

THE CORPORATION OF THE DISTRICT OF BURNABY

23 October, 1964.

REPORT NO. 68, 1964

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

Gentlemen:

Your Manager reports as follows:

1. Re: Application for a Private Hospital

A request has been received from Mr. Dodd Quan Chu, 642 W. 51st Ave., Vancouver 14, B. C., to establish a private hospital on Parcel 1 (Explanatory Plan 16419) of Parcel "C" of Lot "B", Block 5, Plan 3347 and of Lot 20, Block 4, D.L. 125, Group 1, Plan 3520 being located on the northeast corner of Lougheed Highway & Springer Avenue.

This request does not conform to the recommended land uses contained in the "Brentwood Area" report recently adopted by the Planning Committee.

There is another major factor which may be of interest to Council, and that is the number of private hospital beds available and proposed at the present time within the municipality.

| | |
|-------------------------------------|-----------------|
| Available now | 135 |
| Under construction | 150 |
| Applied for but not yet approved | <u>20</u> |
| Total | <u>305 beds</u> |

The factor used by the Social Service Administrator to determine an estimate of the requirements, is that there should be one bed available for every fifty persons over 65 years of age in Burnaby.

The 1961 census states there are 8571 persons over the agg of 65 years resident in Burnaby which indicates a potential need of 172 beds based on the Administrator's formula.

It is recommended that the request of Mr. Dodd Quan Chu for the establishment of a private hospital be denied, pursuant to Section 13 of the Town Planning By-law.

2. Re: Application for Auto Wrecking Yard.

An application has been received for permission under Section 13 of the Town Planning By-law to utilize D.L. 155, Group 1, Explanatory Plan 8786, Reference Plan 9170, located at the South West corner of Marshland Avenue and Meadow Avenue, for an Auto Wrecking Yard.

The location is in an area considered by Council to be suitable for this type of business.

It is recommended that approval be granted for the use of that portion of the property which is outside of a line parallel to and 300 feet south of Marshland Avenue subject to the screening conditions provided in draft regulations adopted by Council. This will still allow an average usable depth to the property of 900 feet.

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3. Re: Application for Parking in a Residential Zone

Council recently dealt with an application to rezone Lot 8, Blocks 2/3, D.L. 34, Group 1, Plan 1441, to permit the establishment of a parking lot. The property is located on the west side of Jersey Avenue, north of and adjacent to the Kingsway Commercial area, and the application was made by McKee Building Limited, 3967 Kingsway. It was decided that rather than rezoning, the use requested could be permitted under Section 13 of the Town Planning By-law.

The property is occupied by a dwelling, as are the properties on either side of Jersey Avenue to the north. The need for parking is appreciated, and it is considered, that if properly screened, the use could be compatible and provide a suitable transition between the back of the commercial development and the residential development to the north.

It is considered that the request could be granted subject to the following conditions:

- (a) The existing house is removed.
- (b) The lot is hard surfaced.
- (c) A landscaped set-back is provided equal to that observed by the dwellings to the north.
- (d) The north boundary of the property and the rear line of the landscaping and of the lot are adequately screened with a suitable uniformly painted fence or evergreens to protect the residential amenities.

It is recommended that the request be approved in principle. Final approval to be granted after the applicant has agreed in writing to the above mentioned conditions.

4. Re: Request of South Burnaby Credit Union

In March, 1960, Council granted the above mentioned organization permission to use Lots 12 & 13, S.D. 31/33, Blocks 1 to 3, D.L. 95N, Group 1, for parking purposes subject to the properties being consolidated into one parcel. The agreement was for a five year period and also provided that the dwelling located on the property would be demolished at the end of the period. The properties have not been consolidated.

A request has now been received for a two year extension of the agreement.

It is recommended that the agreement be extended for a further period of two years, subject to the consolidation of the said lots 12 & 13 into one parcel which was one of the original conditions.

5. Re: Water & Sewer Service - Simon Fraser University

Due to the amount of work involved, and the time available to complete the installation of sanitary sewer and water services to the Simon Fraser University, the Municipal Engineer considers the Corporation should retain the services of a consulting engineer.

Very close co-ordination will be required between the Corporation, the Water Board, the Sewerage & Drainage Board and the University on the design of these services.

Mr. Martin J. J. Dayton, P.Eng., is prepared to undertake the work immediately, and his charges would be based on the day rates as established by the Association of Professional Engineers' and the cost is in the estimated range of seventeen to twenty-two thousand dollars.

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(Item 5.... re Water & Sewer Service - Simon Fraser University ... continued)

The Municipal Engineer considers Mr. Dayton is eminently suited for this type of engineering work as a result of his lengthy service with the Greater Vancouver Joint Sewerage and Drainage District, and his experience with this authority on design of both water and sewer services.

The Municipal Engineer recommends that Mr. Dayton be retained to complete the design and preparation of specifications and drawings for the construction of the water and sanitary sewer services for the Simon Fraser University.

It is recommended that Council concur with the recommendation of the Municipal Engineer.

6. Re: Acquisition of Drainage Easement

A 20 ft. wide easement is required over the rear portion of Parcel "C" (Explanatory Plan 12154) of Lot 2, Plan 6867 and of Lot "B", Plan 4332, Block 3 of Lot 4, Group 1, located at 9411 Lougheed Highway and owned by William & C. Glasgow of that address.

The easement is necessary to provide storm drainage for the school site on District Lot 4 and the owners will grant same for \$1.00.

It is recommended that the easement be acquired for \$1.00 plus restoration of the easement area and that the Reeve and Clerk be authorized to sign the necessary documents.

7. Re: Proposed Salvage Operation

An application has been received from A.B.C. Salvage & Metal Co., 1006 Main Street, Vancouver 4, for permission to use property located at 2350 Beta Avenue, bounded by Beta, Juneau, Delta and the G.N.R. right-of-way for a salvage yard.

The request has been examined and the following observations are made by the Planning Director:

- (a) Council has recently adopted in principle the concept of a high density commercial focal point centred around Lougheed and Willingdon. Surrounding and supporting this nucleus are a variety of compatible uses. In the vicinity of the subject property, the zoning suggested is M1 Industrial, the highest category proposed for the Municipality.
- (b) Council in recent months has discussed in general terms the problem of where these often objectionable type uses such as junk yards, ^{salvage yards} auto wrecking yards etc. should be located and it was generally felt that they should be confined to a specific section of the Big Bend Area.
- (c) In the new zoning bylaw on which agreement in principle has been reached, this type of use will be confined to the new Heavy Industrial zoning category. Our work to date on the plan to accompany the new regulations does not propose the new Heavy Industrial category in the Central Valley Area. In the preparation of the plan, this category is confined to the Big Bend Area.

It is recommended that the request be refused pursuant to Section 13 of the Town Planning Bylaw

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8. Re: Request of Mr. J. R. McMaster
6810 MacPherson Ave.

Council is in receipt of a letter from the above mentioned person, requesting that the ditch on Imperial Street adjacent to his property be enclosed.

Herewith is the report of the Municipal Engineer:

"Imperial Street east of Antrim Avenue is within Area B already approved by Council as a drainage area for construction out of utility funds. Council has given priorities of construction, with Area A to be constructed first, very likely as a 1964/65 Winter Works project, and with Area B to follow with construction commencing in the Spring of 1965.

When the storm sewer on Imperial Street, as part of the drainage area, has been constructed, it will be possible to fill in the ditch on Imperial including that portion in front of Mr. McMaster's property leaving only a shallow road side ditch for road drainage purposes. We would be ill advised to consider the expenditure of any sums of money at this time for enclosure of this ditch entirely apart from the rather strong policy presently adopted to not enclose ditches in a sub-standard manner.

If Mr. McMaster's driveway culvert is not already at its maximum permissible 24' length, we will provide him with an additional 4' length of culvert at a cost of \$2.00 per foot under the present policy."

Re: Request of Mrs. G. Roberts,
5269 Regent Street

Council is in receipt of a letter from the above mentioned person, requesting improvements on Regent Street off Douglas Road.

Herewith is the report of the Municipal Engineer:

"Regent Street west of Douglas Road is on the presently approved L.I.P. program for construction of a 20' interim standard pavement.

The work has not been done in 1964 for several reasons:

1. The impending construction immediately adjacent to the Regent Street Road allowance of the Regent Street Trunk Sewer. This work has now been completed.
2. The necessity to cut across Regent Street with sewer connections for each of the properties on the north side of the street. This work has now also been done.
3. The necessity to replace a water main which is even now causing trouble in the form of leaks and also to increase the size of the water main because of the industrial zoning of the properties fronting Regent Street. This work may possibly be carried out during the winter of 1964/65 but is more likely to be done in the Spring of 1965.

It is still hoped that the street will be able to be constructed using a soil cement treated base with the possibility of avoiding full pre-loading of the peat areas involved.

We have instructed our Operations Division to afford special maintenance attention inasmuch as Regent Street is a difficult street to maintain and this represents a hardship on the individual property owners living on a street with mixed industrial and residential land use.

We have for approval of Council at its meeting of 26 October, 1964, the installation of three additional street lights which will alleviate the complainant's feelings regarding the lack of street lights."

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10. Re: Interurban Tram Shelter.

On February 10th, 1964, Mr. F. Wilson and Mr. B. Mather of the Burnaby Historical Society appeared before Council to request that the Corporation undertake the construction and maintenance of a shelter for the old interurban tram located on Corporation property at the corner of Kingsway and Edmonds Street,.

A brief was presented by the representatives of the Historical Society indicating in part that the Society had secured or had been pledged \$2,100.00 toward the cost of the shelter. It was stated in the brief that the estimated cost for completion of the shelter would be between \$4,000.00 and \$5,000.00. Council agreed in principle to augment funds raised by the Society sufficiently to complete the project, but at the same time referred the question of design of the shelter to the Manager and the Chief Building Inspector for further consideration in conjunction with the Society.

Several meetings have taken place with representatives of the Society to determine the type of shelter which would be suitable. Plans for a shelter considered suitable have been developed and a model is available for inspection.

The shelter would consist of four pairs of circular steel columns set in concrete bases in the ground carrying simple steel overhead trusses to support an open type wood roof system to be covered by fibreglass panels. The structure would have a light and airy look permitting the tram to be viewed to maximum advantage.

The estimated cost of construction of the shelter with Municipal staff is as follows:

| | |
|---|-------------------|
| (a) Steel frame erected on site with footings | \$1,194.00 |
| (b) Roof framing and covering | 1,220.00 |
| (c) Lumber, scaffolding and painting | 598.00 |
| | <u>\$3,012.00</u> |

In the event that Council authorizes the required additional funds, being \$912.00, construction could commence immediately and be completed by the end of November.

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

The Municipal Council on August 31st, 1964 authorized a tender call for the construction of the above noted project.

An advertised tender call September 19th, 1964 resulted with the receipt of six tenders.

The tenders were opened in the presence of the firms tendering together with Mr. J. Tudor and Mr. R. Dick of Associated Engineering Services, Mr. R. Constable and Mr. L. Staples.

Tenders received were as follows:

| | |
|---|--------------|
| 1. Tide Bay Construction Limited | \$698,317.30 |
| 2. G. W. Ledingham and Company Limited | 684,518.67 |
| 3. Arthur A. Voice Construction Co. Ltd., | 777,206.53 |
| 4. Fownes Construction Company Limited | 699,955.23 |
| 5. Midvalley Construction Limited | 742,415.88 |
| 6. Borger Construction Company Limited | 576,209.50 |

A tabulation of the tenders is attached to the report.

This is a Winter Works project and construction should not commence until after November 1st, 1964.

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(Item 11Re: Sanitary Sewer Project -16/17 Sperling Halifax Area ... continued)

It is recommended that the lowest tender submitted by Borger Construction Company Limited be accepted, subject to the receipt of a satisfactory credit and financial report.

. re: Street Lights

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

It is recommended that the installations be approved.

13. Re: Allowances

Submitted herewith for your approval is the Treasurer's report covering applications received for allowance of percentage addition charges under Section 411 of the Municipal Act in the total amount of \$309.47.

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

Respectfully submitted,



E. A. FOUNTAIN
EXECUTIVE ASSISTANT TO
MUNICIPAL MANAGER

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14. Re: Watercourse Enclosure - Halifax Street

Work has commenced on the enclosure of a watercourse from Halifax to Winch Street authorized by Council at an estimated cost of \$26,300.00.

A request has now been received from Mr. J. Webster, 6220 Halifax Street, to enclose the same watercourse which also passes through his property to a point near the lane south of Halifax Street at which point the watercourse is diverted into a wood stave culvert 36" in diameter, which apparently was installed in a diagonal location across the lane through several properties crossing Buchanan and Parkcrest to discharge into an open watercourse again south of Parkcrest.

It is anticipated it will be necessary to replace this wood stave culvert sometime in the future. The immediate problem is the open entrance to the pipe on the Webster property which three times in recent years has blocked and flooded the lane and the properties to the west and south.

Mr. Webster claims that his carport is ^{settling} on the west side and gradually pulling away from the house towards the watercourse. The Engineering Department doubts that the enclosure of the watercourse will prevent the settling of the carport.

The estimated cost of enclosing the watercourse across the Webster property to the stave culvert is \$5,900.00 and the construction would require the following easements:

West 10 ft. of Lot 8, Blk. 1, S.D. 3, D.L. 130, Group 1, Plan 11764
owned by John & Beverley Webster, 6220 Halifax Street,

East 10 ft. of Lot 7, Blk 3, S.D. 3, D.L. 130, Group 1, Plan 11764
owned by Elizabeth Hamilton and Thomas Robinson, 6170 Halifax Street.

It is reasonable to expect the easements be granted for \$1.00 each.

It is recommended that:

(a) The watercourse across the Webster property be enclosed at an estimated cost of \$5,900.00 subject to the acquisition of the easements for \$1.00 each.

(b) The easements referred to above be acquired for \$1.00 each and that the Reeve and Clerk be authorized to sign the necessary documents.

15. Re: South Slope Sewer Project #4

Item #1 of the Manager's Report #66, recommended the cancellation of an easement across the south 20 ft. of Lot "A" Blocks 4 & 5, D.L. 159, Group 1, Plan 12199, owned by T. H. & L. F. Cadwallader, 5990 Keith Street. The report also informed Council that the owners were requesting \$150.00 for the loss of 2 - 75 ft. Fir trees destroyed in the easement area. Council tabled the report item requesting that a personal call be made to the owners.

Mr. Fountain visited the owners on Saturday, Oct. 24th, 1964, at which time the whole matter was reviewed. Apparently the two trees in question provided excellent shade to the rear garden which the owners were prepared to relinquish in the interest of providing sewer service to the adjoining property. However, after the trees were destroyed, it was decided to serve the adjoining property from the West, eliminating the need for the "Cadwallader" easement.

The owners are now prepared to accept \$100.00 compensation for the loss of the two fir trees.

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(15. Re: South Slope Sewer Project #4 Cont.)

It is recommended that:

- (a) The easement be abandoned, and the Reeve and Clerk be authorized to sign the necessary documents.
- (b) The owners be paid \$100.00 for the loss of the two fir trees.
- (c) The abandonment of the easement and the payment of \$100.00 be subject to the owners releasing the Corporation from further liability in a manner satisfactory to the Municipal Solicitor.

16. (A) Re: South Slope Sewer Project #4

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

Owner - Columbia Estate Company Limited, 970 Burrard Street, Vancouver, B. C.
Property - Portion of Blk 29, D.L. 97, Group 1, Plan 824, Exc. Parcel "A" (Plan with Fee deposited 15882-F) thereof, N.W.D., and Lot 10, Blks 21, 28, 28A, and 29A, D.L. 97, Group 1, Plan 22309.
Location of Easement - 6224 Beresford Street,
Consideration - \$1.00 plus restoration of the easement area.

(B) Re: Gilley-Walker Sewer Project #3/4

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

Owner - John William and Neoma Mary Freeman, 6105 Walker Avenue.,
Property - Portion of Block 134, D.L. 92, Group 1, Plan 1146, S. & E. the West 165' thereof, N.W.D.
Location of Easement - 6105 Walker Ave.,
Consideration - \$1.00 plus restoration of the easement area.

(C) Re: Sperling-Halifax Sewer Project #16/17

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

Owner - United Church of Canada, Burnaby 2, B. C.
Property - Southerly 10' of W. 50' of Lot "A" of Lot 19, Block 8, D.L. 136, Group 1, Plan 9951, N.W.D.
Location of Easement - 5860 Halifax Street,
Consideration - \$1.00 plus restoration of the 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 documents.

17. Re: Sidewalk on Buckingham Street

The Buckingham School Parent-Teacher Association requested Council to provide some sort of interim walking facility on Buckingham Avenue between Sperling Avenue and Burris Street.

Council also requested consideration for the installation of mercury vapour street lights on the existing utility poles.

The estimated cost of constructing a chip walk is feasible at an estimated cost of \$6,600.00.

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(17. Re Sidewalk on Buckingham Street cont.)

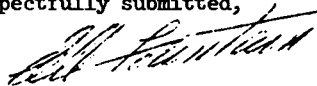
The area is yet to be served with the construction of sanitary sewers, but it is possible to construct a 4 foot concrete sidewalk on the north side of Buckingham Street between Sperling Avenue and Burris Street which would not be a serious obstacle to the sewer construction. The estimated cost of the concrete sidewalk is \$8,400.00. Removal of this would not be necessary.

Attaching mercury vapour lights to existing poles is not recommended in residential streets as it is a temporary, costly measure which delays the timing for proper installation of ornamental lighting. On such major thoroughfares as Grandview Highway, this interim measure must of necessity be adopted where proper treatment with ornamental lighting is not feasible because of uncertain future traffic loads and accompanying street widening.

The type of interim lighting suggested is more costly than ornamental lighting in the long run because the fixture is B.C. Hydro property and the Corporation pays a fixed annual charge in perpetuity. Whereas, ornamental lighting is a Corporation facility paid for by local improvement and the only payment to B.C. Hydro is for power used.

It is recommended that a Local Improvement Project be initiated for the construction of a 4-foot concrete sidewalk on the north side of Buckingham Street between Sperling Avenue and Burris Street.

Respectfully submitted,



E. A. FOUNTAIN
EXECUTIVE ASSISTANT TO
MUNICIPAL MANAGER

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