

THE CORPORATION OF THE DISTRICT OF BURNABY

25 September 1964.

REPORT NO. 60, 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Fire Prevention Office.

A question was recently raised in Council as to whether the Fire Prevention Bureau is maintained at full strength at all times.

The Bureau consists of a Fire Prevention Officer, three Inspectors, and one Clerk. Annual vacations are arranged so that only one of the staff is away at any one time. The Clerk is replaced through Personnel by a part-time stenographer when necessary.

With fire apparatus manned at minimum standard and vacations being spread over the full calendar year there is no replacement for the Bureau available from this source.

Sickness is not a major problem in the Fire Prevention Bureau and it has not been considered necessary to make any arrangement to ensure that the Bureau be maintained at full strength at all times.

2. Re: Local Improvement - Clare Avenue between Hastings and Frances Street.  
- Frances Street between Clare and Sperling Avenue.

On Clare Avenue there is a 36 foot pavement extending 118 feet northerly from Hastings Street and a 5 foot curb walk on the east side from Hastings Street to the southerly boundary of Lot 6.

To complete Clare between Hastings to Frances to a 42-foot pavement standard plus 5 foot curb walks, the following works should be initiated as local improvements:

	Estimated Total Cost	Estimated Owners' Share	Estimated Corpn's. Share
1. 5' curb walk on the west side of Clare Avenue from Hastings Street to Frances Street, and on the east side of Clare Avenue from Frances Street to NPL of Lot 5	\$ 7,350.	\$ 2,201.	\$5,149.
2. 42 feet in width of asphaltic pavement on Clare Avenue from NPL of Lot 4 to Frances Street	<u>6,285.</u> <u>\$13,635.</u>	<u>1,670.</u> <u>\$ 3,871.</u>	<u>4,615.</u> <u>\$9,764.</u>

The lifetime of the works is estimated at 15 years, and payments will be in fifteen annual instalments as follows:

1. 47¢ per taxable front foot;
2. 42¢ per taxable front foot;

Also, it is proposed to construct 28 foot pavement plus 5 foot curb walks, both sides of Frances Street from Sperling Avenue to Clare Avenue at an estimated cost of \$5,000. As all properties on this street abut works of a similar nature, the entire cost will be borne by the Corporation. The lifetime of the work is estimated at 15 years and the debt created will be repaid in 15 annual instalments. It is recommended that Council authorize the initiation of the above Local Improvement.

3. Re: Greater Vancouver Water District  
and North Burnaby Main.

At the September 11th meeting of the Administration Board of the Greater Vancouver Water District it was determined by resolution to proceed with the construction of the North Burnaby Water Main from Edinburgh and Ingleton to Pandora and Delta Streets in Burnaby.

This is the "second section" of the North Burnaby Main referred to in the Agreement dated April 29th, 1960 between the Corporation of the District of Burnaby and Greater Vancouver Water District.

The estimated cost of the main is \$420,000. thus making the estimate of cost to Burnaby under the terms of the Agreement \$159,600., being 38% of the estimate.

4. Re: Application for Rezoning - D.L.121, Block 12.  
- Canada Safeway - Rosser and Willingdon.

On September 8th, Council considered a report on an application to rezone to General Commercial, certain lands at Rosser and Pender to permit the construction of a new outlet on an expanded site. Council gave favourable consideration to this report and the applicant was so advised.

Following a recent discussion with Safeway representatives on the siting of a building and compliance with the stipulations laid down, Safeway have found it necessary to expand the site by the acquisition of 2 additional lots on Pender Street. Options have been obtained on the two properties and Safeway has asked that the original application be expanded to include the two lots and that all eight lots go to the same Public Hearing on October 6th. The mechanics of this procedure have been discussed with the Clerk's Office which advises that providing Council approves the rezoning of these two lots be advanced to the forthcoming Public Hearing at the Council meeting of September 28th, the necessary notices can be published for the Public Hearing of October 6th.

The rezoning of the properties is supported and recommended by the Planning Department. The expansion of the site was suggested to Safeway in preliminary discussions before the original application was made. Acquisition problems precluded the earlier inclusion.

It is therefore recommended that Council approve for further consideration at the Public Hearing of October 6th, the rezoning of Lot 29, Block 12, and Lot "B" Block 12, Plan 16620, D. L. 121 from Residential Two Family to General Commercial subject to all conditions set out in the original application which Safeway are prepared to accept.

5. Re: Acquisition of Easement - Lake City Industrial Corporation  
- Portion of Lot 20, D. L. 57/58, Group 1, Pl.25349,N.W.D.

An easement is required for sewerage and water main purposes over a portion of Lot 20, D. L. 57/58, Plan 25349, from Ford Motor Company of Canada Ltd., Oakville, Ontario. The location of the property on which the easement is situated is 8363 Lougheed Highway.

The consideration payable by the Corporation is \$1.00, plus restoration of the easement area.

It is recommended authority be granted to acquire the easement and that the Reeve and Clerk be authorized to execute the documents on behalf of the Corporation.

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6. Re: Reith Manufacturing - Lot 15, Blocks 4/5, D. L. 98, Plan 2066,  
- 6937 Palm Avenue.

Item No. 4 of the Municipal Manager's Report No. 54, 1964 refers.

The Municipal Clerk advised Reith Manufacturing of Council's decision that it is unable to give final approval to the application because the use proposed is to be examined in the light of the criteria to be established under the new By-law. More detailed plans were requested so that a proper evaluation could be made.

The Municipal Planner now advises:

"Subsequent to Council's receipt of information on August 24th on the proposed use of the above described property for a machine shop, we have had discussions with Mr. R. W. Willeke on the possibilities of siting a structure which will be sympathetic with the zoning regulations proposed for this area. We have pointed out to Mr. Willeke that we cannot insist that he abide by these regulations but have made it clear that if the regulations are adopted and if he builds other than in conformity with the regulations, he will become a legal non-conforming use with the adoption of the by-law.

Mr. Willeke advises that he does not propose to demolish the existing residential structure on the property at the present time but that this would likely be done perhaps within three years. He has agreed to shift the proposed building slightly to make it comply in some respects with the proposed regulations. Specifically, he has agreed to:

- (a) Provide a 15' front yard setback appropriately landscaped.
- (b) Shift the building to the south property line rather than on the north as in the original proposal.
- (c) To retain or provide a screen along the north property line, where residential development is adjacent.

While this proposal does not meet the letter of the proposed regulations, it does recognize the intent and we would suggest that final Council approval be granted on the above conditions in order that the property may be acquired and building commenced thereon."

Your Municipal Manager concurs in the recommendation of the Planner.

7. Re: F. W. Miles - 4713 Byrne Road - Flooding.

Mr. Miles wrote to the Municipal Clerk concerning flooding conditions. A copy of his letter was sent to R. W. Prittie, M.P., and Resources Minister Arthur Laing.

Mr. Miles feels that all that is necessary to correct the situation is the installation of a flood gate and pump in the ditch at the foot of Byrne Road.

The Municipal Engineer reports that Mr. Miles simplifies the problem of flooding on the flats. A flood gate and a pump at Byrne Road could not be efficient unless a whole dyke from the Timber Preservers at Meadow Avenue to the MacMillan, Bloedel and Powell River Limited property in the vicinity of Greenall Avenue is reconstructed. This is approximately a four-mile stretch. Such a dyke would require more than one pump and these would have to be of considerable size.

This would require a policy direction of Council.

His Worship, the Reeve, did attend a meeting this summer on the subject of dyking on the Fraser and he may be able to add further information relative to the problem and a means of alleviating it.

8. Re: Proposed Hotel - Central Burnaby.  
(Aldon Lodge).

A short time ago a meeting was held in the Reeve's Office attended by Mr. Leblond, Architect, and Mr. H. Klasen, representing Aldon Lodge Ltd., who are interested in building a Residential Hotel in Burnaby. They presented drawings of such a scheme proposed for a Site in the District of North Vancouver.

Discussion centred around the function of the building; the fact that passage of the new Zoning By-law would be required to permit such a building; and possible locations.

Following the meeting with His Worship the Reeve, the plans prepared by Mr. Leblond were analysed and found to comply very closely with Burnaby's proposed regulations for Motor Hotels. On this basis 4 general locations were suggested to Mr. Klasen. These were in the vicinity of Willingdon - Kingsway, Brentwood, Hastings Street Redevelopment, and the Central Area. At this time they were also introduced to the Land Agent for the purpose of obtaining information on the procedures concerning Municipally-owned land.

The developers were next heard from the early part of September when it was found that they had purchased the Downs and Williams property on Sprott Street and they wished to arrange a meeting to pursue rezoning and to gain permission to proceed.

The Downs and Williams property lies within the ultimate boundary of Burnaby Lake Park as shown on the plan recently submitted to Council by the Parks Board. Council had also expressed interest in the acquisition of the Downs and Williams property but no acceptable price could be negotiated. Planning did meet with the developers (who were joined by Mr. D. A. Good, the President of Aldon Lodge Limited) to discuss the possibility of land exchange in the area, related more closely to the concept of Central Area development.

Mr. Good was prepared to consider land exchange but during the course of the discussion it became apparent that Aldon Lodge was to be purely a residential hotel with no public facilities and no transient accommodation. This was not in line with the thinking on Central Area development which left Planning with two basic alternatives - either to change the building concept or to relocate the building in a suitable area.

The prospective developers having purchased land in the Central Area were not interested in the latter suggestion so two possible locations in the Central Area were discussed with them on the condition that the building to be developed would complement the proposed Central Area by providing public facilities.

Mr. Good has agreed to revise his proposal and to provide public accommodation of dining rooms, coffee shop, barber shop, and transient accommodation for males. Mr. Good has expressed the belief that such accommodation would actually be to his benefit and it is hoped at a future date to provide accommodation for families.

Subject to Council's approval it would appear quite possible to arrange a satisfactory land exchange.

Mr. Good is anxious to know as definitely as possible just where his proposition would stand. He has been made well aware of the limitations placed upon Council in any rezoning requirement and that any rezoning for the use is contingent upon final passage of the new Zoning By-law.

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(Item 8...re Proposed Hotel-Central Burnaby...continued)

At this time then he is interested in Council's answers to two questions:

- (1) Are Council prepared to consider land exchange in the Central Area?
- (2) Are Council in favour of the proposal to erect a "high-rise" building in this vicinity?

What Mr. Good is actually seeking at this stage is Council's "blessing" on his proposal. If this is given he will be actively pursuing his final objective by attempting to arrange future occupancy.

9. Re: Storm Drainage - Gilley Avenue.

Council requested the estimated cost of storm drainage on Gilley Avenue from Kingsway to the B. C. Hydro right-of-way.

The estimated cost is \$24,000.00.

10. Re: Land Sale.

The Corporation owns Lot 29, Block 23, D. L. 27, Group 1, Plan 1049, located on the east side of Second Street, approximately 102 feet north of 17th Avenue. (Size 33 feet x 111 feet).

Council authorized sale of the property at a minimum price of \$2,800.00 subject to consolidation with adjoining Lots 30 and 31 owned by Mr. C. Jaster.

Mr. Jaster has offered \$2,250.00 for the said Lot 29.

It is recommended that the offer be refused.

11. Re: Gilley-Walker Sewer Project #3/4.

- (a) The design of the above mentioned project requires the construction of a sewer lateral on a 15 foot wide easement through part of D. L. 92, Group 1, as shown on Explanatory Plans 13792 and 14066, Map 13612 owned by Messrs. A. Clary and N. Kalyk. The lateral will provide service to properties on the south side of Dickens Street between Gilley Avenue and Waltham Avenue and both sides of Berwick Street, between Gilley Avenue and Waltham Avenue.

It is considered the sewer to be constructed on the required easement will likely be abandoned after the road pattern in the area has been determined.

In view of the situation referred to in the previous paragraph, it is recommended that the proportion of the project referred to be deleted from the present contract.

- (b) This project requires an easement through a portion of D. L. 92, Group 1, as shown on Explanatory Plans 13792 and 14066, Map 13612, owned by Messrs. A. Clary and N. Kalyk. Negotiations for acquisition of the easement have not been successful.

The project can be redesigned to avoid the easement, at an estimated cost of \$1,200.00.

It is recommended that the project be redesigned to eliminate the need for an easement.

(.....6)

Page 6,  
REPORT NO. 60,1964.  
MUNICIPAL MANAGER  
25 September 1964.

12. Re: Appropriations.

Submitted herewith for your approval is the Municipal Engineer's report covering Works Appropriations for the period 1 October 1964 to 31 December 1964 in the total amount of \$373,654.00.

It is recommended that the appropriations be approved as submitted.

13. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$10,550.00.

It is recommended that the estimates be approved as submitted.

14. Re: Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 6 September 1964 in the total amount of \$2,188,858.00.

It is recommended that the expenditures be approved as submitted.

15. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period 10th August to 4 September, 1964.
16. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of August, 1964.
17. Submitted herewith for your information is the report of the Social Service Administrator indicating Social Allowance Disbursements and caseloads for select months in 1963 as compared to those same months in 1964.
18. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of August 1964.
19. Submitted herewith for your information is the report of the Municipal Engineer covering works progress for the month of August, 1964.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

FP:eb

Page 1  
SUPPLEMENTARY TO  
REPORT NO. 60, 1964.  
MUNICIPAL MANAGER  
28 September 1964.

20. Re: Acquisition of Easements - Sperling-Halifax Sewer Project 16/17.

Easements are required in connection with the above Sewer Project as follows:

1. (a) Owner - Odette Marian Donovan, 3698 Cambridge Street, Vancouver, B. C.  
Property - Easterly 17 feet of N. 65 feet of Lot 58, D. L. 135, Group 1, Plan 3234, N.W.D.  
Location of easement - 1490 Cliff Avenue, Burnaby.  
Consideration - \$1.00 plus restoration of the easement area.
  
- (b) Owner - William Borden Armstrong and Vera Ivy Armstrong, 7050 Halifax Street, Burnaby, B. C.  
Property - South ten feet Lot 18, Block 8, D. L. 136, Group 1, Plan 8294, NWD.  
Location of easement - 7050 Halifax Street, Burnaby, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
  
- (c) Owner - Michael and Florence Lasuta, 1470 Cliff Avenue, Burnaby 2, B. C.  
Property - Easterly seventeen feet of S½ Block 57, D. L. 135, Group 1, Plan 3234, N.W.D., S&E the South 50 feet thereof.  
Location of easement - 1470 Cliff Avenue.  
Consideration - \$1.00 plus restoration of the easement area.
  
- (d) Owner - Stanley Harold Dean and Doreen Sally May Dean, 7040 Halifax Street, Burnaby 2, B. C.  
Property - Southerly ten feet Lot "A" of Lot 19, Block 8, D. L. 136, Grp.1, Plan 9951, Save and except the East 50 feet thereof, and the west 50 feet thereof, N.W.D.  
Location of easement - 7040 Halifax Street.  
Consideration - \$1.00 plus restoration of the easement area.
  
- (e) Owner - James Woods, 1480 Cliff Avenue, Burnaby 2, B. C.  
Property - Easterly 17 feet of South 50 feet Block 57, D. L. 135, Group 1, Plan 3234, N.W.D.  
Location of easement - 1480 Cliff Avenue.  
Consideration - \$1. 00 plus restoration of the easement area.
  
- (f) Owner - John Burgess Nicol and Isobel Strang Morris Nicol, 7046 Halifax Street, Burnaby.  
Property - Southerly ten feet of East 50 feet of Lot "A" of Lot 19, Block 8, D. L. 136, Group 1, Plan 9951, N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.  
Location of easement - 7046 Halifax Street.

It is recommended that authority be granted to acquire the above easements and that the Reeve and Clerk be authorized to execute the documents on behalf of the Corporation.

21. Re: Cancellation of Easements.

The Corporation acquired easements through subdivision over the east ten feet of Lot 141 and over the east ten feet of a portion of Lot 144, both of D.L.33, Group 1, Plan 26891.

The need of the above mentioned easements is now redundant because easements have been granted the Corporation through subdivision of property to the west, particularly described as follows: The east 10 feet of Lot 142 and the west 10 feet of Lot 141.

It is recommended that the easements over the east ten feet of Lot 141 and the east ten feet over a portion of Lot 144 be abandoned and the Reeve and Clerk be authorized to sign the necessary documents.

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22. Re: Miscellaneous Drainage Easement.

An easement is required over the south ten feet of Lot 7, Block 25, D. L. 152, Group 1, Plan 2000 to provide storm drainage in connection with the Local Improvement Paving Project on Lily Avenue. Negotiations for the easement have not been successful.

It is recommended that the easement be expropriated. Negotiations will continue.

23. Re: Acquisition of Easements -  
Parkcrest Extension Sewer Project #15.

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

- (a) Owner - John Edward Sery and Grace Edna Sery, 6355 Kitchener St., Burnaby 2.  
Property - West 5 feet Lot "D", Block 58, D. L. 129, Plan 14327, N.W.D.  
Location of easement - 6355 Kitchener Street.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Nikola Jurincic, 2611 Oxford Street, Vancouver, B. C.  
Property - East 5 feet of E½ Lot 59, D. L. 129, Plan 1492, N.W.D.  
Location of easement - adjacent to 6355 Kitchener Street.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Mary Elizabeth Hayes, 6320 Aubrey Street, Burnaby 2, B. C.  
Property - ptn. outlined in red on plan filed in LRO under #27058 of Lot 1, of Lots 51 and 52, D. L. 129, Plan 19045, N.W.D.  
Location of property - 6320 Aubrey 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 on behalf of the Corporation.

24. Re: Acquisition of Easements - South Slope Sewer Project Phase 4.

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

- (a) Owner - Children's Hospital, 250 W. 59th Avenue, Vancouver, B. C.  
Property - East 10 feet of Lot "B" of Lot 1, Block 2, D.L. 160W½ of W½, Plan 13174, N. W. D.  
Location of easement - 7690 Gilley Avenue, Burnaby 1, B. C.  
Consideration - \$75.00 plus restoration of the easement area. This is a flankage easement.
- (b) Owner - B. C. Hydro and Power Authority, Vancouver, B. C.  
Property - South 20 feet of Lot 18, Block "J" west part, Plan 4548, D.L. 96, and Lot 18 east part, Block "J" DL 96, Plan 3907.  
Location of easement - south-east corner of Griffiths and Rumble.  
Consideration - \$200.00 plus restoration of the easement area. This is a flankage easement.

It is recommended that authority be granted to acquire the above easements and that the Reeve and Clerk be authorized to execute the documents on behalf of the Corporation.



Page 3 -SUPPLEMENTARY  
REPORT NO. 60,1964.  
MUNICIPAL MANAGER  
28 September 1964.

25. Re: Municipal Hall Alterations.

- (a) The architect has completed plans and specifications for the proposed alterations to the Municipal Hall in accordance with the sketches approved in principle by the Council on 29th June 1964.

It is recommended that public tenders be called for the work.

- (b) It is further recommended that a Tax Sale Money By-law be passed to provide funds for the project amounting to \$89,600.00 made up as follows:

Building Alterations -	\$78,800.00
Architect & Consultant fees	6,300.00
Telephone changes	<u>4,500.00</u>
Total - - -	\$89,600.00

26. Re: Debenture Sales.

Tenders were called for:

- \$939,000. The Corporation of the District of Burnaby 5½% non-callable serial debentures dated 1 November 1964, maturing 1 November 1966 through to 1 November 1979 for local improvements, and
- \$285,000. The Corporation of the District of Burnaby 5½% non-callable serial debentures dated 15 February 1964, maturing 15 February 1966 through to 15 February 1984, for parks purposes

as described more fully in the call for tenders.

Seven firm bids were received for the debentures and these are tabulated as follows:

The Royal Bank of Canada	
Bell Gouinlock & Co. Ltd.	
<u>Pemberton Securities Ltd.</u>	\$ 99.47
Wood Gundy & Co. Ltd.	
Dominion Securities Corp'n. Ltd.	
The Canadian Imperial Bank of Commerce	
<u>A. E. Ames &amp; Co. Ltd.</u>	99.283
Thomas B. Read Co. Ltd.	
<u>Greenshields Incorporated</u>	99.016
<u>J. L. Graham &amp; Co.</u>	98.895
<u>Burns Bros. &amp; Denton Ltd.</u>	98.65
<u>Harris &amp; Partners Ltd.</u>	
<u>McLeod Young Weir &amp; Co.</u>	98.45
Bank of Nova Scotia	
Gairdner & Co. Ltd.	
Nesbitt Thomson & Co. Ltd.	
Odium Brown Investments Ltd.	
Merrill, Lynch, Pierce, Fenner & Smith Inc.	
<u>James Richardson &amp; Sons</u>	98.32

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(Item 26...re Debenture Sales...continued)

The tender of Pemberton Securities Ltd. on behalf of themselves, the Royal Bank of Canada and Bell, Gouinlock & Co. Ltd. at the rate of ninety-nine decimal four seven (\$99.47) plus accrued interest per \$100.00 debenture is the lowest cost tender and is subject to the following conditions:

1. That the debentures shall be a liability of the Corporation of the District of Burnaby at large.
2. That each debenture shall have the certification of the Inspector of Municipalities for the Province of British Columbia certifying as to their liability.
3. That this tender may be withdrawn or altered at any time before the opening of tenders, i.e. 4.00 p.m., Monday, September 28th, 1964.
4. That this tender is for immediate acceptance or rejection on the opening of tenders and in any case shall not extend beyond 10.00 a.m. Tuesday, September 29, without their consent.
5. That the debentures be ready for delivery on or about November 2nd, 1964 in Victoria, B. C.

It is recommended that the tender of Pemberton Securities Ltd.  
The Royal Bank of Canada  
Bell Gouinlock & Co. Ltd.

as submitted by Pemberton Securities Ltd, the Syndicate Manager of:

The rate of ninety-nine decimal four seven (\$99.47) plus accrued interest per \$100.00 debenture for:

\$ 939,000. The Corporation of the District of Burnaby, 5½%, non-callable serial debentures dated 1 November 1964, maturing 1 November 1966 through to 1 November 1979.

\$ 285,000. The Corporation of the District of Burnaby 5½% non-callable serial debentures dated 15 February 1964, maturing 15 February 1966 through to 15 February 1984

as described more fully in the call for tenders for a total of \$1,224,000. in debentures be accepted.

The price of \$99.47 results in an interest cost of approximately 5.57%.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

HB:eb