

THE CORPORATION OF THE DISTRICT OF BURNABY

18 December 1964.

REPORT NO. 80, 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: By-laws to amend Certain Licensing By-laws.

To 15 January 1965, the Municipal Act requires that Trades Licences be issued for periods of six months ending 15 July and 15 January.

Commencing with 1965 new legislation requires that the periods of six months be 30th April and 31st October. (Section 33, Chapter 33, B. C. Statutes 1964).

Section 73 (3), Chapter 33, B. C. Statutes 1964, makes provision for a By-law to be passed to provide for a transition from one set of dates to the new dates.

An annual licence period is much more desirable administratively and is more consistent with the imposition of a Business Tax and it is hoped that legislation will be provided in 1965 to make such a provision.

In the meantime, it is necessary to conform with existing legislation and the Solicitor has prepared amending By-laws to those certain Licensing By-laws to bring Burnaby's By-laws in line with the present requirements of the Act.

It is recommended the Amending By-laws be passed.

2. Re: Estimates.

Submitted herewith is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$7,800.00.

It is recommended the estimates be approved as submitted.

3. Re: Appropriations.

Submitted herewith is the Municipal Engineer's report covering Works Appropriations for the period 1 January 1965 to 31 March 1965, both dates inclusive, in the total amount of \$665,562.00.

It is recommended the appropriations be approved as submitted.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

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

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

- (a) Owner - Robert Allen Burt & Joyce Jenny Burt, 1115 Cliff Ave., Burnaby, B.C.
Property - Westerly 10 ft. of Lot "C" of the N $\frac{1}{2}$, Block 19, D.L. 132,
Group 1, Plan 14369, N.W.D.
Location of Easement - 1115 Cliff Ave., Burnaby, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Margaret Annie Fraser & Jessie Morse, 2141 Cliff Ave., Burnaby, B.C.
Property - West 5' of The south 66' of Lot 1, Block 2, D.L. 131, Group 1,
Plan 3052, N.W.D.
Location of easement - 2141 Cliff Ave., Burnaby, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (c) Owner - Clarence Bernard Willgress & Mary Jane Willgress, 2081 Cliff Ave.,
North Burnaby, B. C.
Property - West 5' of Lot 1, Block 2 of D.L. 131, Group 1, Plan 3052 except
the south 132 thereof & except Part 1.60 acres (Sketch 11329) N.W.D.
Location of Easement - 2081 Cliff Ave., Burnaby, B. C.
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 easement documents on behalf of the Corporation.

5. Re: Parkcrest Sanitary Sewer Project #15

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

Owner - James Stephen & Helen Stephen, 6590 Winch Street, Burnaby, B. C.
Property - Central 10' of Lot 112 of Lot 132, Group 1, Plan 1493, Except
Parcel "A" (Reference Plan 21547), New Westminster District
Location of easement - 6590 Winch Street, 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.

6. Re: Application to Instal Propane Gas Storage Tanks

An application has been received from Mr. Arthur C. Harvey, 7515 Cariboo Road, requesting permission to instal Propane Gas Storage Tanks on Lots 13, 14 & 15, Block 11, D.L. 119, Group 1, Plan 2855 located on Alaska Street,

The property is located within the Brentwood Study Area in a section proposed for Manufacturing Zoning and the proposed use is permitted in that zone.

The Planning Director suggests that the application be approved in principle, final approval to be considered after plans are submitted in conformance with Manufacturing Zone standards.

The Deputy Chief Building Inspector and the Fire Prevention Officer have no objection to the proposed use providing the development complies with all municipal and provincial regulations.

It is recommended that the application be approved in principle and that final approval pursuant to Section 13 of the Town Planning By-law be considered after

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(Item No. 6 - Re: Application Propane Gas Tanks cont.)

plans have been developed conforming to all municipal and provincial regulations, the plans of the tank installation to be approved by the Provincial Fire Marshall.

7. Re: Simon Fraser University

The conveyance of land from the Corporation to the Simon Fraser University inadvertently omitted that parcel of land which was leased to B.C. Hydro and Power Authority for its transmission tower.

A conveyance has now been prepared conveying this parcel of land to the University being:

"Part 4.239 acres more or less of Lot 8 of Lots 209 and 210,
Group 1, Map 1037.

Subject to the lease in favour of the B.C. Electric Company Limited for 20 years from the 1st day of February, 1948, dated April 5th, 1948 and registered in the Land Registry Office on April 28th, 1948 under number 114692-C"

It is recommended that the Reeve and Clerk be authorized to sign the conveyance.

8. Re: Burnaby Building By-law - 1964

Council requested information regarding the effective date of March 31st, 1965, contained in the above mentioned By-law.

The Chief Building Inspector advises as follows:

"The necessity of making the effective date of the by-law subsequent to the adoption date is to provide a transition period for all those persons who are affected by a building by-law. The transition period would allow sufficient time for building projects now in permit application or drawing stage to be granted permit or submitted for building permit under the present by-law. It would further allow for notice to those contemplating buildings to prepare plans in accordance with the new by-law. Further, it would allow material suppliers to take any action necessary to be ready to meet any demand for a particular material required to meet terms of the new by-law. In short it would allow for a period of transition and overlap for buildings to be completed under the present by-law and commenced under the new by-law.

Our thought had been that upon passage of the by-law an announcement would be made in the newspapers circulating in this area stating the effective date of the by-law and informing the public that copies of the by-law could be obtained at the Municipal Hall."

9. Re: Snow Clearing - December 18th - 21st.

The Engineering Department reports that snow clearing operations started at 3:00 p.m. December 18th. Since that time, 30 to 35 men have been on duty with 10 graders; eight of them working uninterrupted. Six sanding and salting trucks, one loader and Foremen's trucks were operating. Four trucks were spreading salt on Saturday and Sunday. 605 tons of salt have been used.

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(Item No. 9 - Re: Snow Clearing cont..)

All main roads were kept open. On midnight Sunday, a start was made clearing the residential streets. It is expected that by this evening, 85 to 90% of the streets will be cleared.

10. Re; Parkcrest Sanitary Sewer Project
Fownes Construction Co. Ltd.
Extension of Time

Due in the main to problems of easement acquisition, Fownes Construction Co. Ltd. has asked for an extension of time on their sewer contract of one month from 20th December, 1964 to 20th January, 1965.

Associated Engineering Services Ltd. advise that the sewer will be complete for use so that the properties in the area may connect and be charged in 1965 and that the extension requested is primarily for clean-up and repair of roads.

It is recommended that the extension of the Fownes Construction Co. Ltd. contract from 20th December, 1964 to 20th January, 1965 be approved.

11. Re: Public Safety Building

Council has expressed an intention to provide in the Municipality a new Public Safety Building to house the Police Force, Municipal Courts and the Probation Staff.

To this end, Council has taken the first requisite step in asking for and receiving a Site Selection Report from the Planning Department. From this Site Selection Report, Council has chosen a site referred to in the Report as Municipal Hall Site, Gilpin Street.

The next requisite step is to determine a method of financing the proposed building and to obtain all the necessary authority dependent upon the actual method of financing. Before this can actually be decided a preliminary step must be taken to predict with reasonable accuracy the cost of the proposed building.

An estimate of cost can best be obtained from preliminary planning of the building on its proposed site.

It is suggested therefore that a Consultant be engaged to produce as basis for financing the building, complete design studies prerequisite to the preparation of the working drawings. Such design studies shall include not less than the following:

- (a) A site plan indicating the relationship of the proposed building to the existing street system, utilities and the present Municipal Hall building.
- (b) Preliminary sketch plans of all floors of the building indicating space allotment for all divisions to be housed, sketch drawings of all major exterior elevations and sufficient cross sections of construction to adequately describe the internal heights floor to floor.
- (c) An analysis of various structural systems with recommendation as to an appropriate system from point of view of economy of construction and flexibility for expansion.

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(Item No. 11 - Re: Public Safety Building... cont..)

- (d) Perspective renderings illustrating and identifying the building sufficient for by-law publicity purposes and capable of reproduction in quantity.
- (e) An accurate estimate of the cost of the building detailed in both ways -
 - (i) by major trades - i.e. structural and architectural, mechanical, electrical, and
 - (ii) by major divisions of the building - i.e. police offices, detention quarters, courts, probation offices.

For such a commission, if an architect were engaged, the fee payable for the amount of work listed would not exceed 20% of a full fee. Such a fee could amount to 1.2% of the estimated cost of the building. An Architect may charge for such service in an alternate manner on a daily rate basis in which case his total fee on a daily rate basis shall not exceed the above 20% or 1.2% of estimated cost.

It is recommended that Council authorize the steps outlined in principle and specifically authorize the commissioning of a Consultant to produce the required estimate - the method of selection of the Consultant to be determined by Council.

12. Re: Ornamental Street Lighting

During 1964 four Ornamental Street Lighting projects were undertaken and the following information with respect to them is supplied

By-law No.	4575	4576	4577	4586
Area	Kentwood	Willows	Deer Lake	Patrick-Nelson
Estimate	\$ 8,000.00	\$21,000.00	\$12,000.00	\$ 4,800.00
Cost	\$ 7,826.00	\$21,406.00	\$15,155.00	\$ 5,530.00
No. of Lights	14	42	27	9
Cost per Light	\$ 559	\$ 509.66	\$ 561.29	\$ 614.44
No. of Lots.	48	127	64	21
Fixed Annual Levy	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00
Corporation Share	\$ 5.82	\$ 6.46	\$ 14.34	\$ 17.40
Fixed Frontage per Lot	60.92'	66.81'	56.60'	45.89'
Electrical Levy	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00

Pursuant to Section 416 of the Municipal Act, it is recommended that Council instruct the Assessor to set minimum and maximum frontages at:

By-law #4575 - 60.92 feet
 4576 - 66.81 feet
 4577 - 56.60 feet
 4586 - 45.89 feet

The Assessment Rolls will serve a dual purpose -

Construction levy - \$13.00 per annum
 Electrification levy - \$3.00 per annum

13. Re: Reserve for Uncompleted Budget Projects

Submitted herewith for the consideration and recommended approval of Council is a Report prepared by the Municipal Treasurer respecting transactions on the 1964 Reserve for Uncompleted Budget Projects which have not been completed by the end of 1964 and a list of 1964 budget items which will not be completed by the end of 1964.

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(Item No. 13 - Re: Reserve for Uncompleted Budget Projects ... cont..)

In the category of 1964 Uncompleted Budget Projects carried forward into 1964 from the 1963 budget it will be noted that there is a balance in the Reserve of \$110,366.00. This balance is made up of certain deferred items and various items in course of construction. Of the total sum of \$110,366.00 it has been calculated that \$13,071.00 can be released to revert to surplus as the projects have been completed under estimates. The balance recommended to be carried forward is \$97,295.00. \$68,200 of this sum is represented by the deferrment of the North Road reconstruction due to inability to complete an acceptable cost-sharing between Burnaby, Coquitlam and the Provincial Government of \$50,000 and \$18,200 for the signalization of Boundary Road at the G.N.R. tracks which has been approved.

The list of 1964 budget items which are underway or not started as at 13th December, 1964 totals \$283,155.00. The poor construction season and concentration on other fields of construction contributed to this back-log.

The two lists combined total \$380,450.00. Against this total the works in progress as at the cut-off date of 29th November, 1964 totalled \$53,181.00. This figure will be increased by the year end.

It is recommended that Council direct that the uncompleted budget projects per the Report prepared by the Treasurer be set up in the Reserve for Uncompleted Budget Projects thus allowing the 1964 budget to be charged for these projects in the year of budgetting.

It is further recommended that the Uncompleted Projects from the 1964 Reserve for Uncompleted Budget Projects be carried forward into 1965 and that the sum of \$13,071.00 from the 1964 Reserve for Uncompleted Budget Projects be transferred to Surplus.

14. Re: Welfare Institutions Licence

Mrs. Joyce B. Shaver, 5425 Inman Avenue, has applied for a Welfare Institutions Licence to provide day-time care to children.

The Investigating Committee recommends that a licence be issued for the day time care of not more than four (4) children providing the cardboard coverings on the studs in the basement are removed. The Health Department requests a higher degree of housekeeping than was evident during the Inspection.

The Planning Department has no objection to the granting of a licence.

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

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

Owner - Ruben Lars Efraim Norberg and Marie Esther Vivian Norberg, 1215 Sherlock Avenue, Burnaby, B. C.
Property - Portion of Lot 2, Block 12 of Lot 135, Group 1, Plan 15123, N.W.D.
Location of easement - 1215 Sherlock Avenue, 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.

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16. Re: Malvern-Imperial Sanitary Sewer Project #5

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

Owner - Herbert Grainger and Audrey Soutar, 7380 Burris Street, Burnaby, B. C.
Property - 10' Flankage of Lot 3, Block 25, D.L. 86, Group 1, Plan 12121, N.W.D.
Location of Easement - 7380 Burris Street, 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.

17. Re: Rezoning

At a recent meeting, Council directed that all outstanding rezoning applications for Multiple Family use be given a quick examination to ascertain whether there are any of them which could be advanced without compromise.

The Municipal Planner has done this and reports:

"I have cursorily examined the applications for Multiple Family use as directed, and can report that there are several applications which are located within areas that we have, on a policy basis, recommended as suitable for apartment use. For example, we have applications to rezone property within the first development stage of the Maywood Area, within the Brentwood Study area, and in the vicinity of the Kingsway-Simpson Sears and Kingsway-Edmonds area.

However, we have no plans accompanying the applications, and with no legally established regulations have no way of ensuring that proposed development would fit into the Multiple Zoning Categories under the proposed By-law.

Should Council wish to discontinue its present policy, there appears to be two alternative procedures:

1. To deal with the applications under existing zoning regulations with no reference to the improved standards being established in the new by-law. This procedure is not recommended.
2. To meet with the individual applicants, and to request them to submit detailed plans which can be reviewed against the proposed regulations. Zoning would then be to an existing category, but a legal agreement would have to be drawn up to ensure that development took place in accordance with the approved plans. This procedure could be quite lengthy and it appears that the least delay to all concerned can best be achieved by concentrating upon final passage of the new zoning by-law."

18. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering special Estimates of Work in the total amount of \$25,650.00

It is recommended that the estimates be approved as submitted.

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19. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the four week period ended 29 November, 1964, in the total amount of \$1,614,761.00

It is recommended that the expenditures be approved as submitted.

20. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of November, 1964.

Respectfully submitted,



H. W. Balfour

HwB:gr