

THE CORPORATION OF THE DISTRICT OF BURNABY

June 19, 1964.

REPORT #43, 1964

His Worship the Reeve
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Annual Conference of the Building Inspectors' Association.

Submitted herewith is the report of the Chief Building Inspector of the 9th Annual Conference of the above-mentioned association.

2. Re: Land Sales.

Council authorized tender calls for the sale of the following described properties:

- (a) Lot 8, Block 13, D.L. 158E $\frac{1}{2}$, Group 1, Plan 1908, 5362 Neville Street. Minimum price is \$5,000.00. Purchaser required to demolish dwelling located on the property.
- (b) Lot 11, Block 1, D.L. 28S, Group 1, Plan 24032, South side of 13th Ave, east of 8th Street. Sale subject to retention of an easement over the south portion of the lot. Minimum price is \$3,800.00.
- (c) Lot 14, Block 3, D.L. 38, Group 1, Plan 1541, west side of Darwin Ave. north of Moscrop Street. Purchaser required to demolish old building on property. Minimum price is \$4,600.00.
- (d) Lot 14, S.D. 9, Block 2, D.L. 206, Group 1, Plan 2731. East side of Grove Ave. south of Union Street. Minimum price is \$4,300.00.
- (e) West $\frac{1}{2}$ of Lot 10, S.D. 18, Block 2, D.L. 25W, Group 1, Plan 2125. South side of 14th Avenue in 8200 Block. Subject to consolidation with either Lot 9 or east $\frac{1}{2}$ of Lot 10 adjacent to the property.

Bids were not received for items (a), (b), (d), and (e).

Two bids were received for item (c) as follows:

David Price - \$4,852.00 accompanied by a certified cheque for \$250.00 being in excess of the 5% deposit requirement.

I. E. Morton - \$4,880.00 accompanied by a cheque (not certified as required by the tender call) for \$244.00.

The following recommendations are submitted for Council consideration:

- (a) That the offer of David Price to purchase Lot 14, Block 3, D.L. 38, Group 1, Plan 1541 for \$4,852.00 be accepted and that the Reeve and Clerk be authorized to sign the necessary documents.
- (b) That the offer of I. E. Morton to purchase the aforementioned Lot 14 be rejected, as it did not meet all the requirements of the tender call, and that the cheque for \$244.00 be returned.
- (c) That the Land Agent be authorized to negotiate the sale of the lands described in items (a), (b), (d), and (e) to be confirmed by Council.

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3. Re: Sewer Charges - 6750 and 6766 Cariboo Road.

In 1961, properties owned by Mr. J. Phippen and Mr. E. Wilkinson, being 6750 Cariboo Road, Lot "A", Block 11, D.L. 10, Plan 3320; and 6766 Cariboo Road, Lot "B", Block 11, D.L. 10, Plan 3320, respectively, were assessed \$21.00 each per annum on the tax roll for sewer service.

It has now come to light that the service available is the Greater Vancouver Sewerage and Drainage Board trunk at approximately 30 ft. depth on Cariboo.

It would cost between \$2,000.00 and \$3,000.00 to make each connection at this time.

Mr. Phippen has enquired of the possibility of connecting to the sewer. It is recommended that he be advised that we cannot provide the connection until such time as the Corporation constructs a local shallow sewer on the street. Mr. Phippen is aware of the circumstances and will bear with us.

As these two owners have been paying for service which they do not enjoy, it is recommended that the Treasurer be authorized to refund the \$21.00 paid for each of the years 1961 - 1963 inclusive.

Re: Section 11 (E) Approval,
Town Planning By-Law
Canadian Warren Pink Ltd.

Canadian Warren Pink Ltd. have written concerning the proposed use of the Van Metal Building on 19th Street for a machine shop and manufacturing establishment. The question actually is two-pronged:

- (a) Permission for the present proposed operation by Canadian Warren Pink Ltd.
- (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.

There is no problem concerning (a) above as the property is presently zoned Light Industrial and is occupied by a quite similar use now. It is recommended that permission as required by Section 11 (E) of the Town Planning By-Law be granted by Council.

There is a problem relating to (b) inasmuch as the plan of the Company is permissible in a Light Industrial zoning, but would not be allowed under M1 zoning if applied in the future. G1 zoning, however, would permit this type of equipment on a limited scale. Light Industrial zoning will not exist in the new by-law.

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While the actual future zoning is the prerogative of Council, an examination of the area shows that in all probability G1 zoning will be recommended to replace the Light Industrial zoning.

It is considered then that it would not be reasonable to interfere with this transaction and it recommended accordingly that the indication of future installation of a drop hammer of approximately 2,000 lb. capacity be accepted and assurance given that the future zoning will not affect this situation.

5. Re: Fire Fighter - Norman Arthur Brooke.

The Chief of the Fire Department advises that Mr. Norman Arthur Brooke, a member of the Burnaby Fire Department, was a successful candidate at the 1964 graduation examination of the Institute of Fire Engineers.

Thirteen people from Canada attempted this examination this year, and Mr. Brooke was one of four successful candidates from B.C. The course requires many years of diligent study and hard work, and Mr. Brooke is to be commended for his achievement.

Your Municipal Manager takes great pleasure in drawing this success of Mr. Brooke to the knowledge of the Council.

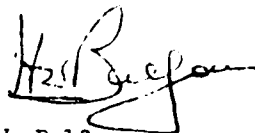
6. Re: Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's Report covering expenditures for the period ended May 17, 1964 in the total amount of \$1,668,759.

7. Re: Estimates.

Submitted herewith is the Municipal Engineer's report covering special estimates of work in the total amount of \$18,000.

Respectfully submitted,



H. W. Balfour,
Municipal Manager

HWB/efs

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8. Re: Peat Lands.

Two requests were received in 1963 for the purchase or lease of Municipal land for the removal of peat.

The Engineer was asked for an opinion on the subject of peat removal with particular reference to conditions which should be established.

Subsequently, at its meeting held May 25th, 1964, Council expressed a wish for the Engineer's opinion on the filling of peat land and control in general of the filling of property.

Mr. Olson has now submitted the following report on the subject:

" Peat removal in the Big Bend area of the Municipality has always been a doubtful and possibly dangerous operation having reference to the possibility of jeopardizing future development of the lands involved for their best and highest possible land use. Certainly, the proposals to date as advanced by Terra Nova, fall into this category as well as the other people actually removing peat for purposes of sale.

The Soil Removal By-law has not proven to be an effective instrument of control over the removal of peat, mainly owing to the fact that those firms removing peat from the area have been in operation for so many years that a very strong resentment has been developed towards the introduction of a by-law to control their operations. The thought of requiring the firms removing peat to submit complete engineering reports and recommendations concerning the manner in which land should be restored following peat removal, as required in the Soil Removal By-law, causes them great alarm and, for many of them, justifiably so. The reason why it is felt there is justification, at least in some cases, is that it is virtually impossible to expect a single isolated peat operator to submit a complete report for the entire Big Bend area, and certainly a report confined to the particular land involved would be almost useless through its neglect to consider the effect on the area as a whole.

As you know, Council at its meeting of 25 May, 1964, requested that I submit a report on the filling of peat land and possible need of control over filling of property in general; this arose from the feeling that no one is sure in just what precise manner the Downs and Williams property was laid and to what extent this may jeopardize future development of this parcel of land. The same argument certainly applies to the Big Bend area of the Municipality.

For the reasons as outlined in the discussions of problems above, I would recommend that the existing fairly marginal peat operators be permitted to continue functioning as they are but that any considerable thought of their extension should be prevented in any manner possible. If filling operations are to be carried out independent of peat removal operations, they should receive very close scrutiny, and again I do not feel that the Soil Removal By-law is very effective in controlling this type of operation. A possible exception would be a developer who has control over a sizeable area as Terra Nova has, but even their operation, as you know, can raise and create problems, particularly pertaining to fire and sanitation, if the operation is not closely watched. "

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9. Re: Report on Conference of Canadian Federation of Mayors and Municipalities.

The 27th Annual Conference of the Canadian Federation of Mayors and Municipalities was held in Regina, Saskatchewan June 1 to 5, 1964 and your Municipal Manager was privileged by Council to attend.

There were about 370 actual delegates to the Conference, which was a larger than usual attendance for Prairie and Western Conferences.

"Municipal Canada: Stresses and Strains" was the theme of the Conference and the Programme was developed accordingly. The talks to the Plenary Sessions, Luncheons Dinners, and Seminars are listed below:

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| Municipal Financial Requirements
over the Next Decade | - Professor E. J. Hanson, U. of A. |
| Large City Problems (1) | - Discussion Group |
| Changes Confronting Small Cities
and Towns (1) | - C. W. Powell, Deputy Minister of
Municipal Affairs, Newfoundland |
| Municipal Public Relations | - Reeve Goodhead, Township of North
Yale and James Purdie, Editor
Civic Admin. |
| Long-Term Capital Works Budgetting | - Bruce Smith, Commissioner, John
Preston, Planner; both of Regina |
| Changes Confronting Small Cities and
Towns (2) | - Ald. Mitchelson, Niagara Falls,
Mayor Newman, Red Deer |
| The Municipal Finance Problem | - Reeve Swart, Thorold Township,
Ontario |
| Atlantic Provinces | - E. G. Allen, D.M. of M.A.,
New Brunswick |
| Ontario - Quebec | - Mayor Seguin, Pointe Claire, Quebec,
Mayor Campbell, Pembroke, Ontario |
| Prairie Provinces and B.C. | - Mayor Henderson, Portage La Prairie,
T. R. B. Adams, U.E.C.M. |
| Employer-Employee Relations | - C. McLeod, Asst. Commissioner,
Saskatoon, Sask. |
| Large City Problems (2) | - Mayor Rathie, Vancouver, B.C. |
| Changes Confronting Small Cities and
Towns (3) | - Reeve Menzies, Kent County, Ontario,
Mayor Dear, North Battelford |
| Problems Peculiar to a Statistician | - George Wagdin, D.B.S. |
| Municipal Planning for Centennial Year | - Peter Ackroyd, Centennial Committee,
Ottawa, Ontario |

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Centennial Projects: Questions & Answers Regarding Federal and Provincial Aid	✓ Peter Ackroyd, Ottawa, A. G. Watson, Saskatchewan, L. J. Wallace, B.C.
Juvenile Delinquency	- Professor C. E. Hendry, U. of T.
Planning Tomorrow's Communities	- M. Chevalier, University of Penn.
Some Current Federal- Provincial Policy Matters Affecting Municipal Governments	- Discussion Group
The Performance Budget	- Mayor Hawrelak, Edmonton, Alta.
Changes Confronting Small Cities and Towns (4)	- N. Pearson, Planner, Hamilton

As can be seen, the emphasis was on finance and planning of varying sorts. The financial problems of Canadian Municipalities and the search for solution through adequate recognition of the three levels of government is never far from the subject matter of these conferences. In this respect, it is worthy of mention that the Minister of Justice and Attorney-General of Canada, Hon. Guy Favreau, P.C., Q.C., M.P., made it quite clear in his address that the Municipalities must look to their Provinces.

Some 68 Resolutions were dealt with by the Resolutions Committee and as a result of their deliberations and combining of resolutions of similar content, 59 were submitted to the Plenary Sessions. The Resolution concerning a Civil Disaster Fund, submitted by Burnaby was enthusiastically adopted. Another Resolution which is particularly topical in the Lower Mainland was Resolution #51 which was adopted by the Conference. This Resolution was proposed by the Large City Discussion Group, and as approved was entitled "Federal Assistance to Public Urban Transit Systems," and the import of the Resolution was to ask the Federal Government to set up a special board to work with the Canadian Transit Association to consider transit problems for all cities in Canada.

The number of seminar sessions concurrently made it impossible to attend them all, but all Plenary Sessions were attended.

As is the usual custom, the large number of Municipal Administrators attending the Conference, and the many consultants attending as Observers used every opportunity to discuss various problems and exchange ideas.

Re: Miscellaneous Easement Acquisition.

An easement is required over the south 15 feet of Lot 88 in order to finalize the subdivision of Lot 79, D.L. 126, Group 1, Plan 26767, owned by Southern Slope Holdings Ltd., 3121 Kingsway, Vancouver, B.C. The easement is required for drainage works. There is no consideration payable by the Corporation.

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

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11. Re: Gilley-Walker Sewer Project.

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

- (a) The north 5 feet of the east $\frac{1}{2}$ of Block 29, D.L. 92, Group 1, Plan 1146, except the west 75 feet, located at 6487 Imperial Street, and owned by Marie Loftsgard, 5991 Arbroath Street. The consideration is \$1.00 plus restoration of the easement area.
- (b) The north 5 feet of the east half of Block 68 of Lot 92, Group 1, Plan 1146, being all that portion lying east of a straight line bisecting the north and south boundaries of said Block 68, save and except the east 82.5 feet thereof, located at 6561 Imperial Street and owned by Mary Hertslet, 6561 Imperial Street. The consideration is \$1.00 plus restoration of the easement area.
- (c) The north 5 feet of Lot 168, D.L. 92, Group 1, Plan 23967, owned by Ellen Elizabeth Morrow, 6441 Imperial Street. The consideration is \$15.00 plus restoration of the easement area. This amount includes compensation for loss of two orange blossom trees and some raspberry canes.
- (a) The north 5 feet of Lot 169, D.L. 92, Group 1, Plan 23967, located at 6451 Imperial Street, and owned by Patricia Mary Bailey. The consideration is \$40.00 plus restoration of the easement area. The amount includes compensation for the loss of a 25 foot cherry tree and several shrubs which will likely be destroyed during construction.

It is recommended that the above-mentioned easements be acquired for the considerations indicated, and that the Reeve and Clerk be authorized to sign the necessary documents.

12. South Slope Sanitary Sewer Project No. 4.

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

- (a) A triangular portion at the rear of Lot 4, Block 44, D.L. 159, Group 1, Plan 1434, located at 8416 Gilley Avenue, and owned by James Henry and Elisabeth Catherine Adams, 8416 Gilley Avenue. The consideration is \$1.00 plus restoration of the easement area.
- (b) The north 15 feet of Lots 7 and 8, Block "G", D.L. 96, Group 1, Plan 756, owned by the Burnaby School Board. The consideration is \$1.00 plus restoration of the easement area.
- (c) The south 18' of Lot 9, Block 31, D.L. 97, Group 1, Plan 1312 owned by Roger Marcel and Ruth Amelia Beauchamp, 6090 Irmin Street. The consideration is \$45.00 plus restoration of the easement area. Compensation is for the loss of garden plants and developed lawn. The owner also request removal of a large tree located close to the east property line.

It is recommended that the above-mentioned easements be acquired for the considerations indicated, and that the Reeve and Clerk be authorized to sign the necessary documents.

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13. Re: Competition - Work Study Analyst Position.

Subsequent to the adoption by Council of Work Study Report #3, being a report on the Work Study Division, normal procedures were instituted for the filling of the position of Work Study Analyst.

The Competition was posted in the usual manner for members of the staff to consider, and make application for the position should they so desire.

There was one applicant for the position, Mr. O. Hughes.

Mr. Hughes was one of the three finalists for this position when it was originally established in 1963. He was involved in Work Study on a part-time basis after the Division was set up and has been full-time on Work Study and Job Analysis since the beginning of 1964.

Mr. Hughes has completed many courses at U.B.C. toward attainment of his Bachelor of Commerce Degree. He has worked for Burnaby in various capacities since 1954.

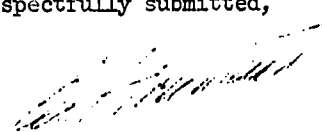
It is recommended that Mr. Owen Hughes be appointed Work Study Analyst.

14. Re: Hastings Street Widening - Springer Avenue to Holdom Ave.

The estimated cost of providing the required 20 foot widening strip including the moving of buildings is \$85,400.00.

It is recommended that authority be granted to negotiate the acquisition of the required land for the widening project.

Respectfully submitted,


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

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