

THE CORPORATION OF THE DISTRICT OF BURNABY

17 April 1964.

REPORT NO. 26, 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Annual Conference - Building Inspectors'
Association of B. C.

The 9th Annual Conference of the Building Inspectors' Association of B. C. will be held in Victoria on May 7th and 8th, 1964.

Mr. Jones is a member of the executive of this Association and as such has taken part in planning the program for the forthcoming Conference. The program includes technical discussions led by guests from the Underwriter's Laboratories of Canada and from the Portland Cement Association. Workshop sessions will be on forthcoming changes proposed for the 1965 revision of the National Building Code and on discussion of further recent application of the building code by more of the larger Municipalities and Cities on Vancouver Island in the Lower Mainland.

It is recommended that Mr. Jones be authorized to attend this Conference, and one other member of his Department, subject to the exigencies of the Department.

2. Re: North side of Marine Drive west from Gilley Avenue.

Council directed that a report be submitted on the cost and other factors involved in stabilizing the bank on this portion of Marine Drive.

The Municipal Engineer advises that the estimated cost of stabilizing the embankment face with concrete on the north side of Marine Drive from Gilley Avenue west is \$2,600.00. The limits actually are from Buller Avenue on Gilley and on Marine Drive to the west end of the School property - a distance of 654 lineal feet.

3. Re: Investments.

The Treasurer has made the following financial transactions to provide funds for current operations and securities for future investment of surplus funds:

- (a) On April 3rd, 1964 - \$250,000. B. C. Electric Co. Ltd. 5½% parity bonds were sold to be repurchased on July 17, 1964 at par plus 105 days interest at 4 3/4%.
- (b) On April 7th, 1964, - \$100,000. B. C. Hydro and Power Authority 5% parity bonds were sold to be repurchased on July 17th, 1964 at par plus 99 days interest at 4 3/4%.
- (c) On April 16th, 1964, \$200,000. B. C. Hydro and Power Authority 5% parity bonds were sold to be repurchased on July 17th, 1964 at par plus 92 days interest at 4 3/4%.

It is recommended that the actions of the Treasurer be approved.

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4. Re: Sheep Protection Act.

A claim has been received from Mr. M. Shuster, 6851 Winch Street, for the sum of \$45.00 for the loss of 2 ewes and three lambs killed by dogs on the night of April 13, 1964. The owner of the dogs is unknown.

The claim has been investigated by the Chief Licence Inspector who advises the sheep were kept in a pasture of approximately half an acre enclosed with a fence that was not considered adequate to protect the animals from marauding dogs and for this reason full payment of the claim should not be considered.

It is recommended that authority be granted to settle the claim for the sum of \$20.00.

5. Re: Centennial Pavilion - Letter of 24th February 1964
 from R. Morin to Council.

Council referred this letter to the Parks and Recreation Commission for comment.

The following letter has now been received from the Chairman of the Parks and Recreation Commission concerning Mr. Morin's letter:

"The Parks and Recreation Commission discussed the letter from Mr. Morin of the Gai Paree Supper Club. The Commission feels that Mr. Morin's complaints fall into two main categories:

1. The subsidization of a catering concern;
2. The consumption of liquor at the Pavilion.

Operation of the Centennial Pavilion is by concession. The operator, Centennial Caterers (formerly Dandy Caterers), submitted the highest bid in a tendering of the concession by the Purchasing Department, and was awarded a three year contract. This contract requires the concessionaire to pay, in addition to the amount of his bid, costs incurred in operating, heating, lighting and maintaining the Pavilion including the outdoor lighting specifically mentioned by Mr. Morin.

Any liquor consumed on these premises is subject to the regulations of the Liquor Control Board, and the laws of the Province. Enforcement is carried out by the R.C.M.P. The Commission is not aware of any evidence of illegal consumption of liquor on these premises.

The Commission is willing to meet, at any time, with Mr. Morin, and any other interested Barnaby Caterers, to discuss the matter further."

6. Re: Water Lot 5870, Group 1,
 Fraser River, foot of Boundary Road.

On February 3, 1964, Council leased the above mentioned Water Lot from the North Fraser Harbour Commission for a period of 21 years. Council was informed that MacMillan, Bloedel and Powell River Limited would likely apply for a sub-lease.

The Company has now applied for a sub-lease.

It is recommended that the Water Lot be sub-leased to the Company for a period of five years commencing February 25, 1964 at a rate of \$120.00 per annum subject to the amount being adjusted in the event the North Fraser Harbour Commission adjust the annual charge to the Municipality which is now \$100.00 per annum.

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7. Re: Leases - Western Plywood Limited.

This Company holds the following leases from the Corporation:

- (a) Lease dated June 22nd, 1951 of Lots 186 and 187, District Lot 165, Group 1, N.W.D., Map No. 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 requested the Corporation for consent to assign the leases to Weldwood of Canada Ltd. The reason for the assignment is for purposes of inter-company reorganization, Western Plywood Co. Ltd. and its affiliated Canadian companies sold all of their properties, assets and undertakings to Weldwood of Canada Ltd.

It is recommended that the request of the Company be granted.

8. Re: Extension of Sumas Street and lane south of said Street.

The owners of Parcel "B" (Explanatory Plan 13452) of Lot 1 of Lot 130, Group 1, Plan 3071, are prepared to convey portions of the said property outlined on plan prepared by J. E. Rattenbury, B. C. L. S. and dated February 18th, 1964 to the Corporation for the consideration of \$1.00.

The portions of the property are required by the Corporation for the purpose of extending the Sumas Street allowance westward to Fell Avenue, a distance of approximately 140 feet and extending the lane allowance, south of Sumas Street, to Fell Avenue.

It is recommended that the said portions of said Lot "B" be acquired for \$1.00 and that the Reeve and Clerk be authorized to sign the necessary documents.

9. Re: Hastings Street Widening - Delta to Springer Avenue.

On March 9, 1964, Council authorized a settlement of \$2,530.00 to Kingdom Hall of Jehovah's Witnesses in settlement of a land and easement acquisition in connection with the above mentioned project.

The owners have now signed the easement and it is recommended that the Reeve and Clerk be authorized to sign the document on behalf of the Corporation.

10. Re: Hastings Street Widening - 3800 and 3900 Blocks.

Council has received a letter from Burnaby Photographers, who are tenants in a building located at 3914 East Hastings, requesting an extension of time to July 16th, 1964 to occupy the premises.

The Corporation acquired the property in June, 1962. All the tenants were on a 30-day basis at the time of acquisition and have been aware that the building would be demolished eventually.

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(Item 10.....re Hastings Street Widening....continued)

On October 30th, 1963, all the tenants were given notice to vacate the premises on or before January 31, 1964.

On November 19, 1963, Council granted an extension to all the tenants of three months. The new effective date is April 30th, 1964.

Four of the tenants have already complied with the notice and vacated the premises. Two tenants remain.

It should be noted that a formal notice of six months has been given the tenants instead of the required thirty days.

The building has been included in the next tender call for demolition.

11. Re: Hastings Street Widening - 3800 and 3900 Blocks.

Council is in receipt of a letter from Mr. A. L. Bruce, requesting the sum of \$16,470.00 as compensation for vacating the premises located at 3930 East Hastings in a building owned by the Corporation. Mrs. J. P. Bruce has a three year lease on the property effective October 1, 1963.

The tenant has not been requested nor served notice to vacate the premises but has been informed of the basis on which consideration will be given to arriving at a settlement whereby the Corporation would consider cancellation of the lease.

The request of \$16,470.00 contained in the letter is considered excessive.

It is recommended that the request be denied.

12. Re: Land Sales.

The following described properties are owned by the Corporation and the values are indicated:

- (a) Lot 11, Block 1, D. L. 28S, Group 1, Plan 24032, - \$3,800.00
 South side of 13th Avenue, east of 8th Street,
 Size 43.8' x 153.78' (Zoned - Residential)

An easement should be retained over the south fifteen feet of the property for a sanitary sewer.

- (b) Lot 14, Block 3, D. L. 38, Group 1, Plan 1541. - \$4,600.00
 West side of Darwin Avenue, north of Moscrop Street.
 Size 74' x 124'. (Zoned - Residential).

The purchaser should be required to demolish the old dwelling located on the property.

- (c) Lot 14, S. D. 9, Block 2, D. L. 206, Group 1, Plan 2731. - \$4,300.00
 East side of Grove Avenue, south of Union Street.
 Size 74' x 81'. (Zoned - Residential)

- (d) West half of Lot 10, S. D. 18, Blk.2, D. L.25W, - \$2,500.00
 Group 1, Plan 2125. Size 33' x 146.19'
 South side of 14th Avenue in the 8200 Block.

Sale of this parcel should be subject to consolidation with either Lot 9 or the East half Lot 10 being the adjacent properties.
 (Zoned - Residential)

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(Item 12...re Land Sales....continued)

- (e) South 33' of Lot 35, Block 1, D. L. 98, Plan 1384, - \$500.00
 Size 33' x 168.33' (Zoned - Light Industrial)
 North side of B. C. Hydro a right-of-way, 128' feet
 west of Macpherson Avenue.
 Sale of this parcel should be subject to consolidation
 with said lot 35.

It is recommended that these properties be placed in a sale position with minimum prices and sales conditions as indicated. The first four parcels to be advertised by public tender and the fifth parcel to be advertised by posting.

13. Re: Petition by Mrs. Joan Timms of 5575 Halifax Street.

This is a petition for the construction of the unopened portion of Halifax Street between Howard and Springer Avenues.

This portion of Halifax Street is 800 feet in length and traverses a deep ravine and the proposed route of a new major road for the area.

The topography of the ravine itself dictates an excessive amount of culverting and fill requirements to effect the construction of a roadway. The unfixed location and unknown grade of the proposed major road would further complicate such construction. As a consequence of these two factors it is estimated that construction costs would be in the vicinity of \$30,000.00. An expenditure of this size has not been budgetted for.

With due regard to the effect of these factors and the undeveloped state of abutting lands on the subject right-of-way it is recommended that construction not be considered at this time.

14. Re: Local Improvement Frontage Taxes.

Certain works of Local Improvements have been completed or will be completed by the time the tax bills are in the mail, and taxes therefore should appear on the 1964 tax rolls. The works and rates are as follows:

	<u>By-law</u>	<u>Term of Years</u>		<u>Rate</u>
A	4382	10		.50
B	4383	10		.55
C	4442	15		.20
D	4461	10		.50
E	4465	10		.1426
F	4384	15		.75
G	4385	15		.75
H	4386	15		.89
I	4387	15		.77
J	4429	15		.40
K	4430	15	District "A"	1.02
		15	District "B"	.45
		15	District "C"	.45
L	4431	15		.63
M	4432	15		.47
N	4433	15		.78
O	4434	15		.58
P	4435	15		.87
Q	4440	15	District "A"	1.57
		15	District "B"	1.97
		15	District "C"	1.48
R	4443	15		.47
S	4463	15		.75
T	4464	15		.75

It is recommended that the necessary By-law be passed by Council.

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15. Re: South Slope Ornamental Street Lighting Project
- McKee Place, Nelson Avenue to Sunflower Avenue.

Information on the frontage tax concerning the above has been supplied. In addition, it will be necessary to levy a separate frontage tax to defray the annual cost of supplying light in the area which is McKee Place, Carson Place, Sunflower Avenue and a portion of Nelson Avenue. The charge will be \$3.00 per annum.

It is recommended that the necessary By-law be passed.

16. Re: Grassmere Sanitary Sewer Project No. 2.

- (a) Council authorized expropriation of an easement over the east 15 feet of Lot 1 of Lot 3 of Block 2, D. L. 39E $\frac{1}{2}$, Group 1, Plan 1436.

The owners are now prepared to grant an easement over the east ten feet of the lot for \$1.00 plus restoration of the easement area and grant an additional five feet as working area during construction.

- (b) An easement is required over the east ten feet of Lot 2, Block 2/2, D. L. 39E $\frac{1}{2}$, Plan 1436.

The owners are prepared to grant the easement for \$35.00 plus restoration of the easement area and grant an additional five feet as working area during construction. The amount includes compensation for the loss of the following:

1 Rhododendron	-	\$10.00
2 Azaleas Mollis	-	10.00
1 Lilac	-	3.50
1 Rose	-	3.50
2 Evergreens	-	8.00
		<u>\$35.00.</u>

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

17. Re: Account of Collins & Collins, Architects -
Burnaby Ice Arena.

At the direction of Council, Reeve Emmott and your Municipal Manager met with Mr. S. Collins of Collins and Collins to discuss the account submitted by Collins and Collins, Architects.

Mr. Collins submitted a new account for Professional services rendered in the amount of \$14,631.73 representing the balance due on a total bill of \$29,751.73. The Municipality has paid Collins and Collins \$15,120.00. This last Account includes the sum of \$3,144.28 for Engineering Consultants fees and \$2,102.76 for Alteration Costs. The basic Architects Fee is \$24,504.69 being 4.2% of \$583,445.00 (the Low Bona Fide Tender).

Mr. Collins offered to remove the account for Engineering Consultants (\$3,144.28) if amicable settlement of the account could be achieved on this basis. The Corporation put forward the suggestion that the account be settled by payment of a further \$2,102.76 to Collins and Collins, which would make a total payment to them of \$17,222.76 for services rendered. This proposal was rejected by Mr. Collins.

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(Item 17.....re Account of Collins and Collins.....continued)

The Account submitted by Collins and Collins is in strict conformity with his contract with the Corporation. The Contract also refers to the possibility of "negligence" on the part of the Architects.

- It is recommended: (1) that no further payment to Collins and Collins be authorized at this time;
- (2) that all relevant material available be turned over to the Solicitor for the preparation and submission of an Opinion to Council on the appropriate action available to the Corporation to cancel the Account of Collins and Collins.

18. Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$57,820.00.

It is recommended the estimates be approved.

19. 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 March, 1964.

20. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of March, 1964.

21. Submitted herewith for your information is the Annual Report of the Burnaby Health Department for the year 1963.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

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22. Re: Dumping in Ravines.

The following letter has been received from the secretary to the Parks and Recreation Commission:

"It has come to the attention of the Parks and Recreation Commission that the ravines on the South Slope of Burnaby are being used, both by people living in the areas, and by the Corporation, for the indiscriminate dumping of refuse.

The Commission has directed me to draw this matter to Council's attention; to point out that these pleasantly wooded ravines are, in their present form, a distinct asset to the South Slope Community; and to ask Council to take such steps as may be practical to discourage this indiscriminate despoiling of these attractive wooded areas. "

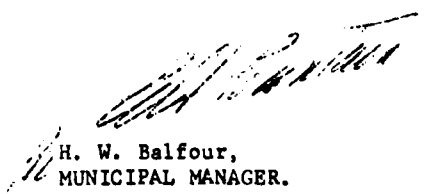
23. Re: Burnaby Lake.

At the Parks and Recreation Commission meeting of April 15th, a discussion took place on Burnaby Lake and the following resolutions were passed:

"That the Commission ask Council to set aside all municipal properties around the Lake as park reserve".

"That the Commission request Council to negotiate with the Provincial and Federal Governments with a view to having the lakeside properties presently owned by these governments incorporated into the park reserve".

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

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