

THE CORPORATION OF THE DISTRICT OF BURNABY

31 July 1964.

REPORT NO. 51,1964.

HIS WORSHIP, THE REEVE
AND MEMBERS OF THE COUNCIL.

Gentlemen:

Your Manager reports as follows:

1. Re: Appointment of Deputy Fire Chief.

The appointment of Deputy Chief Auvache to be Fire Chief upon the retirement of Chief W. N. Menzies requires an appointment of a new Deputy Chief of the Fire Department.

The position has been posted and one application was received - from Assistant Chief Gordon Monk.

Mr. Monk was Deputy Chief along with Deputy Chief Auvache for approximately eight years, until the number of Deputies was reduced to one in 1963. He was appointed Assistant Chief effective 11th August 1963.

Mr. Monk joined the Burnaby Fire Department in 1937; was promoted to Junior Captain in 1946, and to Senior Captain in 1952. He was appointed Deputy Fire Chief in 1956.

He is 49 years of age, married and lives in Burnaby. His maximum retirement date is 1975. The maximum retirement date for Mr. Auvache is 1974.

It is recommended that Mr. Monk be appointed Deputy Chief of the Fire Department effective on the promotion of Mr. Auvache to the position of Fire Chief.

Mr. Auvache concurs in this recommendation.

2. Re: Assistant Fire Chief Vacancy.

Subject to the promotion of Assistant Chief Monk to be Deputy Fire Chief, there will be a vacancy created for an Assistant Fire Chief.

There were four applications received on the posting, as follows:

<u>Date Hired</u>	<u>Name</u>	<u>Present Position</u>	<u>Date Appt.</u>	<u>Age.</u>
Aug.1/46	Anderson, H.D.	Capt.	Apr.23/61	41
Aug.1/46	Buckley, L. H.	Capt.	Apr.23/63	39
Aug.1/46	Morrison, A.B.	Capt.	June 15/63	42
Feb.22/43	Moss, E. A.	Capt.	Apr.29/56	44

It is recommended that Capt. H. D. Anderson be appointed Assistant Chief.

It is further recommended that the appointment be on an Acting basis for one year to be consistent with the appointment of Mr. W. F. Collum as Acting Assistant Chief.

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3. Re: Estimate to Paint the
Exterior of the Municipal Hall.

At the direction of Council an estimate was obtained from the Corporation's Paint Shop as follows:

To remove loose and scaling paint;
 patch cracks as required;
 spot prime as required;
 apply one full coat overall

Material and Labour	-	-	\$1,735.00
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The estimate is based on the repetition of the same Colour Scheme.

Your Municipal Manager gained the impression that a more outstanding colour scheme was also the objective.

The outside painting of the Municipal Hall is done periodically and would normally have been included in the 1965 budget for Municipal Hall maintenance.

4. Re: Block 32N½, D. L. 35.
Mrs. W. B. Wakefield - Ref. #33/61.

Item No. 4 of the Municipal Manager's Report No.6,1962 refers.

When the above item was dealt with by Council the servicing costs of the subdivision were estimated at \$15,093. for roads, water and storm drains. Council agreed to accept \$4,735. under the Revolving Fund for Benevolent Subdivision since Municipal property would be served.

The Wakefields have sold the property to Russell Turchak of 4611 Alpha Avenue and Mr. Turchak has asked the Corporation to share in the servicing costs.

Subdivision Servicing costs are now:

Road	-	\$ 5,590.00
Storm Drains	-	11,135.00
Water Main	-	3,110.00
Sanitary Sewer	-	(in)
		<u>\$19,835.00</u>

The Corporation's share should be $273.6 \times 1/2 \times \$49.00 = \$6,703.00$

It is estimated the four Municipal lots have a sale value of \$19,200.00.

It is recommended that Council approve of the revised figure of \$6,703.00 from the Revolving Fund for assisting in the Servicing Costs of this Subdivision.

5. Re: Local Improvement Projects - Section 601 - Municipal Act.

Submitted herewith is the Cost Report for certain local improvement works on Hazel Street, Georgia Street and Curtis Street.

The Cost Report is in accordance with the requirements of Section 601 of the Municipal Act.

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THE CORPORATION OF THE DISTRICT OF BURNABY

31 July, 1964

MR. H. W. BALFOUR,
MUNICIPAL MANAGER.

Dear Sir:

Re: Local Improvement Report per Section 601 Municipal Act

5' Curb Walk North Side Curtis between Kensington and Holdom

Council has directed that a five foot concrete curb sidewalk be initiated on the north side of Curtis Street between Kensington Avenue and Holdom Avenue. The costs are estimated at:

Total	\$12,150.
Corporation's share	\$12,150.
Owners' share	nil

This work will serve the following properties:

<u>Code</u>	<u>Frontage</u>	
7018140	1,230.41'	Corporation - vacant
7018250	505.93'	Kensington Pool
7018450	746.57'	Kensington School

The lifetime of the work is 15 years, and the payments will be in fifteen annual instalments.

5' Curb Walk and 8 feet Asphaltic Widening both sides Hazel between Sussex and McKercher

Council has directed that a five foot concrete curb sidewalk plus asphaltic widening 8 feet in width be initiated on both sides of Hazel Street between Sussex Avenue and McKercher Avenue. The costs are estimated at:

Total	\$ 3,850.	
Corporation's share	\$ 3,040.	79%
Owners' share	\$ 810.	21%

This work will serve the following properties:

<u>Code</u>	<u>Actual Frontage</u>	<u>Taxable Frontage</u>	
5042848	38.70 ft.	62.46 ft.	
5042850	40.00	40.00	
5042852	120.00	5.00	} affected by other works of similar nature
5042892	158.30	.00	
	<u>357.00 ft.</u>	<u>107.46 ft.</u>	

The lifetime of the work is 15 years, and the payments will be in fifteen annual instalments. The annual charge per taxable front foot will be 76¢.

4 1/2 ft. Sidewalk on South Side of Georgia Street from Gilmore to McDonald

There is currently underway as a local improvement, the pavement and curbing of Georgia between Gilmore and McDonald. The owners on the above mentioned portion of the street have petitioned for a 4 1/2 ft. walk to be built at the same time.

431.30 ft. of curbing is estimated to cost	\$ 1,476.00
431.30 ft. of 5' curb walk is estimated to cost	\$ 2,122.00
Therefore the cost of the additional work is	\$ 646.00
The owners' share of the extra work is	\$ 601.00
The Corporation's share is	\$ 45.00

There are nine properties involved.

The lifetime of the work is 15 years, and the payments will be in fifteen annual instalments. The annual charge per taxable front foot will be the difference between the 75¢ charge for paving and curbing, and an 89¢ charge for paving and sidewalks, or 14¢ per foot.

Respectfully submitted,


TREASURER

B.M:ea

6. Re: Local Improvement - Carson Place from Nelson Avenue
 to the end of the cul-de-sac.

A petition has been received bearing the signatures of 15 owners on Carson Place, from Nelson Avenue to the end of the cul-de-sac, protesting the 75¢ per taxable front foot placed on the tax rolls for paving and curbing of said street.

The facts appear to be as follows:

Carson Place from Nelson Avenue to the end of the cul-de-sac
 McKee Place from Nelson Avenue to Sunflower Place
 Sunflower Avenue from McKee Place to Portland Street

were slated for 20 foot interim standard pavement under By-law #4382 dated 3 July 1962, and.

Nelson Avenue - Portland Street South to SPL Lot 44, Blk."R" D L 157

for 20 foot interim standard pavement under By-law #4255 dated 12 June 1961.

Then, in early 1963, enquiries were received as to the possibility of having the work enlarged to a higher standard. 28 foot pavement and concrete curbing were selected for the first three streets, and 42 foot pavement and concrete curbing for Nelson.

At the time, there was no official estimate of cost drawn up. Ordinarily, petitioners are not given a firm frontage tax figure with which to work. The petitions were checked by the Deputy Clerk, and to be helpful, he pencilled on the corner of the first mentioned petitions the sum of 63¢. In some other handwriting the words "approx. 63¢" were written on the Nelson Street petition.

How did the 63¢ rate come into being?

In absence of a proper estimate of the works, a member of the Engineering staff apparently examined the 1962 program which included the original works for these streets, and found a category "28 foot pavement and concrete curbing" at an estimated rate of 63¢ per annum for fifteen years. This category contained one project only - Ingleton, Trinity to Eton - which was defeated. The project showed a lower estimate than was the case with the Carson et al and subsequent projects.

On 14 May 1963, the Clerk produced his Certificate of Sufficiency, and on 25 May the Engineer, cost reports.

In June, Nelson Avenue project was temporarily held up pending clarification of the street width and the cost. At this time, the owners on Nelson were advised by the Municipal Treasurer that the rate would be 77¢. Subsequently, this was reduced to 75¢ to conform with other projects of like nature.

On 15 July 1963, Council adopted a large program of local improvement works. In it were a great many works in which the owner was to be charged 75¢ per front foot for 28 feet or greater of pavement with concrete curbing. As a consequence, the 75¢ rate was made applicable to the Carson Place, McKee Place, Sunflower Avenue and Nelson Avenue projects.

Legally, Council is not bound to recognize the pencil notation on the petitions. The work is complete, and the first charges appeared on the tax roll in 1964.

The following is the number of properties involved:

Carson Place	19
McKee Place	17
Sunflower Place	4
Nelson Avenue	<u>22</u>
	<u>62</u>

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(Item 6 re Local Improvement - Carson Place.....continued)

The only challenge of the 75¢ rate is with respect to the work done on Carson Place and the claim is that they were influenced by the 63¢ notation on the petition form they signed for the work.

If the rate is reduced a decision should also be made as to whether the reduction should apply to the other three projects since they were all identical so far as the pencil notation on the petition form is concerned.

It would be necessary to amend By-law No.4464 if the requested reduction is approved.

It is recommended that the rates set under By-law #4464 for Carson Place be confirmed and the petition denied.

7. Re: Local Improvement - Greenwood Street.

A Cost report in accordance with Section 601 of the Municipal Act for the construction of 44 feet of Asphalt Pavement with concrete curbs both sides was submitted to Council 10th July 1964 on Greenwood.

The work was proposed to improve Greenwood between Sperling and the present interim paving on Greenwood.

Council directed that the proposal for this Local Improvement on a 50/50 sharing basis be taken up with Fraser Valley Milk Producers' Association.

The Fraser Valley Milk Producers Association has accepted the proposal and for the purpose of expediting the work has submitted a Petition covering the project.

The Municipal Clerk is preparing a Certificate of Sufficiency for the Petition.

Subject to the Certificate of Sufficiency being filed with Council, it is recommended that the Petition be approved and instructions given for the preparation of the necessary Construction By-law.

8. Re: Lane South of Ridgelawn.

Since the development of this lane to a good standard at the request of the abutting property-owners on Ridgelawn it has been found that the lane has become a short-cut between Delta and Beta Avenues for too many people.

A petition has been received signed by 19 owners out of 21 to do something to prevent use of the lane for such a short-cut.

The Engineering Department has examined the situation and reports as follows:

"We have examined the practicability of severing the lane midway and this we feel can only be achieved with the full co-operation of residents. Out of 21 lots, the petition seems to be signed by 19 owners and consequently carries a good majority.

This solution no doubt will solve the problem of excessive traffic generated by the shopping centre; however, we must be vigilant that we are not precipitating new problems. In other words, it is not enough to merely dead-end this 1200' long lane. It is absolutely necessary that traffic reaching the dead-end has a chance to turn out rather than back out all the way for 600 ft. or more.

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(Item 8...re Lane South of Ridgelawn Drive...continued)

To accomplish this, it is not impossible to build turn outs utilizing municipal land along the south side of the lane; however, because the side slope of the terrain is very steep, the cost would be excessive and quite impractical.

The only solution to accommodate the turn outs is to obtain co-operation from the local residents who would be willing to allow the public traffic to use their driveways to make a turn out.

The attached sketch shows a typical arrangement of driveways and garages along the length of the lane. Our suggested location for a barricade is between Lots 16 and 17 or between 4852 and 4862 Ridgelawn. Both of these lots have paved driveways of acceptable grades.

We consider there is merit in putting this on an experimental basis, say for six months; however, we feel some form of permission from the owners involved will be necessary as there may be cases where some damage to private property will be incurred."

A lane is a public thoroughfare largely created and maintained at public expense. It is not a private facility for the use only of the abutting property-owners.

To erect such a barricade as proposed would certainly be a precedent which should be given careful consideration.

Your Municipal Manager is not in favour of the request of the petitioners. The Municipal Solicitor concurs that the request should not be concurred in because of the many legal complications which could easily arise.

9. Re: Service Agreements - B. C. Hydro.

"Long Form" agreements have been prepared by the B. C. Hydro and Power Authority for:

1. Gas Heating at Burnaby Works Yard.

This Agreement is for Rate Schedule 2302 to replace Schedule 2208.

An annual saving of approximately \$150.00 is estimated by use of Schedule 2302.

2. Primary Electrical Service - Central Park Pool.

Primary Electrical Service was planned into the Central Pool Project to take advantage of the lower cost of electricity available to primary service customers.

The Municipal Solicitor advises that the "Long Form" agreements should be executed by Council authority.

It is recommended that Council authorize the Reeve and Clerk to execute the agreements with the B. C. Hydro and Power Authority for Primary Electrical Service to Central Park Pool and for Gas Heating at the Municipal Service Centre.

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10. Re: Municipal Hall Alterations.

Acting upon authority of the Policy Committee your Municipal Manager interviewed Mr. Peter Smith, Architect.

Mr. Smith has written on 27th July 1964 advising that he is prepared to accept the commission and to enter into an agreement with the Municipality on the basis of 8% of the cost of the work.

It is recommended Mr. Smith be retained for this project on this basis.

11. Re: Lots "A" and "B" Plan 13726, Portion of Block "E", D. L. 25.

The owners of the above parcels:

Lot "A" (7574 Wright Street) Baiko, G. and A. residing at
4322 Fitzgerald St., Burnaby 2; and
Lot "B" (7580 Wright Street) Brownjohn, H. and G., residing on the
property -

are willing to give the easterly 7.85' of their lots for lane widening and construction purposes without charge.

The Engineer recommends, and your Municipal Manager concurs, that this lane widening be acquired.

12. Re: Local Improvement 5' curb walk north side of Curtis between Kensington and Holdom.

Reference the proposed 5' curb walk on Kensington, Council required information on the cost of "curb to curb" treatment on this street.

The Engineer reports:

Storm Drainage	-	\$ 40,800.
Concrete	-	35,900.
Paving	-	<u>32,800.</u>
		<u>\$ 109,500.</u>

Item #5 of this Report also refers.

13. Re: Borrowing from the Greater Vancouver Sewerage and Drainage District.

The Secretary-Treasurer of the Greater Vancouver Sewerage and Drainage District on 23 July 1964 has written in reply to the Clerk's letter of 9 April 1964, as follows:

"Your request dated April 9, 1964 to have this Corporation finance certain work amounting to \$1,800,000. was discussed by our Administration Board at its meeting held on July 16th. I wish to advise you that after some discussion the Board agreed to this request.

However, it should be understood that as the total amount of financing which we have agreed to do under Section 7(2) is considerable, we can only agree to use our best efforts to raise the

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(Item 13...re Borrowing from G.V.S. & D.D.....continued)

money for you. The timing of our entry or entries into
the market must be entirely at our discretion."

Submitted for the information of Council.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'H. W. Balfour', written over a horizontal line.

H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

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14. Re: International Association of Milk,
Food and Environmental Sanitation.

The 1964 Annual Meeting of the above Association will be held in Portland, Oregon, August 19 to 21, inclusive.

Dr. Sunderland advises that the program contains considerable material useful to his department and he recommends that Mr. Williams, one of his Inspectors, be granted authority to attend.

Mr. Williams would attend the meeting on his holidays and the cost to the Corporation would be \$5.00 Registration Fee plus three days subsistence. Total cost should not exceed \$60.00.

It is recommended that Mr. Williams be authorized to attend.

15. Re: Acquisition of Easement - Gilley-Walker Sewer Project.

An easement is required as follows in connection with the above Sewer Project:

Owner - Harry Zozuk and Mary Zozuk, 6057 Imperial Street, Burnaby 1, B. C.
and Dora Dianne Gallaher, 4611 4th Street, N.W., Calgary, Alta.

Property - North five feet of Lot 1 of S $\frac{1}{2}$ Block 10, D. L. 93, Group 1,
Plan 9196, N.W.D.

Location of property - 6057 Imperial Street, Burnaby 1, B. C.

Consideration - \$1.00 plus restoration of the easement area.

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

16. Re: Acquisition of Easement - Parkcrest Sewer Extension #15.

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

Owner - Gerald Leicester Smith and Margaret Stewart Smith,
1650 Fell Avenue, Burnaby 1, B. C.

Property - East 5 feet of Block 118, D. L. 129, Group 1, Plan 1492,
except the north 120 feet thereof, N.W.D.

Location of property - 1650 Fell Avenue.

Consideration - \$1.00 plus restoration of the 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.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

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