

THE CORPORATION OF THE DISTRICT OF BURNABY

6 November, 1964

REPORT NO. 71, 1964

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

Gentlemen:

Your Manager reports as follows:

1. Re: Request of MacMillan, Bloedel and Powell River Limited

On December 17th, 1962, Council approved an agreement with the above mentioned Company for the installation of a 16" diameter blower pipe across Boundary Road from the Company's plant on the east side. The crossing would be 40' above ground level, approximately 100' from the Fraser River bank and would be used for the purpose of conveying wood chip material from the mill to a stock pile site on the Vancouver side of Boundary Road.

The conditions of the agreement were as follows:

- (a) Approval is obtained from the City of Vancouver for crossing the west half of Boundary Road, and for stockpiling the chip material within the City's bounds.
- (b) A tri-party agreement is entered into with Burnaby - Vancouver and the Company covering points of liability and protection and crossing of the road.
- (c) The said agreement makes due provision for cancellation, in the event of interference with future plans for use of Boundary Road in this vicinity.
- (d) Detailed plans of the aerial pipe conveyor system are presented to the Building Department.

The Company now advises that they have created a Flakeboard Plant on the Vancouver property, adjacent to Boundary Road, for the purpose of utilizing a part of the chip supply and also a considerable proportion of other mill waste now going into the burners. This will necessitate additional piping across Boundary Road which will be supported in the road crossing by a bridge truss.

Although the first crossing was approved for a 16" pipe, actually an 8" pipe was installed.

The Company now requests permission to instal another 8" pipe with a 11" duct return for waste material.

The City of Vancouver has consented to the request subject to Burnaby approval.

It is recommended that the request of the Company be granted subject to the original conditions of December 17th, 1962.

2. Re: Acquisition of Easement - Northerly 5' of Lot 67 and southerly 5' of Lot 68 of S.D. of Lot 26, Blocks 1/2, S.D. 5, DL 207, Plan 4032 and Lots 43 and 48, of Blocks 1 and 2, S.D. 5, DL 207, Plan 24839.

An easement is required, in order to finalize a subdivision, over the northerly five feet of Lot 67 and southerly five feet of Lot 68 of S.D. of Lot 26, Blocks 1/2, SD.5, DL 207, Plan 4032 and Lots 43 and 48 of Blocks 1 and 2, S.D. 5, DL 207, Plan 24839, from Beta Investments Ltd., 3851 East Hastings Street, Burnaby 2, B. C. The location of the easement is 190 feet south of Hastings Street, and 600 feet west of Duthie Avenue. The easement is to be provided for

(..... Cont. Page 2)

(Item 2 ... Re: Acquisition of Easement cont.)

utility purposes and no consideration is payable by the Corporation. This is a joint easement for the Corporation and the B.C. Hydro and Power Authority.

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.

3. Re: Recast Budget - 1964

The 1964 Recast Budget is now in the hands of Council for consideration.

A further review of the Recast Budget discloses that the Assessment Department Budget has not been adjusted to provide for the cost of preparation of the Business Tax Roll. The sum required is \$13,000.00.

The 1964 Final Budget made no provision for this activity as it was not anticipated. Expenditures then have been carried from Contingency and for this reason were over-looked in preparation of the Recast Budget.

Amendments to the Recast Budget are required as follows:

Administration Budget	- Increase to	\$1,198,854.
Contingency	- Reduce to	\$ 32,841.

The Recast Budget attached to the Bylaw has been corrected accordingly.

4. Re: Section 13 Approval - Parking in Residential Zone, Brentwood Shopping Centre Lot 36, D.L. 120, Plan 25111

Council recently approved the rezoning of Lot 36, D.L. 120, Plan 25111 from Cemetery to Residential to permit the use of the property for customer parking.

Application has now been received for such use under Section 13 of the Town Planning By-law.

The applicants advise that they do not propose to construct the parking lot at this time because of inclement working conditions. They do, however, desire Council's approval and they advise that they have appointed Consulting Engineers to conduct a traffic study on lay-out, access points, etc.

In the Report submitted on the Rezoning Application, the Planning Department held no objection to the use of the property for parking, provided access points are suitably located and adequate screening is provided.

It is anticipated a plan will evolve from the applicant's traffic study and consultation between their Engineers and the Planning Department, and that its submission to Council would be accompanied by a report on the detailed plan.

It is recommended that Council approve use of the property for parking purposes pursuant to Section 13 of the Town Planning By-law, subject to submission by the applicants of a satisfactory plan showing access, layout of parking spaces and screening proposals.

(..... Cont. on page 3)

5. Re: Hallowe'en

The Civil Defence Organization co-operated fully with the Police and the Fire Department on Hallowe'en, and the following report by the Civil Defence Administrative Assistant is considered worthy of being brought to the notice of Council:

"The success of Hallowe'en this year was a combination of factors:

1. Good inter-departmental co-operation (R.C.M.P. and R.C.M.P. Auxiliary, Fire, Engineering and Parks & Recreation).
2. Increased regular police coverage.
3. Increased auxiliary coverage (9 vehicles and 32 men)
4. Simplified communications
5. Wet weather.
6. Fire-cracker ban.

It resulted in the younger element having fun, with hooliganism and damage much reduced. The R.C.M.P. Auxiliary relieved the Fire and Engineering Departments of the chore of turning off hydrants. This left the Fire Department free for it's main role and reduced the need to call in additional Engineering Department staff."

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

On July 27th, 1964, Council approved a recommendation to acquire an easement over the north ten feet of the West 165' of Block 134, D.L. 92, Group 1, Plan 1146 owned by R. & S.I. Sullivan, 6126 Sperling Avenue. The consideration was a free sewer connection.

It was subsequently discovered necessary to vary the easement area in order to accommodate the sewer design. The owners have agreed to the additional area required at no additional cost.

It is recommended that:

- (a) The original easement authorization over the north ten feet of the said property be cancelled.
- (b) The easement over the said property, containing 0.044 acres outlined on Plan 27286 be acquired for the consideration of a free sewer connection plus restoration of the easement area, and that the Reeve and Clerk be authorized to sign the documents.

7. Re: Ski Programme on Mount Seymour, 1964/65

At its meeting of 4th November, 1964, the Burnaby Parks and Recreation Commission approved participation in a ski programme to be conducted on Seymour Mountain commencing 9th January, 1965.

Based on an enrolment of 150 young people the gross calculated cost of the programme is \$1,275.00 for transportation and \$1,500.00 for eight 1½ hour lessons. The Commission proposes a charge of \$10.00 per participant with a revenue of \$1,500.00, leaving a net cost to the Commission for the programme of \$1,275.00.

While the programme would not start until 9th January, 1965, the expenditure will have to be included in the 1965 Provisional Budget now in preparation and arrangements must be committed with the Mount Seymour Ski School which conducts the programme. It is also necessary to give early information to the young people interested.

(Item 7 Re: Ski Programme on Mount Seymour, 1964/65 cont.)

Because of the above, the Commission has asked that its wishes be made known to Council as soon as possible so the Commission has its position clarified that Council will permit the programme.

The Commission is currently studying a number of proposed amendments to By-law #3925 and one of these amendments would grant the necessary authority to the Commission and legalize the proposed Ski Programme. A report on the study of By-law #3925 and the recommended amendments will be made to Council within a few weeks.

8. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's Report covering special estimates of work in the amount of \$2,750.00.

It is recommended that the estimates as submitted be approved.

9. Re: Works Appropriations

Submitted herewith for your approval is the Municipal Engineer's Report covering Revised Works Appropriations for the period 1 October, 1964, to 31 December, 1964, both dates inclusive, in the total amount of \$7,337.00.

It is recommended that the Revised Works Appropriations as submitted be approved.

10. Re: Allowances

Submitted herewith for your approval is the Municipal Treasurer's report covering applications received under Section 411 of the Municipal Act in the total amount of \$54.41.

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

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB: gr

11. Re: Greater Vancouver Water District

A request has been received from the above mentioned organization for a 20' wide easement through District Lots 140 and 148, Group 1, owned by the Corporation. The easement is for the construction of a 26" water main and the area is shown on G.V.W.D. drawing WE-311C.

It is recommended that the easement be granted for the sum of \$1.00, and that the Reeve and Clerk be authorized to sign the necessary documents.

12. Re: Complaint of Mrs. L. Roussin, 7061 Randolph Avenue

Council requested a report from the Chief Building Inspector in connection with a letter received from Mrs. Roussin regarding the construction of a building located on adjoining property owned by Mr. Fabbro.

Herewith is the report of the Chief Building Inspector:

"The building addition under construction by Mr. J. Fabbro on his property at 7037 Randolph Avenue is of wood material. The south wall of the building, next to the Roussin property, is of laminated 2" x 4"s on a concrete foundation. The outer surface of the wall is covered with 4' x 8' sheets of plywood neatly and adequately fastened to the 2" x 4"s and painted a grey colour. The west end of the building addition contains a by-parting door to allow entry of cars or light trucks into the building from the lane. This wall, while clad on the outside with plywood over the 2" x 4" frame, is not painted. The walls of the addition within the Fabbro property contain further openings for vehicles and are presently unfinished - doors are not installed nor are walls painted.

The building can not be finished in its entirety and in particular the concrete floor can not be installed until such time as the Fabbro property is connected to the common sanitary sewer.

The quality of construction of this building addition satisfies the requirements set out in Burnaby Building By-law #540. The material of construction of a portion of the building, the wall on the common property line, would not satisfy the requirements of the proposed new Building by-law.

'Council has asked for this Department's views on the methods used by a party constructing a building up to a common property line and encroaching without consent upon an adjoining property during construction. Our views on this matter are based on the terms of our Building by-law and numerous other Building by-laws. Building by-laws in general, and the by-law of this Municipality in particular, are silent on the matter of temporary encroachment during the construction period. There is no obligation nor duty upon the Building Inspector or any other official of the Corporation to direct a party not to encroach upon another party's property. Ample remedy for the "injured" property owner is provided by the civil law. Remedy is not provided nor is it intended to be provided by Municipal by-laws.

'In practice, the Inspectors of this Department exercise due care to satisfy themselves that buildings under construction are upon the correct property and sited to meet the requirements of the Burnaby Town Planning By-law #1991. To carry out this practice this Department requires that with all building permit applications upon commercial, industrial, residential multiple-family properties and narrow residential properties, (33 ft. lots), there be submitted a plan of survey of the property certified by a British Columbia Land Surveyor. The authority for this requirement is to be found in Section 18(a) of the Burnaby Town Planning By-law. In the case of the Fabbro property a plan of survey is on file in this Department and the survey stakes are visible on the site."

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13. Re: Tenders for Alteration to
the Municipal Hall

On 18th September, 1964, Council authorized a tender call for this project.

An advertized tender call on 9th October, 1964, resulted in the receipt of eight tenders. Tenders were opened in the presence of Mr. Peter F. Smith, Architect, Mr. M. J. Jones, Mr. R. J. Constable and representatives of the firms tendering.

Tenders were received as follows:

1. Cain Truscott Contractors Ltd	\$ 87,392.00
2. Prosegger Construction Limited	85,900.00
3. Shopland Construction Company Limited	97,310.00
4. M. & C. Contractors Limited	97,890.00
5. J. A. Gebert Limited	87,600.00
6. H. Haebler Company Limited	87,800.00
7. Stolberg Construction (1957) Limited	100,775.00
8. Lickley Johnson Palmer Construction Ltd.	107,798.00

The low bidder was Prosegger Construction Limited in the amount of \$85,900.00 and this firm has a satisfactory financial report. The firm is considered capable of carrying out this project. The necessary bonding and insurance provisions of the specifications have been met to this point.

The final estimate of Peter F. Smith, Architect, as the job went to tender, was \$78,800.00. The low is \$85,900.00 or approximately 9% above estimate. For an alteration job of this nature this variation is considered quite reasonable. Recovery from Winter Works, together with a contingency sum in the contract, would bring the final cost close to the estimate.

The Architect and the Chief Building Inspector recommend, and your Municipal Manager concurs, that the contract be awarded to Prosegger Construction Limited in accordance with this company's bid of \$85,900.00

14. Re: Welfare Institutions Licence

Mrs. Ida Westby, 8395 - 13th Avenue, has applied for a Welfare Institution Licence to provide personal care, room and board to aged persons at the above address.

The applicant is the new owner of the property and the previous owner held a licence for the care of not more than five persons.

The Investigating Committee recommends that a licence be granted to Mrs. Westby for the personal care, room and board of not more than five aged persons subject to the following conditions:

- (a) The ivy vines growing over the front stairs to be cut back beyond balustrade as they are dangerous to pedestrian traffic.
- (b) The insulation batts in basement opposite living quarters to be covered with either plywood or plaster board to lessen fire hazard.

(..... Page 3.)

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MUNICIPAL MANAGER
9 November, 1964.

15. Re: Seventh Day Adventist Church - Private School

An application has been received from the above mentioned organization for approval under Section 13 of the Town Planning By-law to establish a private school on Lots 28 and 29, D.L. 83, Group 1, Plan 1267 located at 5526 and 5550 Gilpin Street. The proposed site is on the south side of Gilpin Street just west of Mahon Avenue and the school will accommodate a maximum of 175 to 200 students.

The Planning Director reports as follows:

"The proposed school is designed to serve the whole region and the site chosen by the group reflects this basic concept as it could lie adjacent to a major east-west road and is fairly near the Throughway interchange for regional traffic. This area south of Gilpin in which the site is located is virtually undeveloped and is still held in acreage tracts. The ultimate use of this land is definitely residential and the character to date of development on the north side of Gilpin is good.

The use of property for private schools can be quite compatible with residential development providing a definite effort is made in building design and location to foster compatibility. This aspect is of concern as building plans are not available. Another aspect of concern is the possible effect of this use on the subdivision potential of adjacent lands. In order to ensure that this does not happen, it is felt that a 66' road dedication should be taken on the side of the property as shown on the sketch and that the Church should be required to construct the necessary services on this road.

Finally, it is felt that there should not be a mixed occupancy of the property and as approval is being considered only for a school, all existing buildings should be demolished or removed."

It is recommended that the application be approved in principle, final approval to be considered after the applicant has complied with the following conditions:

- (a) Consolidation of the two properties into one site.
- (b) Removal or demolition of existing improvements.
- (c) Dedication of a 66' road as shown on the attached sketch.
- (d) Deposit of funds to construct the above road and services to Municipal standards.
- (e) Submission of an appropriate development plan acceptable to the Corporation.

16. Re: Sidewalks on Imperial Street -
North Side - from Lot "A" to Grandview
South Side - from Hershman to Grandview

No sidewalks were provided in the Local Improvement Project for the above sections of Imperial Street due to insufficiency of right-of-way. The road section however, is constructed to designed width from Walker to Grandview.

A number of residents in the section where sidewalks were not included indicated that they wished to have sidewalk constructed; are willing to donate the required widening strip of right-of-way; and are prepared to accept the local improvement charge for sidewalk.

On direction of His Worship the Reeve, the Engineering Department polled the owners on the section of Imperial Street by means of a letter. The result of this poll is indicated on the sketch submitted herewith. The coloured code on the sketch is:

(..... Cont. Page 4)

(..... Re: Sidewalks on Imperial Street Cont.)

Green - Those willing to give up the necessary road allowance to construct sidewalks and who are willing to pay the added special assessment for sidewalk.

Red - Those who are not willing either to give up land or accept additional local improvement charges.

Yellow - Those who did not reply to the poll letter.

Many houses on the south side of Imperial are located in accord with the present street line and the original suggestion of acquiring 10.23 feet for widening from them would have severely affected their front yards. For this reason, it was decided to ask for only 4 feet of widening on the south side. A similar reduction could have been made on the north side but since no protests had been received no reduction was made at this stage.

The Corporation owns one lot on each side and the Corporation, of course, has no vote.

Of the 17 affected properties on the north side, 10 assented, 4 were opposed, and 3 did not reply. (Note: since the map was prepared the owner of the large lot fronting on Grandview and flanking on Imperial has given written opposition.) The petition for the work then is insufficient.

Of the 14 affected properties on the south side, 9 assented, 2 opposed and 2 did not reply. On a petition basis the work could be accepted.

There appears to be little argument but that it would be desirable to complete sidewalks along this section of Imperial - preferably on both sides.

On the basis of the poll it would appear that an initiated work for both sides would be accepted. Such a project would be subject to land acquisition of a widening strip from four properties on the north side and three on the south. If the 10' is required on the north side and only 4' on the south the street allowance would not be of constant width.

Exclusive of property acquisition costs the estimated cost of providing sidewalks, including bank stabilization and clean up, is \$10,300.00

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

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

Owner - Elwood Murray Ketcheson and Viola Madeline Ketcheson, 1852 Cliff Avenue
Property - Portion of Lot 11, Block 8, D.L. 136, Group 1, Plan 8924, N.W.D.
Location of easement - 1852 Cliff 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.

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

Easements are required for the above mentioned project through the following properties:

(..... Cont. Page 5.)

(..... Sperling-Halifax Sanitary Sewer Project 16/17 cont.)

- Easement #62 East Part of Lot 16 D.L. 131 Group 1, Plan 3052
Easement #64 Lot "D" S.D. 1 Block 9, D.L. 131 Group 1, Plan 15911
Easement #65 Lot 3 S.D. 102 Block 10, D.L. 131, Group 1, Plan 16318

There is a Lis Pendens registered against the lands. This means that easements cannot be registered until such time as the Lis Pendens is removed.

In order for construction to proceed it is recommended that easements #62, 64 and 65 be expropriated.

19. Re: South Slope Sanitary Sewer Project #4

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

- (a) Owner - Greenall Holdings Limited, 6146 Beresford Street,
Property - Ptn. of Lots 1 & 2, Blk. 28A, D.L. 97, Plan 1119, Exc. part of
Lot 1 subdivided by Pl. 22309; & Lot 29A, D.L. 97, Pl. 824, Exc.
part shown colored red on Plan with Fee deposited No. 14285F, N.W.D.
Location of easement - Beresford Street (Vacant)
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - George Streifel & Edith Streifel, 5936 Keith Street, Burnaby
Property - South 10' of Parcel "A" (Ref. Pl. 14396) of Lot 13, Blocks 1 to 5,
D.L. 159, Group 1, Plan 1219, N.W.D.
Location of easement - 5936 Keith Street,
Consideration - \$50.00 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.

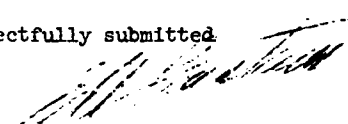
20. Re: Grassmere Sanitary Sewer Project #2

The Corporation acquired easements over the North 20 feet of Lots 12 and 13, Blocks 17 & 18, D.L. 34, Group 1, Plan 1355. The consideration was \$1.00.

Subdivision of the properties has now made the easements redundant.

It is recommended that the easements over the north 20 feet of the said Lots 12 and 13 be cancelled and the Reeve and Clerk be authorized to sign the necessary documents.

Respectfully submitted


H. W. Balfour
MUNICIPAL MANAGER

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