

THE CORPORATION OF THE DISTRICT OF BURNABY

13 August, 1965.

REPORT NO. 56, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Proposed Sidewalk -
Gilpin Street - Grandview to Royal Oak

At the direction of Council, the Engineer has submitted an estimate of \$18,000 for the construction of a 4 foot concrete sidewalk between the Grandview-Douglas Highway and Royal Oak Avenue.

Until the current major road problem in this location is resolved, there is no way of finally determining the ultimate width of Gilpin Street.

It is considered that a 4 foot separate walk on the north side of Gilpin, constructed four feet from the property line, would be the type of walk and location least likely to be disturbed. Further, should it have to be disturbed, this positioning combined with slabs 20 feet in length instead of the usual 30 feet, would make it simpler to relocate by sliding the slabs over if this becomes necessary.

Between Percival and Grandview is a distance of approximately 2100 feet which is either in public ownership or is being acquired. In this length, there is a portion which would be greatly affected by a minimum of three entrances to the new Justice Building. These have not been finally determined in either size or location pending the decision on the Justice Building By-law.

From Percival to Royal Oak, is a distance of approximately 2680 feet. There are 17 properties facing Gilpin, one flankage lot facing Royal Oak, one facing Gatenby, and one facing Gilmon. Gilpin frontage on the twenty lots varies from 56' to 503.85' with twelve lots being in excess of 66' in width.

There is a piece of combined walk and curb extending westward from the Municipal Hall-High School entrance off Gilpin some 200' to Iris Avenue. It would have to be married in by some means to any separate walk constructed.

2. Re: Municipal Development and Loan Fund

A letter was directed to the Municipal Development and Loan Board adding Burnaby's voice to the protests made about the effect of a strict interpretation of the Act as it applies to works in progress at 31st March, 1966.

J. C. Kerr, Executive Director of the Board has now replied and advises:

"An item was included in the Supplementary Estimates placed before Parliament late in June, to provide for forgiveness on projects being assisted by loans under the Municipal Development and Loan Act, which are incomplete at March 31, 1966, being based on costs incurred to that date, rather than on loan advance payments made before that date.

It is expected that this item will be considered early in the next Session and, when approved, the Board will be able to base forgiveness on project expenditures made to March 31, 1966."

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(Item No. 2 - Re: Municipal Development and Loan Fund cont.)

Mr. Kerr also included an extract from a statement made in the House of Commons by the Honourable Walter Gordon, Minister of Finance, on 19th June, 1965, which reads:

"One of the problems we have run into in the administration of the Act is the precise effect of the termination date in limiting the amount of the loan which can be forgiven. There is no problem in respect of projects completed before 31 March, 1966. However, it has been found in practice that it takes time to check on the progress of work done on projects and make advances in respect of them. Moreover, the agreements with the provinces under Section 7 of the Act provide for certain procedures which also result in some time interval before the advances can be made equivalent to the value of the work done up to any particular date.

To meet this problem I am submitting in the supplementary estimates an item to provide for the forgiveness of that portion of the principal amount of the loan that is advanced after the 31st day of March, 1966, with respect to the costs incurred on the project up to that date. I think this will meet the chief problem that has been of concern to the provinces, the municipalities and the Board in the administration of the statute."

It would appear that no further action is indicated at this time.

3. Re: Eagle Motors Limited
4161 East Hastings Street

At the adjourned Council meeting on 9th August, 1965, the Municipal Planner's report of 29th July, 1965 on this subject was considered and tabled for a further report. This report was to be prepared following consultation with the applicant for rezoning, Mr. F. E. McCracken.

A meeting was arranged with Mr. McCracken for 11th August, 1965 in order that the requested report could be presented to Council at the 16th August meeting.

Mr. McCracken has requested a postponement of the meeting until such time as his lawyer returns from Toronto so only this progress report is available at this time.

4. Re: Application for Rezoning of D.L. 30, Block 44, Parcel "A", Plan 5961,
and Blocks 43/44, Lot "E", Plan 7174.

At the adjourned Council meeting of 9th August, 1965, the Planning Department report on the above application was tabled pending discussions between the applicant and the Planning Department.

A meeting was held with Mr. H. J. Marshall on 11th August, 1965 at which various alternative land use proposals were discussed, primarily concerned with a decision as to the ultimate use of the property between 19th Avenue and Dominion Stores. (e.g. Multiple Family or Commercial)

For the information of Council Mr. Marshall is considering these alternatives and will return with a proposal to the Planning Department in due course.

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5. Re: Barnet Beach

The Municipal Clerk has received a letter from the Burnaby Citizens' Committee asking permission for Mr. Williams to appear as a delegation to Council on this subject.

A delegation appeared before the Parks and Recreation Commission at its meeting held 4th August, 1965. A letter was also submitted asking the Commission to supply a lifeguard for the balance of the 1965 season to supervise the swimmers and help to keep the youngsters off the railway tracks.

The Commission received the letter and acknowledged the presence of two members of the Burnaby Citizens' Committee who were allowed to speak on behalf of their Committee's latest request. The Chairman stated that the last instruction from the Council and the Legal Department was to do nothing to encourage the public using Barnet Beach Park. After considerable discussion, the Commission passed the following motion:

RESOLVED:

That a copy of the Burnaby Citizens' Committee's letter be forwarded to Mr. McCracken of the C.P.R. along with a request from the Commission that the C.P.R. provide guards for Barnet Beach on the weekends. Before the letter is sent it is to be shown to the Reeve and Legal Department to make sure that the Commission is not going against the wishes of the Corporation in making the request.

In summary, the Parks and Recreation Commission has rejected the request to supply lifeguards for the beach area and has asked the C.P.R. to consider patrolling the tracks with their own security force. The C.P.R. has already marked their right-of-way with numerous "No Trespassing" signs.

6. Re: Land Sale

The Corporation owns Lot 9, Block 7, of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of D.L. 70, Group 1, Plan 20240. It is located on the south side of Norfolk Street west of Summer Avenue, and on the west side of Lot "F" which is occupied by the Lamplighter Supper Club.

The owner of the Lamplighter Supper Club wishes to expand the facilities and desires to purchase the said Lot 9.

It is recommended that Lot 9, Block 7 of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of D.L. 70, Group 1, Plan 20240, be placed in a sale position subject to the following conditions:

(a) A minimum price of \$4,000.00.

(b) That the said Lot 9 be consolidated with the following properties:

(i) Lot 14, Block 7 of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of D.L. 70, Group 1, Plan 20240.

(ii) Lot "F", Block 7 of the East $\frac{1}{2}$ of the East $\frac{1}{2}$, D.L. 70, Group 1, Plan 20240.

(c) That the West 20 feet of said Lot 9 be dedicated as a lane.

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(Item #6 - Re Land Sale Cont.)

(d) That the lane allowance between Lots 9 and 14, and passing through Lot "F" be cancelled and be consolidated with the said Lots. (Portion of lane to be cancelled - coloured green on attached plan.)

(e) The purchaser to pay all legal and survey costs.

7. Re: Acquisition of Easement - North 10' of Lot 234, D.L. 92, Block 54,
Lot 3, Plan 20373

An easement is required, in order to finalize a subdivision, over the north 10' of Lot 234, of D.L. 92, Block 54, Lot 3, Plan 20373, as shown on plan prepared by K. K. Wong, B.C.L.S. dated 6th August, 1965, from John C. Engelland and Elsie Engelland, 6267 Brantford Avenue, Burnaby 1, B. C. The property on which the easement is located is on the northwest corner of Stanley Street and Brantford Avenue. The easement is required for drainage works. There is no consideration payable by the Corporation.

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.

8. Re: Subdivision Cost Sharing -
Southern Slope Holdings (1959) Ltd.
S/D Ref. #79/65

Southern Slope Holdings (1959) Ltd. submitted an application for a subdivision of six lots in D.L. 86.

The property directly across the street from these new lots is owned by the Corporation and Southern Slope Holdings (1959) Ltd. asked for the benevolent subdivider policy be applied to their servicing costs. To fully improved standard, these servicing costs are:

1. 28' wide paved road with curb and gutter	\$ 11,600.
2. 680' of 6" water main	3,900.
3. Sanitary Sewers	5,300.
4. Storm Drainage	9,000.
5. Sidewalks	3,340.
6. Underground wiring	3,000.
	<u>\$ 36,140.</u>

The above standard would set an ideal pattern and for this reason a 50% sharing in the costs from the benevolent subdivider policy is recommended. On the existing subdivision layout, the Municipal property would be flankage but at the request of Southern Slope Holdings (1959) Ltd. the Planner is examining the possibility of frontage lots on Gordon Avenue.

Additional Corporation expense would be \$700.00 for water main extension.

The proposed Local Improvement on Stanley Crescent from Grandview Douglas Highway to Buckingham Drive, has passed and this will provide the storm sewer outlet required.

The Agent for the owner has been unable to make a firm commitment on the acceptance of a 50/50 sharing of the servicing costs but it is recommended that Council so approve so negotiations can be continued and brought to a successful conclusion.

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9. Re: Estimates

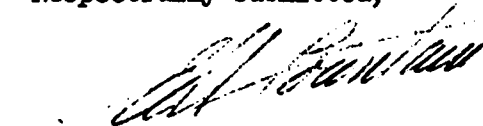
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$6,850.00

It is recommended that the estimates be approved as submitted.

10: Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of July, 1965.

11. Submitted herewith for your information is the report of the Officer in Charge, Burnaby Detachment, R. C. M. P., covering the policing of the Municipality for the month of July, 1965.

Respectfully submitted,



W. Balfour
MUNICIPAL MANAGER

HVB: gr

12. Re: Personnel Management Course

The Banff Centre for Continuing Education is producing a two week Personnel Management Course from October 18th to 30th, 1965.

This has been an annual offering for many years and it is accepted as an excellent course. It is recognized as one of the best courses available at a senior level in Personnel Management. There is a top-notch faculty as follows:

- R. A. Willson, Director of Management Training and Development at the Banff School and Dean of the Banff School of Advanced Management.
- R. H. Nicholson, Director of Personnel Services, Hydro-Electric Power Commission of Ontario.
- R. W. Wright, Assistant Professor, Department of Political Economy, University of Alberta.
- J. D. Kyle, Bank of Nova Scotia, Head Office, Toronto.

The content of the course is under four major headings:

- 1. Personnel Policies.
- 2. Labour Relations.
- 3. Managerial Economics
- 4. Managerial relations and Administrative Practices.

Lectures commence at 8:40 a.m. and continue until 12:45 p.m. There is directed reading from 1:30 p.m. until 3:30 p.m., and a study group from 7:30 p.m. until 9:30 p.m. Early registration in the course is emphasized to provide ample time for pre-course reading and assignments.

It is recommended that the Personnel Director, Mr. D. Hicks be authorized to attend this course. He is prepared to supply his own transportation, and the cost would be \$325.00 made up of:

Registration fee	\$ 15.00
Tuition fee, textbooks, cases etc.....	180.00
Room and meals, 13 days	130.00
	<u>\$ 325.00</u>

Enrollment in the course is limited to 40 persons.

13. Re: Greater Vancouver Sewerage & Drainage District

The above mentioned authority requests an easement over the east 20 feet of Lot 4, S.D.1/2, Block 4, D.L. 14, Group 1, Plan 3047. The consideration is \$1.00.

It is recommended that the request be granted and that the Reeve and Clerk be authorized to sign the necessary documents.

14. Re: Request of Home Oil Distributors Ltd.

The above mentioned Company owns property situated at the north west corner of the Bainbridge Avenue and Lougheed Highway intersection, known as Lot "B" of Lot 3 of Lot 2, Block 1, D.L. 59, Group 1, Plan 15822.

The property has a frontage on Lougheed Highway of 207.47 feet and a flankage of 165 feet on Bainbridge Avenue. The property is zoned C6 (Gasoline Service Station) for a depth of 100 feet from the Lougheed Highway, and the balance (65 feet) is zoned A2 (Small Holdings).

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(Item #14 - Re: Request of Home Oil Distributors Ltd..... Cont.)

The Company wishes to use the rear 65 feet in conjunction with the Service Station operation and requests rezoning from A2 to C6.

The Planning Director points out that the requested change merely creates a more logical boundary to the existing C6 zone which applies to the southerly portion of the property and recommends that the application be forwarded to Public Hearing to be considered with other applications recently dealt with by Council.

15. Re: Welfare Institutions Licence

Charles and Louise Cassidy have applied for a Welfare Institutions Licence to give personal care, room and board to aged persons. The applicants are new operators of The Pandora Rest Home located at 4081 Pandora Street.

The Investigating Committee considers the property adequate for the care of not more than 12 aged persons subject to the following matters receiving attention, prior to a licence being issued.

- (a) The existing fire escape to be reinforced by replacing the necessary wood members, re-nailing and painting.
- (b) The metal clad door to the boiler room to be kept in a closed position. This will require the installation of a screened vent on the outside wall with an automatic damper attachment.
- (c) The electric wiring to conform to required standards.

The Planning Director advises that this Rest Home is a legal non-conforming use, which was in operation prior to the effective date of the Burnaby Zoning By-law. The present zoning is Two-family Residential (R5) and the application is due to a change in ownership. There is no objection to the application provided that the number of persons being cared for does not exceed twelve and the building meets all pertinent regulations. Any increase in the accommodation would require rezoning to P1 (Institutional) District.

16. Re: Sussex-Forglen Sanitary Sewer Area #9

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

- (a) Owner - Margaret Isabell Irwin, 4675 Grafton Street, Burnaby 1, B. C.
Property - Easterly 5' of Lot 8, Block 46, Lot 33, Group 1, Plan 2022, N.W.D.
Location of Easement - 4675 Grafton Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Paul Vander and Joan Carol Vander, 4685 Grafton St., Burnaby 1, B.C.
Property - Portion of Lot 7, as outlined on Plan prepared by C.P. Aplin, B.C.L.S. dated the 5th April, 1965, of the S $\frac{1}{2}$ of Block 45, of Lot 33, Group 1, Plan 19026, N.W.D.
Location of easement - 4685 Grafton Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of easement area, and a sewer connection. This is a rear and flankage easement.

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(Item #16 - Re: Sussex-Forglen Sanitary Sewer Area #9 cont.)

- (c) Owner - Florence S. Murnane, 5861 Nelson Avenue, Burnaby 1, B. C.
Property - Westerly 10' of Lots 1 & 2, Block 10, D.L. 32, Group 1,
Plan 1166, N.W.D.
Location of Easement - 5861 Nelson Avenue, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (d) Owner - Thomas Lunsden, 4641 Grafton Street, Burnaby 1, B. C.
Property - Westerly 10' of The South 1.83 Chains of Block 47, Lot 33,
Group 1, Plan 944, N.W.D.
Location of easement - 4641 Grafton Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of easement area, and a sewer
connection to 4639 Grafton Street. This is a flankage
easement.

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.

17. Re: Royal Oak - Douglas Sanitary Sewer Area #12/13

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

Owner - Robert Baker and Patricia Vivian Baker,
5419 Manor Street, Burnaby 2, B. C.
Property - North 20' of Lot 29, Block 19, D.L. 74N $\frac{1}{2}$, Group 1, Plan 2603, N.W.D.
Location of easement - 5419 Manor Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
Additional \$15.00 to be paid for a 12' Walnut tree in the
easement area if destroyed.

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: 1965 Local Improvement Initiative Program

Submitted herewith is the Municipal Clerk's Certificate of Sufficiency with respect to the 1965 Local Improvement Initiative Program.

It will be noted that in this Certificate, the Municipal Clerk states that because of sufficient petition against, the Council is estopped from constructing Items #s 6, 10 and 38.

Earlier in the year, Council directed that Curtis Street from Duthie to Centennial Way, and Duthie from Curtis to Broadway be initiated in advance of the remainder of the program. The Clerk presented his Certificate of Sufficiency on these items on 14th June, 1965. All but Duthie from Curtis to Broadway were defeated.

The total of the 1965 Initiative Program, Stage 1, as initiated, was \$1,805,420. The total of the defeated items in the two Certificates of Sufficiency was \$300,200.00 leaving a program which can be approved by Council of \$1,505,220.00.

Reasons given for objections against the proposed works were mainly:

- (a) The Community as a whole should bear the cost of "arterial" streets.

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(Item #18 - Re: 1965 Local Improvement Initiative Program.... cont.)

- (b) Existing pavement width adequate for the traffic needs.
- (c) No need for sidewalks.
- (d) Attraction of motorists and incitement to speeding.
- (e) Incomplete length of facility proposed and "through" nature justifies paving at Municipality's expense.

It is recommended that Council adopt the program with the exception of items #s. 6, 10 and 38, and that the construction by-laws be passed.

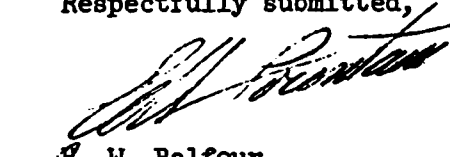
In the case of Item #23, the Certificate reports acceptable signatures opposing to proposed work. Other signatures were rejected as they did not meet the requirements of the Municipal Act.

19. Re: 1965 Assessment Roll Analysis

Submitted herewith for the information of Council is an analysis of the 1965 Assessment Roll by categories as prepared by the Municipal Assessor.

The Report is quite complete with explanation of the major variation from the previous year.

Respectfully submitted,



R. W. Balfour
MUNICIPAL MANAGER

HWB:gr