved.

7. Submitted herewith for your information is the report of the Officer-in-Charge, Burnaby Detachment, R. C. M. P. covering policing of Burnaby for the month of September 1964.

The Officer-in-Charge further advises that with the exception of parking violations, all traffic infractions are dealt with under the Provincial Motor Vehicle Act. There were 523 convictions registered in the month of September, 1964, in addition to the Parking By-law convictions. In future, the number of traffic cases disposed of under the Provincial Motor Vehicle Act will be shown in the "remarks" portion of the monthly report.

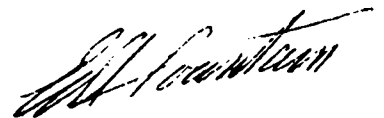
8. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period, September 7th to October 2nd, 1964.

9. Submitted herewith for your information is the report of the Fire Chief covering the activities of the Fire Department for the month of September 1964.

10. Submitted herewith for your information is the report of the Chief Licence Inspector covering the activities of his Department for the month of September 1964.

11. Submitted herewith for your information is the report of the Municipal Engineer covering construction progress for the month of September 1964.

Respectfully submitted,



E. A. Fountain,  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

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Page 1  
Supplementary to  
REPORT NO. 66, 1964.  
Municipal Manager  
19 October, 1964.

12. Re: Application for a Theatre

Allied Investment Syndicate Ltd., requests permission to construct an indoor theatre on Lots 22 and 23, Block 8, D.L. 122, Group 1, Plan 1308, located at 4559 East Hastings Street - being the north side of Hastings Street, 66 feet west of Alpha Avenue.

The property has a frontage of 66 feet and a depth of 120 feet, and the applicant proposes to construct a 7500 square foot building on the site with an estimated seating capacity of 750 people.

From a land use point of view, it is considered that the established commercial zones on Kingsway and Hastings are logical places for theatres, and therefore there is no objection to the location.

However, concern is expressed as the present proposal does not provide for off-street parking.

In considering other similar public assembly uses such as bowling alleys and curling clubs, Council has approved these establishments subject to the provision of adequate off-street parking. The standards which have been used by Council in the past now form part of the proposed by-law and in this instance one off-street parking space would be required for each six seats - 125 parking spaces.

It is recommended that approval in principle be granted pursuant to section 13 of the Town Planning by-law provided the applicant makes provision for 125 off-street parking spaces and also providing the building conforms to all Municipal regulations.

13. Re: Application for Welfare Institutions Licence

An application for a Welfare Institutions Licence has been received from Mr. E. Frank, 7341 Ridge Drive, to operate a Kindergarten at 3821 Pipe Avenue, (Lot "F", except West 100 ft. Explanatory Plan 14812, Block 4, D.L. 42, Group 1, Plan 3055).

The Investigating Committee recommends that a licence be granted for not more than 28 pupils subject to the following conditions:

- (a) That the property is serviced and the building connected to a sanitary sewer.
- (b) That the Fire Prevention Officers' requirements are complied with.
- (c) That the proposed building be completed and an occupancy certificate signifying completion in accordance with all Municipal regulations be issued prior to issuance of the licence.

The Planning Director recommends that approval in principle and pursuant to Section 13 of the Town Planning by-law be granted for the use of the property for a Kindergarten, for 28 children. Final approval not to be granted until the building has been constructed and completed.

It is recommended that the recommendation of the Investigating Committee and the Planning Director be approved.

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14. Re: Rezoning Application

Submitted herewith is a report from the Planning Director, pursuant to the application to rezone Lot 37, Block 4, D.L. 97, Group 1, Plan 25527, from Residential Two Family to Commercial as requested by Council.

"As instructed, at the October 13 Council meeting, I have further discussed, the landscaping and screening requirements of the above zoning bylaw amendment with Mr. A.F.C. Hean, who is representing the applicant, Mr. A. Roadburg.

The applicant has proposed that rather than erect a screen fence on the South side of a 20' setback, which will then be landscaped; on the outside of the fence, facing Imperial Street; that he be permitted to erect the screen fence on the property line on the North side of the 20' setback, which will then be inside the fence, and be removed from the landscaping requirement.

As stated in our letter of October 6, 1964 to the Public Hearing, the applicant's proposal will provide the main requirement of effective visual screening for the residents on Imperial Street (provided it is a cedar horizontally louvered fence, approximately 6'0" high), but it will rely upon a Municipal policy towards boulevard development to implement supplementary landscape planting, as the Municipal boulevard will be the area outside the fence, available for such landscaping.

Until such time as a Municipal policy towards boulevard maintenance has been established, any supplementary landscaping on the outside of a screen fence in this and similar examples will undoubtedly be detrimentally affected by the undeveloped boulevard."

15. Re: Acquisition of Easement  
- Sperling-Halifax Sewer Project #16/17

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

Owner - Esther Hannah Elliott,  
7010 Buchanan Street, Burnaby, B. C.  
Property - Easterly 17' (17' x 100') of Lot 58, DL135, Group 1 Plan 3234,  
S&E the N.65' thereof, N.W.D.  
Location of easement - 1540 Cliff Ave., Burnaby,  
Consideration - \$1.00 plus restoration of the 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.

16. Re: Acquisition of Easement  
- Gilley-Walker Sewer Project #3/4,

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

Owner - Alice Maud Harrower, 5901 Imperial Street, Burnaby,  
Property - Portion of Lot "B" Block 11, D.L. 93, Group 1, Plan 7109, N.W.D.  
as shown on Plan prepared by C.P. Aplin B.C.L.S. dated 8th June, 1964.  
Location of Easement - 5901 Imperial Street, Burnaby.  
Consideration - \$1.00 plus restoration and a free sewer connection. The easement is through the centre of the lot.

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.

Page 3 -Supplementary  
Report No. 66, 1964.  
Municipal Manager  
19 October 1964.

17. Re: Welfare Institutions Licence.

An application has been made for a Welfare Institutions Licence to operate a kindergarten in the Armstrong Avenue Baptist Church located at 8595 Armstrong Avenue.

The Investigating Committee reports that the Church building is in an unfinished state and is hesitant in approving the application for a kindergarten without some assurance that the building will be completed forthwith.

For the reasons indicated above, together with the fact that the part of the building to be used as a kindergarten is located in the ground level front area now completed, the Committee recommends that a temporary licence be issued for a 60-day period for the care of not more than 20 pre-school children.

18. Re: Hastings Street Demolitions.

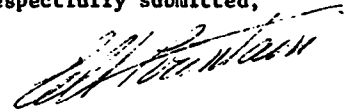
Public tenders were called for the demolition of buildings located as follows:

- (a) Lot 2, S. D. 5, Blocks 1/2, D. L. 207, Group 1, Plan 4032 - 7006 E. Hastings St.
- (b) Lot 1, S. D. 9, Block 4, D. L. 206, Group 1, Plan 1379, - 6906 E. Hastings St.
- (c) Lot 3, Block 10, D. L. 116 1/2, Group 1, Plan 1236 - 3820 E. Hastings Street.

The first two buildings are located on properties acquired during the Hastings Street Widening project from Holdom Avenue to Cliff Avenue, and should be demolished. The third building is a building in the 3800 Block East Hastings recently acquired from Suburban Developments Ltd.

One tender has been received from Johnston and McKinnon Demolitions Ltd. in the amount of \$2,230.00 and it is recommended that the tender be accepted.

Respectfully submitted,



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

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