

THE CORPORATION OF THE DISTRICT OF BURNABY

15 January 1965.

REPORT NO. 4, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Proposed Local Improvement Initiative Project -
4 ft. concrete sidewalk on the north side of
Buckingham Street from Sperling to Burris.

Submitted herewith at the direction of Council is the Engineer's Cost Report for this proposed Local Improvement Sidewalk Project.

2. Re: Acquisition of Easement - Lots 55 and 56, D. L. 131, Plan 26174.

An easement is required, in order to finalize a subdivision, over a portion of Lots 55 and 56, D. L. 131, Plan 26174, as shown on plan prepared by V. C. Goudal, B.C.L.S. dated 29 October 1964, from Edna C. Smith, 2091 Sperling Avenue, Burnaby 2, B. C. and Tony Van Der Starre, 2115 Sperling Avenue, Burnaby 2, B. C. The easement is required for drainage works and is located at 2091 and 2115 Sperling Avenue. There is no consideration payable by the Corporation.

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

3. Re: Financing under Section 7(2) -
Greater Vancouver Sewerage and Drainage District.

The Treasurer of the Greater Vancouver Sewerage and Drainage District advises that he is now formulating his financing plans for the year 1965 and so wishes to know of any financing desired by the District on behalf of Burnaby.

It is anticipated that approximately \$1,500,000. will be needed by Burnaby to meet this Corporation's share of works being done under the Municipal Development and Loan Act, and for other works of sanitary and storm sewers.

It takes some time for the formal Agreement to be drawn and for the purposes of assisting in the plans for financing of the Sewerage and Drainage District, it is recommended that Council pass the following Resolution:

"THAT the Corporation of the District of Burnaby request the Greater Vancouver Sewerage and Drainage District to finance for the Municipality, at the sole and exclusive cost to the Municipality, the construction, reconstruction, extension, renewal and improvement of certain municipal sewerage and drainage works to a sum in the total amount of \$1,500,000.00".

It is likely the financing will take place in the Fall of 1965.

(.....2)

Page 2,
REPORT NO. 4, 1965.
~~MUNICIPAL MANAGER~~
15 January 1965.

4. Re: David Sandhaus - B. C. Wrecking Co. Ltd.
- Westmont Steel & Machinery.

The history of this Corporation's problems with Mr. David Sandhaus date back to 1960. These problems have never actually been resolved and it is now apparent that a new round of arguments is about to develop.

Mr. Sandhaus controls two parcels of property in Burnaby - one parcel of about 4 1/2 acres fronting on Meadow Avenue - and the other a lot at the corner of 17th Avenue and Marine Drive. The larger parcel is zoned for Heavy Industry and the other parcel for Residential.

Mr. Sandhaus has made more than one application to Council for permission to use his Meadow Avenue site for Used Building Materials. Council has consistently denied his application. As a result of these denials Mr. Sandhaus has made two accusations against your Municipal Manager, both of which have been reported upon and discussed by Council and rejected as unfounded.

Despite the refusal of Council to permit the use of the Meadow Avenue property for Used Building Materials, the allegation from nearby residents is that he is actually operating such from the site. The Licence Department has been unable to obtain evidence for prosecution.

The site on Marine Drive has been used as a Residence. However, at a meeting with officials of the Building Department in September, 1964, Mr. Sandhaus indicated that he proposed to use the residence as an office for a foundry to be built on the Meadow Avenue property. He also proposed to erect a sign on Marine Drive.

Mr. Jones advised Mr. Sandhaus that his proposed use of the Marine Drive property could not be entertained under existing zoning and that Council approval would be needed for his proposed use of the larger site. Mr. Sandhaus was advised by letter dated 9th September 1964 to indicate in writing whether he wished to have an application placed before Council for use of the Meadow Avenue property as a foundry site. No such application has been received.

B. C. Wrecking Co. Ltd. hold a Wrecking Contractor's Licence (1 to 5 persons) issued by the Corporation of Burnaby and valid until 15th January 1965. The Chief Licence Inspector has now received a request from Mr. Sandhaus to renew his Wrecking Contractor's Licence in this Municipality and also to licence a machine shop at 7450 Meadow Avenue.

The Chief Licence Inspector has refused to issue these Licences without the approval of Council.

According to Mr. Buckley's information, the City of Vancouver recently cancelled Mr. Sandhaus' licence in that City because of convictions obtained against him for non-payment of wages.

There is a case against Mr. Sandhaus pending in the Burnaby Magistrate's Court.

5. Re: Estimates.

Submitted herewith is the Municipal Engineer's Report covering Special Estimates of Work in the total amount of \$24,500.

It is recommended that the estimates be approved as submitted.

(.....3)

Page 3
REPORT NO. 4, 1965.
MUNICIPAL MANAGER
15 January 1965.

6. Re: Else Enterprises Ltd.
- proposed Discotheque Club -
4240 Hastings Street.

A letter to Council which was in essence an application for a licence to operate a discotheque club at 4240 Hastings Street, from Bull, Housser and Tupper on behalf of Else Enterprises Ltd. was received by Council on 14 December 1964.

Council considered that before rendering a decision on the application, reports on the proposed operation and its operators should be obtained from the R.C.M.P., the School Board and Planning.

The R.C.M.P. directed enquiries to Victoria since they had no local knowledge here of this type of operation. The Officer-in-Charge reports that he is advised from Victoria that there has been no serious trouble there resulting from the operation of the Discotheque Club in that City. He warns, however, that the establishment of the proposed Club on Hastings Street will inevitably lead to a need for additional policing.

It has not been possible to this date to get the subject before the School Board due to the time of year. However, it was brought before a meeting of the ten secondary school principals for discussion by the District Superintendent. It is recorded that the principals were unanimously opposed to this venture. The reasons for this opposition were:

- (1) this undertaking would be aimed at "teen-agers", most of whom it is assumed would be school students. The schools currently endeavor to provide a balance between extra-curricular activities and the normal school work, and in the circumstances this commercial venture would at least tend to become a gathering place for "non-conformists".
- (2) the regulations proposed were of interest and the fact that the undertaking would require "at least two full-time bouncers" sounded ominous.
- (3) the regulation that absolutely no alcohol will be allowed on the premises, and since the activity is aimed at youngsters between the ages of 14 and 18, seemed to indicate that even the sponsoring group had some misgivings along this line.
- (4) proposed hours of operation 3.30 p.m. to 11 p.m. would be in direct conflict with after-school activities and homework.
- (5) although "Uncle Jake's" would be located on Hastings Street it would be catering to teen-agers from all over the metro area, and the fact that the teen-agers to-day are mobile led to the conclusion that a concentration of teen-age drivers in one part of the Municipality would not necessarily be in the public interest.

Planning advise that the proposed use definitely belongs in a Commercial Zone and must have the approval of Council under Section 13 of the Town Planning By-law. Public gathering uses of this type should logically be located in established commercial zones such as Kingsway and Hastings Street and no exception can be taken to the location. Under the terms of the new Zoning By-law, 22 parking spaces would be required. There is no off-street parking proposed to be provided.

Regarding the building itself, the requirements of the Fire Marshal Act must be applied. This would require full detailed plans and specifications for any alteration to the building to be submitted. Until such alterations are known and approved, the Fire Department is unable to give any form of approval.

(.....4)

(Item 6,.,.,re Else Enterprises Ltd.,.,.Continued)

Health Department requirements would be extensive. There are no sanitary facilities in the portion of the building being considered. After attending to these and other requirements, doubt has been raised whether the space available would be adequate for the desired number of 100. It is also pointed out that at present this building has three entrance doors from a common approach. The two present uses of the remainder of the building are for a Hairdressing School and a Commissary.

The sponsors have been making numerous enquiries as to when the subject would be returned to Council so the information available is herewith supplied, though the School Board has not dealt with Council's letter.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

Page 1 - SUPPLEMENTARY
REPORT NO. 4, 1965.
MUNICIPAL MANAGER
18 January, 1965.

7. Re: Investments

The Municipal Treasurer reports that he has sold \$300,000. P.G.E. 5½% Parities due 15 September 1966, and \$150,000. B.C. Electric 5½% Parities due 1 September 1965, at par as follows:

on 1 February	\$ 100,000.
on 8 February	150,000.
on 15 February	150,000.
on 1 March	50,000.
	<u>50,000.</u>
	<u>\$ 450,000.</u>

and has arranged to repurchase these debentures on 15 July 1965 at par plus interest at 4 3/4%.

It is recommended that Council ratify the actions of the Treasurer.

8. Re: Superannuation - James Gerald Rowlett

The above mentioned employee is employed in the Assessment Department as a Business Tax Valuator.

Due to the fact that he is over 50 years of age (Birthdate - Sept. 25, 1911) the following resolution is required in order that he can be enrolled in the Superannuation Plan.

"Resolved that James Gerald Rowlett be included as an employee under the provision of Section 3 (Group 1) of the Municipal Superannuation Act."

It is recommended that the resolution be passed by Council.

9. Re: Tenders for the Supply of Four
H.D. Tandem-Axle Trucks complete
with Dump Bodies and Hoists

Pursuant to Council authority granted 19th October, 1964, an advertised tender call was made for the supply of four heavy-duty Tandem-axle Trucks complete with Dump Bodies and Hoists.

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

A tabulation of the tenders received is submitted herewith.

A Report Item on this tender was submitted to Council on 11th December, 1964, but was withdrawn to permit examination of new information respecting the tenders.

It is now recommended that the low tender of Zephyr Motors Ltd. of \$39,420.16 for 4 only Mercury T800 H.D. Tandem Axle Trucks complete with Dump Bodies and Hoists be accepted. Provincial Tax is extra.

Page 2 - SUPPLEMENTARY
REPORT NO. 4, 1965.
MUNICIPAL MANAGER
18 January, 1965.

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

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

- (a) Owner - William Oliver Webber and Joan Vera Webber of 1941 Cliff Avenue, Burnaby 2, B. C.
Property - Portion of Lot 3 shown outlined in red on Plan filed in Land Registry Office under #27522 of the North $\frac{1}{2}$ of Lot 3, D.L. 131, Group 1, Plan 7200, N.W.D.
Location of Easement - 1941 Cliff Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - The Director, Veteran's Land Act,
Veteran - J. W. Simpson, 2061 Cliff Ave., Burnaby 2, B. C.
Property - Westerly 5 feet of 1.6 acre portion of Lot 1, Block 2, D.L.131, Group 1, Plan 3052, Sketch 11329.
Location of easement - 2061 Cliff Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (c) Owner - Glen Roy Tremayne and Claire Edith Tremayne, 1923 Cliff Avenue, Burnaby 2, B. C.
Property - Portion of East 160 feet of Lot 2 as shown outlined in red on Plan filed in Land Registry Office under #27522, of the North Half of Lot 3, D.L. 131, Group 1, Plan 7200, New Westminster District.
Location of Easement - 1923 Cliff Avenue, 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.

11. Re: Tenders for Supply of Gravel,
Sand and Aggregates

An advertised tender call was made for the supply of Gravel, Sand and Aggregates for one year commencing 1st February, 1965.

The two tenders received, were opened by the Purchasing Agent at 3:00 p.m. 11th January, 1965 in the presence of Mr. V. Kennedy, Mr. L. Staples and representatives of the firms tendering.

Based on unit prices applied to anticipated requirements in each zone and applying the requisite hauling rate, the two tenders received are valued at:

Tender #1 - Columbia Bitulithic Limited	- \$516,036.00
Tender #2 - Deeks McBride Limited	- \$418,452.00

It is recommended that the tender of Deeks McBride Limited for the supply of Gravel, Sand and Aggregate for a period of one year commencing 1st February, 1965 at unit prices for material and cartage as set out in the tender, be accepted.

A tender summary of the Deeks McBride quotation together with a comparison figure of 1964 prices, is submitted herewith for information.

Page 3 - Supplementary
REPORT NO. 4, 1965.
MUNICIPAL MANAGER
18 January, 1965.

12. Re: 1965 Provisional Budget

Section 197 (2) of the Municipal Act requires that the Provisional Budget shall be adopted not later than the third Monday after the first day of January.

Since preparation of the Provisional Budget, a review has been made of certain items in the Public Works Budget having regard to the abnormal snow-removal costs and anticipated expenditures for Pavement Maintenance, General Drainage, Flood Control and Lane Maintenance.

Snow Removal costs to 17th January, 1965 since 1st January are \$98,497.00. It is recommended the amount of \$25,000.00 in the Provisional Budget be increased by \$100,000.00 to \$125,000.00.

It is recommended further, that the Provisional Budget for Pavement Maintenance, General Drainage, Flood Control and Lane Maintenance now totalling \$206,000.00 be increased in total by \$100,000.00 to \$306,000.00 without allocation of the increased provision at this time between the various accounts.

13. Re: Land Registry Fees

In October, 1962, a special Imprest Bank Account was set up for use of the Legal Department in making payments to the Land Registry Office in New Westminster, The limit placed on the account is \$250. Current signing officers are W. L. Stirling and R. W. Brough.

It is recommended that the signing authority be changed to W. L. Stirling, R. W. Brough, and Douglas C. Reed.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HVB:gr