

THE CORPORATION OF THE DISTRICT OF BURNABY

May 1, 1964.

REPORT NO. 30, 1964.HIS WORSHIP, THE REEVE,
AND MEMBERS OF THE COUNCIL.

Gentlemen:

Your Manager reports as follows:

1. Re: Application for Rest Home -
6650 Grandview-Douglas Highway
Mr. James R. Tait.

Mr. Tait has made application for a licence to operate 6650 Grandview-Douglas Highway as a Rest Home. These premises were previously licensed as the Ross Rest Home, but the licence lapsed.

The Investigating Committee reports:

" The above mentioned dwelling was inspected by the undersigned relative for an application for a Welfare Institutions Licence to give personal care, room and board to aged persons.

This building had been licenced since 1957 as a Rest Home for sixteen (16) aged persons. Since the time of issuance of this licence, the building has deteriorated to a point where the Social Welfare Department withdrew patients under their control. Since September 1963, this property has become vacant and the licence expired on the 31st day of December.

For the past three years the Committee has endeavored to upgrade the standards concerning this type of home in line with other Municipalities and have followed, in some degree, requirements of the National Building Code. Using these standards in the reapplication of this licence, the allowable number would be decreased to that of five (5).

The first inspection was made on the 25th of March, accompanied by the Applicant. The Applicant was rather vague as to his intentions and, considering the deplorable condition of the house, he was asked to submit to the Committee a letter stating his intentions; a copy of which is enclosed.

The items as noted below are requirements of the Committee.

1. The removal of all loose congoleum floor coverings throughout the building and the refinishing of floors.
2. The redecorating of the interior of the entire building.
3. A clean-up of the surrounding yards and painting of the exterior of the building.
4. Provide adequate laundry facilities, approved by Health Department.
5. The kitchen to be renovated with new counters, cupboards, exhaust fan over range, 3 compartment sink etc., Plans to be submitted to the Building Department and have the approval of the Health Department before issuance of a Permit.
6. The renovation of both bathrooms with new sanitary fixtures, new wall, ceiling and floor covering.
7. Abatement of a rat infestation in the basement.

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(Item 1...re Application for Rest Home...6650 Grandview-Douglas...continued)

8. Electrical wiring to be brought up to Provincial Code requirements.
9. A sudden-rise heat indicator to be supplied and located in the basement.
10. Door closer to be installed on staircase smoke door.
11. Exterior kitchen door to open outward.
12. Existing fire extinguishers to be put into working order or replaced.
13. A CO2 extinguisher to be supplied and located in kitchen.
14. The second floor bedroom area, on east side, may be used only for younger, more able-bodied boarders, and not for aged persons.
15. As this property is serviced by a septic tank and disposal field system, any nuisance arising from this occupancy may result in the withdrawal of this licence.

The items as noted above are in addition to those as listed in Mr. Tait's letter. "

The Planner reports:

" We have examined the proposed use of the above described property which has been used previously for a Rest Home, and would advise that we would hold no objection to the re-use of the property for this purpose providing the number of patients permitted in the structure is fairly limited. The safety aspects of the building have been examined by the Committee and a recommendation has been made that not more than five boarders be allowed. We would concur with this recommendation subject to the building being brought up to standard as set out in the Committee's letter of April 10th. "

2. Re: Welfare Institutions Licence

An application has been received from Mrs. Beverly Campbell, 5282 Inman Avenue for a Welfare Institutions Licence to give daytime care to children.

The Investigating Committee recommends that a licence be approved to give daytime care to not more than three (3) children.

3. Re: Application from Houston Chemicals (Canada) Ltd.

An application has been received from the above mentioned company to use the building located at 4308 Dawson Street for the manufacture of water-proofing material using petroleum products as a base. Permission of Council is required pursuant to Section 13 (N) of the Town Planning By-law #1991.

Based on the technical data provided by the Company and on inspection of the building the Deputy Chief Building Inspector and the Fire Prevention Officer recommend that permission be granted subject to the following conditions:

- (a) The walls separating the plant from the adjoining ten ant and from the office area to be a 4" lamination with 3/8" Gypsum board on either side. The door connecting the plant to the office to be solid core and metal clad with a metal frame.
- (b) The underground storage tanks for both solvents and finished products to be located in accordance with the Provincial Fire Marshal Act governing the

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(Item 3...re Application from Houston Chemicals (Canada) Ltd...continued)

manufacture, sale, storage, carriage and disposal of inflammable liquids and oils.

- (c) The two areas designated as "Cooking Room" and "Boiler Room" to be a 4" lamination covered both sides with Gypsum lath and plaster, or two layers of 3/8" Gypsum board with joints staggered. These two areas to be provided with a minimum of two sprinkler heads and be properly vented to the outside. The doors to these areas to be solid core and metal clad with a metal frame, and to open outward.
- (d) The wiring in the plant and storage area to conform with the Canadian Electrical Energy Inspection Act.
- (e) Building permit and Electrical permit to be obtained prior to any work commencing.

Inasmuch as the use of the building and the property is of a restrictive nature, it is further recommended that Council approval be based on the present proposal and any change desired by the Company in the future be subject to re-consideration of Council.

4. Re: South Slope Sewer Project #4

Easements for the above-mentioned project are required as indicated.

South 20 feet of Parcel "A" (Reference Plan 14396) of Lot 13 Blocks 1 to 5 D.L. 159, Group 1, Plan 1219, owned by G.E. Streifel, 5936 Keith Street; and

South 10 feet of Lot "B" of Lot 13, Block 4, D.L. 159, Group 1, Plan 17299, owned by O. and G. Straker, 5946 Keith Street.

Negotiations for the acquisition of the easements have not been successful and will continue.

In order that construction proceed uninterrupted, it is recommended that an expropriation by-law be passed to facilitate the acquisitions.

5. Re: Acquisition of easement over Lots 141 and 142 of Lot 115 (except part on Plan 26452) and lots 116 and 117, Block 18, D.L. 33, Plan 26425

In order to finalize a subdivision, an easement is required for drainage purposes, over the westerly 7.5' of Lot 141 and the easterly 7.5' of lot 142 of Lot 115 (except part on plan 26452) and Lots 116 and 117, Block 18, D.L. 33, Plan 26425, from Sand Securities Ltd., 4553 Kingsway Street, Burnaby 1, B.C.

The property on which the easement is located is situated at 4550 Grassmere St., Burnaby. There is no consideration payable by the Corporation.

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

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5. Re: Acquisition of easement over Lots 80, 81, 82, 83, 84, 85, 86, of S.D. of Lot 37, except portion of plan 17832, D.L. 125, Plan 3473.)

In order to finalize a subdivision, an easement is required for the installation of a watermain, over the northerly 7.5' of Lots 81, 82, 84 and the southerly 7.5' of lots 80, 83, 85, and the south 10' of lot 86, of Lot 37, except portion on Plan 17832, D.L. 125, Plan 3473, from Margaret Duncan Davidson MacKenzie, Housewife, Suite 301, 2430 Point Grey Road, Vancouver, B.C.

The property on which the easement is located is situated on the east side of Holdom Avenue between Grant and Winch Street. There is no consideration payable by the Corporation.

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

7. Re: Hastings Street Widening - 3800 & 3900 Blocks

Council is in receipt of a letter from Mr. and Mrs. Summers requesting permission to remain in the building located at 3902 East Hastings Street until June 30th, 1964.

The Corporation acquired the property in June 1962. Owing to the restrictive area of the property, demolition of the building has always been a requirement in connection with the street widening project. All the tenants were on a thirty day basis at the time of acquisition.

On October 30, 1963 all the tenants were given notice to vacate the premises on or before January 31, 1964. On November 19, 1963, Council granted an extension to all the tenants of three months as a result of a request from Mr. and Mrs. Summers. The new effective date was April 30, 1964.

Four of the tenants have already complied with the notice and vacated the premises. Burnaby Photographers, who are also tenants in the building, requested an extension from April 30, 1964 to July 16, 1964, which was refused by Council on April 20, 1964.

Representatives of the Corporation inspected the property on May 1st, 1964, and discovered the Burnaby Photographers are still located in the building. Mrs. G. Abernathy informed the representatives that the order of Council was being ignored and that they had no intention of vacating the building until a new building was completed, which she expected would be approximately July 16, 1964.

The building is included in the next demolition tender call returnable on May 8th, 1964. It is planned to make a recommendation to Council on May 11th, 1964 pursuant to awarding the next demolition contract.

8. Re: Investments

The Municipal Treasurer reports as follows:

- (a) On 30 April for delivery 11 May, \$150,000. B.C. Hydro and Power Authority 5% Parity bonds due 15 August 1967 were sold to be repurchased on 17 July, 1964 at par plus 67 days' interest at 4-5/8% and for delivery 18 May; \$300,000. Pacific Great Eastern Railway 5-1/2% Parity bonds due 15 September, 1968 were sold to be repurchased on 17 July, 1964 at par plus 60 days' interest at 4-5/8%.
- (b) On 30 April, 1964 \$150,000. B.C. Hydro and Power Authority 5% Parity bonds were sold to be delivered on 11 May, to be repurchased on 17 July, 1964 at par plus 67 days' interest at 4-5/8%.

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(Item 8...re Investments...Municipal Treasurer's Report...Continued)

(c) At the same time, \$300,000. B C. Hydro and Power Authority 5% Parity bonds were sold to be delivered 18 May, to be repurchased on 17 July, 1964 at par plus 60 days' interest at 4-5/8%.

It is recommended that the actions of the Municipal Treasurer be approved.

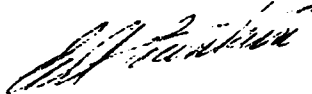
9. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$2,610.

It is recommended that the estimates as submitted be approved.

10. Submitted herewith for your information is a report prepared by the Social Service Administrator in which he compares social allowance disbursements and caseloads for select months in 1963 with the same months in 1964.
11. Submitted herewith for your information is the monthly report of the Medical Health Officer covering the activities of his department for the month of March, 1964.
12. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period 23rd March to 17th April 1964.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

HWB/efs

13. Re: Promissory Notes for Temporary Financing.

The Municipal Treasurer reports that in accordance with Council authority of 27 April 1964, \$400,000. promissory notes were sold on 1 May to be redeemed on 17 July at a yield cost of 4.49%.

It is recommended that the actions of the Municipal Treasurer be confirmed.

14. Re: Application for a Dog Kennel Licence.

An application has been received from Miss Vivian Hughes, 7195 Cariboo Road, for a licence to operate a Dog Kennel at that address. The property contains two acres and the zoning is Small Holdings and is located in close proximity to the Freeway and on the west side of Cariboo Road just south of the Stormont Interchange.

The Chief Sanitary Inspector recommends that Council approve the application for a maximum of thirty dogs as permitted by the Burnaby Kennel By-law.

The Planning Director reports as follows:

"The area is sparsely settled but there are several homes in the immediate vicinity which front on Cariboo Road. On the east side of Cariboo Road is a mushroom farm.

At the present time this area has quite a rural appearance and one might think that this is an ideal location for such a use. It is the opinion of this Department, however, that the vast tracts of Municipally-owned land up the slopes from this property will be re-subdivided and experience development in the next few years. Approval of this application would therefore be inviting a problem similar to that which exists on the south slope. Secondly, the establishment of this use in conjunction with the mushroom yard just across the road could effectively frustrate the development of the surrounding vacant land for the highest and best use - residential. Both of these uses are rural type uses and are not normally compatible with intense residential development.

In conclusion, while the present surroundings would indicate that the use might be acceptable, the development of the Throughway and the University will hasten the urbanization of the area and incompatibility will result fairly quickly. It is therefore recommended that approval not be granted under Section 13 of the Town Planning By-law."

15. Re: Application for a Pool Hall Licence.

An application has been received from Richard Schmidt, 10610 - 144th Street, North Surrey, for a Pool Hall Licence to operate a pool hall in a building to be constructed at 491-495 Sperling Avenue being on Sperling Avenue just south of Hastings Street.

The application has been examined by the R.C.M.P. and the Licence Department.

It is recommended that a licence be issued to Mr. Richard Schmidt to operate a Pool Hall in a building to be constructed at the above mentioned location providing the building conforms to all Municipal regulations.

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16. Re: Approval of B. C. Hydro and Power Authority
Proposed McPherson Lead Run-Around Track.

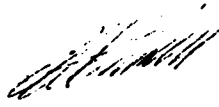
B. C. Hydro and Power Authority have submitted Drawing No. T.-78,410 showing a proposed run-around track adjacent to their McPherson lead track for approval of this Corporation. The run-around track would involve crossing both Buller Avenue and Beresford Street.

The proposal has been examined and the Municipal Engineer recommends that the proposed works be permitted.

Street and Traffic By-law No. 4299, Section 24(1), requires written permission by Council to construct such works.

It is recommended approval be granted.

Respectfully submitted,



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

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