

THE CORPORATION OF THE DISTRICT OF BURNABY

12 March, 1965.

REPORT NO. 21, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Sidewalk Crossings -
4279 Kingsway -
Complaint of Mr. and Mrs. Robert Kirkpatrick

The Kirkpatricks complained in a letter addressed to Council of the aggravation and annoyance being experienced by their tenants, Inter-City Motors, of 4279 Kingsway, due to lack of sidewalk crossings, and this lack is charged to the Engineering Department.

They claim that they were assured that the two concrete entrances onto Kingsway which were there when Kingsway was widened, would be replaced. It is further claimed that requests to have the situation remedied have been met with "a stony silence", and that the building is only served by an entrance along the side of the building. This latter claim is correct.

The history of this piece of property shows that the building permit was taken out in 1946 by a Mr. Vessie who was the owner at that time. In 1949, Mr. Vessie sold to a Mr. C. C. Howell who, in turn, sold it to the Kirkpatricks in 1954.

When the Provincial Government widened Kingsway and installed the curb, the curb was not dropped opposite the two sets of doors on the building, but the curb was dropped for a crossing beside the building. Incidentally, there is a home on the rear of the property. In 1951, a sidewalk was installed by Burnaby on Local Improvement from Barker to Chaffey. No crossings to the sets of doors were installed, but the side crossing is in place. The records give no reasons but since the building at that time was in use by Hand Carved Picture Framing Company Ltd., who may not have needed crossings, it is a reasonable assumption that the owner of the property did not make any arrangements for additional crossings at the time of the Local Improvement.

The lot is only 72' wide and 3 crossings in this distance would be superfluous and a waste of curb space.

An estimate has been made of \$505.00 to remove the existing crossing and install two new crossings. From observation, it would seem reasonable to continue the existing crossing and only install one new one to the east doors of the building as this appears to be the only set in use.

This work can be done at the owner's expense.

The charges of botching and blindness of the Engineering Department appear quite unfair. At the time the sidewalk was installed, the Kirkpatricks did not own this property known as Lot 2, Block 1, D.L. 151/3.

The Kirkpatricks also complained of the condition of the boulevard on Chaffey Avenue. From observation, the boulevard area is quite reasonable considering that pressure of other needs of this Community have not permitted a policy of developing boulevards at this time.

Page 2.
REPORT NO. 21, 1965.
MUNICIPAL MANAGER
12 March, 1965.

2. Re: Application by Mrs. G. Kravac
for allowance of 1964 Home-Owner Grant
for Mrs. F. D. Hurford, 4175 Oxford Street.

Mrs. Kravac has addressed her application to Council.

The Municipal Treasurer was called upon for a report on the application, and he states as follows:

"Mrs. G. Kravac on behalf of her mother, Mrs. F. D. Hurford, is asking Council to consider allowing the Home-Owner Grant (\$85.00) for the year 1964 on property at 4175 Oxford Street.

Pursuant to the Provincial Home-Owner Grant Act, this application should have been made by 31 December, 1964. Since it was not, the Corporation cannot recover from the Province.

In her letter, Mrs. Kravac indicates that her mother made tax payments through a Bank (Montreal, Hastings at Willingdon Branch) and that the bank in previous years sent in the Home-Owner Grant on her behalf but that in 1964 this was somehow neglected.

The bank is not the municipality's agent in the handling of Home-Owner Grant applications, nor would this or any other bank undertake to do so. They accept money that is tendered and remit it to the municipality. Their responsibility ends there.

There are in effect adequate means to inform taxpayers of the regulations regarding the Home-Owner Grant. I am satisfied that these means were employed in this case.

Mrs. Kravac is asking consideration on the grounds that her mother is on Social Welfare and certainly cannot afford to lose the grant.

The Corporation has settled accounts with the Province and cannot look there for the \$85.00. I have questioned Mrs. Kravac. Her father was not a member of the armed forces of either war. There seems to be no way to assist Mrs. Hurford in this matter."

3. Re: Complaint of Mr. K. E. Bridges, 7665 Imperial Street.

Council has received a letter from Mr. Bridges stating in part that "I was required to install a storm sewer, at a cost of \$1,200.00 when it wasn't necessary, and the Corporation of Burnaby should therefore, be responsible for the reimbursement of this cost to me".

Storm sewers are required on all subdivisions at the rear of the property where such property is sloping downhill onto other privately owned property, and, in addition, storm sewers are required to be constructed on streets which are opened if an outlet is available. A storm sewer outlet was available on Grandview Highway which flanked the Bridges' property and therefore storm sewer service became a requirement of the subdivision.

The property to the west referred to by Mr. Bridges (Subdivision No. 287/63) did not have a connection available and therefore storm sewers were not a requirement at the rear of the subdivision. There is a storm sewer on Imperial Street

.... Cont. on Page 3.....

Page 3.
 REPORT NO. 21, 1965.
 MUNICIPAL MANAGER
 12 March, 1965.

(Item No. 3 - Re: Complaint of Mr. K. E. Bridges,
 7665 Imperial Street cont.)

which is too high to accept drainage from the rear of properties in this vicinity on the north side of Imperial Street. However, it was possible to connect one house in this subdivision to the storm sewer on Imperial Street. It so happens that the storm sewer in front of this house is 2 feet deeper than it is in front of the Bridges' house.

The storm sewer service requirement for the Bridges' property was quite proper.

It is recommended that the request of Mr. Bridges be denied.

4. Re: Subdivision Application - G. Nickerson

Mr. G. Nickerson owns the North $\frac{1}{2}$ of Lot 1, Blocks 1/36, D.L. 129, Group 1, Plan 2639.

The Corporation owns Lots 20 and 21, S.D. 7&10C", Blocks 1/36, D.L. 129, Group 1, Plan 19465. The Corporation also owns a redundant portion of Curtis Street abutting Lots 20 and 21 and the Nickerson property (coloured red on plan attached), together with a small portion of the South West corner of Parcel "A", Block 2, Lot 205, Group 1, Plan 14671. (hatched black).

Mr. Nickerson has applied for a subdivision, and an examination of the situation indicates that a joint subdivision of the Nickerson and the Corporation property is desirable.

In order that a subdivision of the Nickerson and Corporation properties can proceed, it is recommended that:

- (a) The redundant portion of Curtis Street (coloured red on attached plan) and a portion of lane allowance between the Nickerson and Corporation properties (coloured yellow) be abandoned.
- (b) The abandoned portions of the street and the lane together with Lots 20 and 21 and the small portion of the South-west corner of Parcel "A" (hatched black) be included in a joint subdivision with the Nickerson property whereby Mr. Nickerson and the Corporation will each obtain three lots.
- (c) The portion of the Nickerson property (coloured blue) will be acquired and dedicated for the widening of Holdom Avenue without cost to the Corporation.
- (d) Mr. Nickerson pay the Corporation the sum of \$1,750.00 as his contribution towards the following estimated costs:

Relocating B.C.Hydro Service	\$ 1,980.00
Relocating Telephone Service	1,300.00
Survey and Legal costs	500.00
	<u>\$ 3,780.00</u>

- (e) The Reeve and Clerk be authorized to sign the necessary documents.

Page 4.
 REPORT NO. 21, 1965.
 MUNICIPAL MANAGER
 12 March, 1965.

5. Re: Tenders for Supply of
 Two - H.D. Tilt Cab Trucks
C/W 16 cu. yd. Refuse Bodies

On authorization by Council, an advertised tender call was made for the supply of 2 - H.D. Tilt Cab Trucks complete with 16 cubic yard Refuse Bodies.

Six tenders were received and opened by the Purchasing Agent in the presence of Mr. J. J. Kaller, Mr. G. Mullis, Mr. R. J. Constable and representatives of the firms tendering.

Submitted herewith is a tabulation of the tenders received.

The Municipal Engineer has had the bids analyzed and gives the following report on the equipment offered:

"While the leach packer units are the least expensive ones, their cycling time is the slowest of the three bodies bid on. In our garbage operations we have to collect garbage originating from residences, as well as from commercial and industrial establishments. This latter garbage collection requires fast cycling in order to be efficient. For the price difference of \$329.00 per truck (on a 10 year useful life of the packer body this means \$32.90 /year), we recommend the purchase of Heil Collectomatic II bodies. Garwood packers are equipped with the highest cycle but there are no other packers of this make in the area. The price is also the highest of the three.

The lowest bidder, Pacific G.M.C., offered T98603 trucks, but failed to meet the specifications in respect of transmission, which we required to be MT40 Automatic Allison with Retarder. Instead Pacific G.M.C. offered an MT30 transmission, which is built to accept an input torque of 75% of that which MT40 is built for. In our continuous stop and go operation this is of great significance. In conversation with Mr. Porterfield of G.M.C. we were assured that G.M.C. gives a two-year guarantee on the power trains, but we do not think that this is enough, since the downtime, in case of failure, will cost the Corporation more than the difference between G.M.C. offer and the one from the next higher bids. In the same category is the bid from Colliers on a Chevrolet T8603 - the same truck as G.M.C. T98003 with negligible differences.

We recommend purchasing Mercury C800 trucks from the next low bidder, George Black Motors Ltd."

It is recommended that the tender be awarded to George Black Motors for two Mercury C800 Trucks with Heil Collectomatic Mark II bodies at a price for the two of \$31,907.40 inclusive of 5% Provincial Tax.

6. Re: Local Improvement Programme - 1965

Submitted herewith is the Report required under Section 601 of the Municipal Act respecting three Local Improvement Works included on the 1965 list accepted by Council in Committee, Monday, 8 March, 1965.

This Report also contains the analysis prepared by the Treasurer giving full details of the proposed works.

These three items have been selected from the list for immediate initiation with the consent of Council as they are on streets which will be used in

..... Cont. Page 5...

Page 5.
 REPORT NO. 21, 1965.
 MUNICIPAL MANAGER
 12 March, 1965.

(Item No. 6 - Re: Local Improvement Programme - 1965 ... cont.)

connection with new Curtis Street entrance to the Simon Fraser University and it is desirable from all aspects to have these streets improved in time for the opening of the University.

It is recommended that Council authorize the initiation of these three projects.

7. Re: Parks and Recreation Commission
Participation by Commission in Conferences

Item #15 of the Municipal Manager's Report #14, 1965, refers.

Council approved the attendance of two Parks Commissioners at the National Recreation Association Conference in Seattle, March 28 - 31, 1965, at an estimated cost of \$200.00.

The Parks and Recreation Commission has now requested authority for one additional Commissioner to attend this Conference and the estimated further cost is \$85.00.

8. Re: Lot 9, Blocks 4 & 5, D.L. 160 W¹/₂ of W¹/₂, Plan 15439, (Jackson)

Council asked for advice as to why land was not taken from the above property at the time it was subdivided.

The Planner reports as follows:

"Reference the Clerk's memo dated March 5, 1965.

I have reviewed the files on the two subdivisions covered by plan numbers 13174 and 15439, and find no reference to the reasons for not requiring a lane dedication at the time plan no. 15439 was approved in 1955.

Mr. D. Whelen, who was Approving Officer at that time, has also been contacted but he is unable to recall any reasons for such a decision.

The house on Lot 9 is so located that further subdivision is not possible without removal of the house. I can only guess therefore that the existence of a garage close to the north property line may have been sufficient reason at that time to forego dedication; or possibly it was felt that the lane system was complete without further dedication.

In this latter respect an early sketch plan of the area, prepared by an applicant prior to its subdivision, does show the extension of the lane from the end of Clinton parallel to Gilley in a north-south direction to Neville."

Respectfully submitted,


 H. W. Balfour
 MUNICIPAL MANAGER

HVB:gr

Page 1 - Supplementary
REPORT NO. 21, 1965.
MUNICIPAL MANAGER
15 March, 1965.

9. Re: Welfare Institutions Licence Application
Mrs. Doris Boyd, 4255 Dundas Street.

The Chief Inspector of Welfare Institutions has advised that Mrs. Doris Boyd of 4255 Dundas Street has made application for a Welfare Institutions Licence to give day-time care to children.

4255 Dundas Street (Lot 24, Block 15, D.L. 187, Plan 1282) has been inspected in connection with this application.

The Committee reports that Mrs. Boyd has four children of her own aged seven, five, four and two years, and approves the issuance of a Welfare Institutions Licence for one foster child and to give day-time care to one child.

10. Re: Local Improvement Temporary Financing

The following works of local improvement are underway and require temporary financing pending the issue and sale of debentures.

<u>Construction By-law No.</u>	<u>Amount</u>
4382	\$ 5,775.
4483	209,640.
4500	49,225.
4503	66,050.
4508	3,000.
4523	60,700.
4533	24,265.
4536	48,253.
4543	7,430.
4550	4,014.
4555	168,300.
4558	1,600.
4590	6,100.
4591	6,600.
4630	7,335.
4631	9,165.
4647	22,800.
4675	27,000.
4676	3,850.
4679	456,380.
4680	27,000.
4685	7,350.
4686	6,285.
4687	5,000.
	<u>\$ 1,233,117.</u>

Burnaby Local Improvement Fund, having been reimbursed from the issue and sale of debentures, is available for financing of these works from time to time as they proceed.

The fund balance at 15 March, 1965, is \$593,710.45.

It is recommended that a Local Improvement Financing By-law be passed to authorize the Local Improvement Fund to be used to temporarily finance the above works pending the issue and sale of debentures.

Page 2 - Supplementary
REPORT NO. 21, 1965.
MUNICIPAL MANAGER
15 March, 1965.

11. Re: Springer Sanitary Sewer Project #14

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

- (a) Owner - Leonard Robert Peterson and Stella Gladys Peterson,
5040 Venables Street, Burnaby 2, B. C.
Property - East 8' of Lot 17, Block "K", D.L. 127, Group 1, Plan 21748, N.W.D.
Location of Easement - 5040 Venables, Burnaby 2, B. C.
Consideration - \$1.00 and a sewer connection plus restoration of the
easement area. This is a flankage easement.
- (b) Owner - William Lloyd Nelson and Ann Nelson, 5518 Georgia St., Burnaby 2, B.C.
Property - South 10' of Lot 4, Block 6, D.L. 127, Plan 1342, Group 1, N.W.D.
Location of Easement - 5518 Georgia Street, 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: Malvern-Imperial Sanitary Sewer Project #5

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

Owner - Carl Oakland, P. O. Box 1119, Prince George, B. C.
Property - South 2' of Lot 4, Blocks 14 and 15, D.L. 91C, Group 1, Plan 14109,
N.W.D.
Location of easement - 6633 Linden Avenue, Burnaby 1, 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.

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

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

- (a) Owner - Laurence Edward Gregory and Margaret Mary Gregory,
Box 212, Fort Langley, B. C.
Property - Portion of the North 476.78 feet of Lot 1, as shown outlined in
red on plan filed in Land Registry Office numbered 27549,
Block 10 of D.L. 131, Group 1, Plan 3052, except Parcel "A"
shown on Explanatory Plan with fee deposited No. 22540-E, N.W.D.
Location of Easement - North 84' north of 2181 Sperling Ave., Burnaby 2, B.C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Harold Raymond Rink and Marion Victoria Rink,
6616 Kitchener Street, Burnaby 2, B. C.
Property - Portion of Lot 77 E₂, as shown outlined in red on plan filed in the
Land Registry Office, numbered 27745, D.L. 132, Group 1, Plan 1493,
except part shown as road on Expl. Pl. 13310, N.W.D.
Location of Easement - 6616 Kitchener Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.

..... Cont. Page 3.....

Page 3 - Supplementary
REPORT NO. 21, 1965.
MUNICIPAL MANAGER
15 March, 1965.

(Item No. 13 - Re: Sperling-Halifax Sanitary Sewer Project #16/17.... cont.)

(c) Owner - Julia Kechik, 11996 Wicklow Way, Haney, B. C.
Property - Portion of Lot 80 as shown outlined in red on plan filed in the
Land Registry Office, numbered 27745, D.L. 132, Group 1,
Plan 1493, Save and Except Parcel "A" (Expl. Pl. 16233) and
Lane, N.W.D.
Location of Easement - 6658 Kitchener Street, 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.

14. Re: Harwood Park / School Site

The Burnaby School Board and the Burnaby Parks and Recreation Commission have agreed to the joint enlargement and development of Harwood Park as a Park/School Site on which will be constructed a school for retarded children.

The school is to be constructed on a part of the site abutting the Grandview Highway which will be conveyed to the Board and in exchange, the Board will acquire the rear portions of four privately owned properties located on the south side of Laurel Street. The costs of these acquisitions will be borne by the Board and the work will be done by their negotiator. The conveyances will be direct to the Corporation.

In addition to the land acquisitions, the Board will contribute the sum of \$4,000.00 to the Corporation being the estimated cost of the redevelopment of the park.

It is recommended that the enlargement and development of Harwood Park as a Park/School site as indicated above be approved.

15. Re: Lot 19, Block 7, D.L. 116/136, Group 1, Plan 1236
Application to Lease as Garden Centre

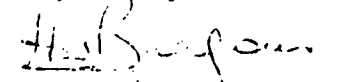
Mr. Peter Wong has applied to lease this lot known as 3815 East Hastings Street for garden purposes.

The lot is vacant and rises steeply to the north. Mr. Wong has sent in a plan of development and is prepared to lease the lot on a year-to-year basis at a rental of \$330. per annum plus an additional sum for taxes. The 1965 calculation for taxes is \$155.00.

Planning is now charged with implementation of the C.M.H.C. Study Agreement and this particular lot is in the 3000 Block, though on the north side of the street. For this reason, the Planning Department does not recommend concurrence in the proposed lease.

It is recommended that the application by Mr. Peter Wong be not approved.

Respectfully submitted



H. W. Balfour
MUNICIPAL MANAGER

HWB: gr