

THE CORPORATION OF THE DISTRICT OF BURNABY

29 January, 1965.

REPORT NO. 8, 1965

His Worship, the Reeve,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: 10 Foot Lane Immediately East of Gilley Avenue, south of Neville Street

The following is a request of His Worship Reeve A. H. Emmott to the Municipal Solicitor dated January 20, 1965.

" Representation has been made to me concerning this sub-standard lane with a view to having it closed to vehicular traffic but available as a walkway. I am told that Council has, at the request of a Mrs. Eacrett, whose property is immediately adjacent to the lane in question, agreed not to object to cancellation of the lane. However, the cost involved is apparently beyond the means of Mrs. Eacrett and furthermore, such action would deny any public use of the lane. It would appear therefore, that the solution lies in passing a By-law to eliminate vehicular use and subsequently erecting barriers so that the right-of-way could serve as a walkway.

Please take appropriate action to bring the matter before Council."

"Burnaby Road Closing By-law 1965" being By-law No. 4700, giving effect to the request, is presented for consideration of the Council.

2. Re: Consolidation of Lots 6 & 7 and Parcel "L", Block 9, D.L. 159, Group 1, Plan 2103

During the year 1958, the Corporation conveyed a portion of an unused 20 foot lane allowance (referred to as Parcel "L") to the owners of Lots 6 and 7, D.L. 159, Group 1, Plan 2103 in exchange for a portion of the South East corner of Lot 7 which was to provide for a turn-around at the eastern end of a lane situated at the south of the said Lots.

The owners of the property at that time, Mr. & Mr. Magnone, claimed that a commitment was made to construct the turn-around when the property exchange was made. Records do not deny or confirm this claim. However, Council later refused to construct the turn-around due to the cost.

The Magnones then suggested that the exchange be reversed if the turn-around was not to be constructed.

On October 3rd, 1960, Council adopted the following procedure:

"That the portion of lane widening acquired from the Magnones be returned to them which they have asked for if the lane turn-around is not to be constructed.

That the Municipality bear the cost of returning the widening portion of the lane to the Magnones and the legal costs of re-acquisition of the property granted to the Magnones in exchange for the widening portion as this former north-south lane section can be utilized by the Corporation for access to the ravine."

In November, 1960, the Magnones refused to sign the documents which would have reversed the land exchange approved by Council on October 3rd, 1960.

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(Item No. 2 - Re: Consolidation of Lots 6 & 7 and Parcel "L", Block 9, D.L.159,
Group 1, Plan 2103

The Magnone property has been sold and the new owner has presented a survey plan which will consolidate the said Lots 6 & 7 and Parcel "L". Approval of the plan will confirm the original land exchange but it will be necessary for the Council to rescind the action taken on October 3rd, 1960.

It is recommended that Council rescind the action taken on October 3rd, 1960 respecting the reversal of the land exchange and reaffirm the decision not to construct the turn-around.

3. Re: Springer Area 14 - Sanitary Sewer Project

An advertised tender call was made for the Springer Area 14 - Sanitary Sewer Project. The scope of the work called for the supply and installation of:

- (a) Approximately 36,000 linear feet of sanitary sewers consisting of sizes 8", 10", 12" and 15" diameter sewer mains.
- (b) Approximately 475 house connections.

Six tenders were received and opened in the presence of Mr. V. Kennedy, Mr. R. Constable, Mr. J. D. Tudor (Associated Engineering Services), and representatives of the firms tendering.

A tabulation of the bids received is herewith submitted.

The bid by the Corporation of the District of Burnaby was the low tender received.

It is recommended that the work be carried out by Municipal forces.

4. Re: Proposed Truck Wrecking Yard -
Block 9, Part of Sketch 8076, D.L. 74N $\frac{1}{2}$, Plan 2603
5369 Regent Street

This report is submitted to Council with reference to a letter by B.C. Investors Mortgage Service Ltd. on behalf of Triangle Equipment Ltd.

The letter asks whether this business is permissible on this property.

Such a proposed use requires Council approval under Section 13 of the Town Planning By-law.

Planning reports as follows on the question asked:

"We have examined the above described property located on the north side of Regent Street west of Douglas Road and would advise that we are unable to recommend favourable consideration of this property for a wrecking use. As previously reported to Council, it is the feeling of this Department that the land adjacent the Freeway and particularly that land which is visible from the Freeway, is best suited for a higher use which among other things, can capitalize on the advertising value of the location, and enhance the appearance of the Municipality. Secondly, the Department has also recommended that this type of use which is normally considered objectionable should be confined to the pre-determined portion of the Big Bend Area south of Marine Drive.

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(Item No. 4 Re: Proposed Truck Wrecking Yard -
Block 9, Part of Sketch 8076, D.L. 74N $\frac{1}{2}$, Plan 2603
5369 Regent StreetCont.)

In conclusion, we would recommend that approval not be granted and that the applicant be directed to the area in which Council has indicated the uses should be confined."

5. Re Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$53,000.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

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6. Re: Lot 1, Block 10, D.L. 98, Plan 11325
4590 Imperial Street

Edwards, Edwards and Edwards on behalf of their clients, Mr. & Mrs. E. S. Drews, 4984 Imperial Street, have written asking that the Drews be permitted to construct a Rest Home on the property known as 4590 Imperial Street.

They point out that the property at the present time is virtually surrounded by apartment blocks and a series of small stores and suggest that the property is ideally suited to this type of use.

Mr. R. Edwards also asked that he be permitted to speak to Council on behalf of the applicants.

The application was referred to Planning in the usual procedure and the Planning report on the subject is submitted:

"An application has been submitted by Edwards, Edwards and Edwards on behalf of Mr. and Mrs. Drews, owners of the above described property, for permission under Section 13 of the Town Planning By-law to erect and operate a Rest Home on the above described property. An earlier application for permission to erect a concrete block two storey building containing 40 to 60 beds was rejected by Council in May, 1963. At the time, it was agreed by those Departments investigating Rest Home Applications and the Council, that this type of land use should be confined to Single Family and Two Family zones and this policy has been retained in the Policy and Planning Committee discussions on the proposed zoning by-law.

The above property is located on the south side of Imperial Street between Nelson and Dunblane. It has a frontage on Imperial Street of 91.7 feet and an average depth of 176 feet. The Beresford Street allowance at the rear of the property is not constructed to Municipal standards. The block in which the property is located, bounded by Imperial, Dunblane, Beresford and Nelson, is zoned Commercial and forms a part of the Commercial zone centered around Jubilee and Imperial. Land on the south side of Imperial Street from Dunblane east is zoned Light Industrial, and although several proposals have been made to amend this zone, no change has been made, and the zoning has remained fairly stable in this area for the past two years or more. As a result, land is gradually being taken for industry. The B.C. Hydro Company has shown considerable interest in this area and have already purchased one site and resold to Fiberplast Ltd. who have developed a substantial plant on the property.

In view of the Council policy on Rest Home locations and the increase in Industrial land use in the general area, we would recommend that Council re-affirm its decision of May 6, 1963, that permission not be granted to allow a Rest Home on the above described property."

7. Re: Attack Warning Sirens

The Department of National Defence was granted permission to install attack warning sirens at the following locations:

- (a) No. 1 Fire Hall - corner of Willingdon Avenue and Hastings Street.
- (b) Capitol Hill Water Tower - corner of Grosvenor Avenue.

The agreements were for a period of five years as from April 1st, 1960 and contain an option whereby the Department can obtain an extension of an additional five years.

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(Item No. 7 - Re: Attack Warning Sirens cont..)

The Department of National Defence has notified the Corporation that it wishes the agreements extended a further five years.

It is recommended that the agreements be extended for an additional period of five years as from April 1st, 1965 and that the Reeve and Clerk be authorized to sign the necessary documents.

8. Re: Water Main Crossing Agreement

The Corporation requires a permit from the C.P.R. to replace a one inch water main with a two inch pipe under the Westminster Branch Right-of-way at Thorne Avenue.

The Company has granted permission for the installation.

It is recommended that the Reeve and Clerk be authorized to execute the permit on behalf of the Corporation.

9. Re: B.C. Aviation Council

At its meeting of 10th February, 1964, the Council appointed Councillor J. Dailly as its representative to the B.C. Aviation Council for the year 1964.

The fee for membership in the B.C. Aviation Council has been \$10.00 per year for many years. An account has been received for 1965 membership.

Should Council decide to renew its membership in the B.C. Aviation Council, it will be necessary to appoint a representative to it for the year 1965.

A recent letter from the B.C. Aviation Council advises that arrangements have been made by it with Avis, Hertz and Tilden Rent-A-Car Companies to supply members of the Aviation Council with a credit card allowing a 20% discount in Canada, and a 10% discount abroad, when renting cars.

10. Re: Gilley-Walker Sanitary Sewer Project 3/4

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

Owner - Inter City Building Supply Ltd., 5339 Kingsway, Burnaby 1, B.C.
Property - Easterly 10' of Lot 2, Block "C", D.L. 94C, Plan 5895, N.W.D.
Location of easement - 5339 Kingsway, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area and provision for three sewer connections to the property line. The owner to have the right to blacktop 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.

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

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

- (a) Owner - John George Martin and Eva Lena Laura Martin, 2387 Duthie, Burnaby 2,
 Property - Portion of S $\frac{1}{2}$ of Lot B, as shown outlined in red on Plan filed
 in Land Registry Office under #27523, Block 3, D.L. 136,
 Group 1, Plan 7333 N.W.D.
 Location of Easement - 2387 Duthie Burnaby 2, B. C.
 Consideration - \$10.00 plus restoration of easement area. Amount includes
 compensation for loss of a pear tree.
- (b) Owner - The Director, The Veterans' Land Act. (D.S. Sadler - Veteran)
 Property - Portion of Lot 5 as shown outlined in red on Plan deposited in
 the Land Registry Office under #27365, of Lot "A", Block 1,
 D.L. 131, Group 1, Plan 6982, N.W.D.
 Location of Easement - 6961 East Broadway, Burnaby 2, B. C.
 Consideration - \$1.00 plus restoration of 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.

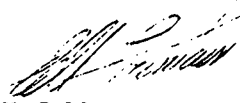
12. Re: Parkcrest Sanitary Sewer Project #15

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

Owner - Douglas John Lunn and Dorothy May Lunn, 6130 Napier Street, Burnaby 2, B.C.
 Property - South 10' of Lot 26 N $\frac{1}{2}$, D.L. 129, Group 1, Plan 2639.
 Location of easement - 6130 Napier Street, Burnaby 2, 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.

Respectfully submitted,


 H. W. Balfour
 MUNICIPAL MANAGER

HVB:gr