

THE CORPORATION OF THE DISTRICT OF BURNABY

15 October, 1965.

REPORT NO. 72, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Sussex-Forglen Sanitary Sewer Project #9

On May 10th, 1965, Council adopted a recommendation for the acquisition of an easement over the West 10 feet of Lot 9, Block 6, D.L. 32, Group 1, Plan 2278, owned by H.H. and M.C. Darrah, 6087 Miller Avenue. The consideration was \$1.00 and should have included \$63.00 for the loss of 84 feet of fence at 75¢ per foot.

It is recommended that the owners be paid \$63.00 for the loss of the fence.

2. Re: Petition from Hunter Street Residents

Council has received a petition signed by a number of residents on Hunter Street requesting sanitary sewers.

The estimated cost of providing sanitary sewer service to both sides of Hunter Street and the north side of Government Road, between Lakedale and Piper Avenues, is \$99,500.00.

This will immediately bring service to 85 properties as described above, and produces a high unit cost because three outlets are necessary through this area to connect to existing sewers, totalling 3,720' of sewer. The rolling nature of the land makes it necessary to run these three outlets to bring service to the area and the estimated cost of the outlets alone is \$33,000., with the remaining \$66,500. being the cost of sewers inside the area to be immediately served.

In addition to providing service to the 85 lots, the three outlets will make possible further extensions of sewer to serve an additional 85 acres of property lying generally between Piper, Winston, Brighton and Lougheed Highway. Allowing for ultimate development of three lots per acre means that the \$33,000. spent now on the outlets for the Hunter area provides the possibility of future extensions to serve an additional 255 lots. This extra 85 acres is at the present time mostly unsubdivided and would receive the internal sewers through extension by subdivision.

Hunter Street is in Stage 2 of the Local Improvement Program, but it was recognized that, if sewers were not constructed by the time the street improvement proceeded, it would be necessary to install some of the sewers in a dry state in order to avoid future disruption.

It is recommended that the request of the petitioners be granted and that sanitary sewers be constructed to serve the area at an estimated cost of \$99,500.00.

3. Re: Welfare Institutions Licence

The Christian Reformed Church Kindergarten, 8255 - 13th Avenue, hold a Welfare Institutions Licence for a Kindergarten for not more than 30 pre-school children. The licence is for use of a portion of the main church building.

The Church now wishes to move the Kindergarten to a part of another building located on the same property.

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(Item #3 - Re: Welfare Institutions Licence ..... cont.)

The Investigating Committee has no objection to the location of the Kindergarten in the new location providing the following items are attended to:

- (a) Install electrical fixtures on the exterior of each exit, where outlets are provided.
- (b) Install a water pump can or pressurized water fire extinguisher in the main hallway.

4. Re: 1965/66 Winter Works Program

The 1965/66 Winter Works program as announced by Federal and Provincial authorities will run from 1 November 1965 to 30 April 1966 under the same terms and conditions as for the 1964/65 program.

Last year, Parks clearing programs under Winter Works provided 5,078 man-hours of work for an average of fifty men, all but four of whom were taken from the Social Welfare rolls. The cost totalled \$106,914. towards which the senior governments contributed \$90,060.

This year your Parks Commission recommends the following projects to employ four regular municipal workmen and an average of forty-five men drawn from the Social Welfare rolls.

|   | No. of<br>Men | Estimated<br>Cost | Estimated<br>Grant | Estimated<br>Burnaby Share |
|---|---------------|-------------------|--------------------|----------------------------|
| <u>GOLF COURSE</u><br>in wooded area surrounding site;<br>burning and brushing ravines;<br>clearing of water course; con-<br>struction of trails, bridges,<br>service roads through and over<br>ravines; drainage work. | 16            | \$ 45,300.        | \$ 37,500.         | \$ 7,800.                  |
| <u>ROBERT BURNABY PARK</u><br>burning and brushing in wooded<br>area surrounding the ravines<br>and trails; trail and bridge<br>construction.   | 11            | 31,345.           | 25,500.            | 5,845.                     |
| <u>BURNABY MOUNTAIN</u><br>burning and brushing in wooded<br>area south of Hastings to park<br>property line.   | 11            | 31,345.           | 25,500.            | 5,845.                     |
| <u>OTHER -</u>  | 11            | 31,345.           | 25,500.            | 5,845.                     |
| (a) <u>KENSINGTON PARK</u><br>burning and brushing in wooded<br>area south of pool and along<br>Hastings St., between<br>Hammarckjold and Fell Avenue.  |               |                   |                    |                            |
| (b) <u>MUNICIPAL HALL</u><br>burning and brushing in wooded<br>area behind the Hall grounds.  |               |                   |                    |                            |
| (c) <u>RAVINES IN CENTRAL PARK</u><br><u>GARDEN VILLAGE</u><br>burning and brushing, and<br>cleaning of the ravines.  |               |                   |                    |                            |
|   | <u>49</u>     | <u>\$139,335.</u> | <u>\$114,000.</u>  | <u>\$ 25,335.</u>          |

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(Item #4 Re: 1965/66 Winter Works Program ..... cont.)

The first-mentioned is a project already approved by Council for undertaking by Parks forces, to be financed from By-law funds.

The balance requires financing by current budgets. If they are approved it will be necessary to provide the Parks Commission with \$8,547. additional funds in 1965, and \$16,788. in 1966.

There are a number of sewer projects available as Winter Works, which will be the subject of a later report.

It is recommended these projects be approved for submission as Winter Works, and that the necessary funds be allocated.

5. Re: Municipal Pound

The Chief Licence Inspector advises that additional cages are required in the Pound because of an increase in the number of dogs being impounded.

Eleven additional cages can be placed in the present building at an estimated cost of \$350.00.

It is recommended that the work be done and the cost charged to the Pound Reserve Fund.

6. Re: Acquisition of Easement - Portions of Lots 116, 117, 129 and 130 of  
Subdivision of Blocks 2 and 3, D.L. 126, Plan 3473.

An easement is required, in order to finalize a subdivision, over portions of Lots 116, 117, 129 and 130 of subdivision of Blocks 2 and 3, D.L. 126, Plan 3473, from Norburn Construction Co. Ltd., 5459 Chaffey Avenue, Burnaby 1, B. C. The property on which the easements are located is on the east side of Delta Avenue approximately 300' south of Parker Avenue. These easements are required to accommodate utility works and future Municipal use and are to be provided at no cost to the Corporation, B.C. Hydro and Power Authority and the B.C. Telephone.

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.

7. Re: Interim Zoning and Building Permits

On August 30th, Council authorized the Chief Building Inspector to issue building permits on the lots created by Subdivision Reference #76/65 (a portion of Block 2, D.L. 131), in accordance with the regulations under the R2 Zone in "Burnaby Zoning By-law, 1965" until a further report was received on a method of overcoming the problem described in a Special Report of the Manager's, dated August 30th, 1965, (copy attached hereto).

Submitted herewith is the report of the Planning Director for the consideration of Council.

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8. Re: Letter from North Burnaby Commerce and Community Bureau

Council is in receipt of a letter dated October 7th, from the above mentioned organization which requests information on the following:

- (a) The proposed Redevelopment Plan for the 3800 and 3900 Blocks, East Hastings Street.
- (b) The public parking lot suggested for southwest corner of East Hastings Street and MacDonald Avenue.
- (c) Request to the Traffic Safety Committee for a painted crosswalk at Hastings and MacDonald.

The Planning Director advises regarding the Redevelopment Plan that the Scheme has been given top priority in the Department's Work Programme, and as much time as is available is being spent on its completion. It will be realized that the many rezoning applications and the major subject of Apartment Location, together with the proposed development of D.L. 86, have severely cut into the available time. The necessary data collection and field survey work has been completed and analyzed and a draft report is being finalized. Draft maps of assessment detail, land use, building ages, building conditions, lot condition, street condition and environment have been prepared and evaluated. Temporary help has been arranged and the Scheme will be presented to Council at the earliest possible date.

The letter of June 19th requesting the parking lot was received by Council on July 5th and acknowledged by the Municipal Clerk on July 7th. The request was referred to the Municipal Manager for a report. It was well known that the property proposed for the parking lot would no doubt be needed for the Redevelopment Scheme. The estimated cost of developing same for a parking lot was \$7,000.00 which would provide parking accommodation for about 30 cars.

On September 24th, Mr. F. Hartley, Secretary of the North Burnaby Commerce and Community Bureau, was advised by telephone of the estimated cost and the possible use of the lot in the Redevelopment Scheme and it was pointed out that the proposal should wait a final decision on the proposed Redevelopment Scheme, which it was hoped would be completed in the very near future.

The proposed crosswalk has been given consideration by the Traffic Safety Committee and a reply to the Bureau's request has been forwarded.

9. Re: Tenders - Grandview Sanitary Sewer Area #11

Tenders for the construction of the above mentioned Sewer Project were received up to 3:00 p.m., local time, Tuesday, 12 October, 1965, and were opened in the presence of Messrs. V. D. Kennedy, R. J. Constable, R. Dick - Associated Engineering Services, and representatives of the firms tendering.

A tabulation of the tenders is attached hereto.

It is recommended that the low tender of H. B. Contracting Limited, in the amount of \$295,692.36 be accepted, which includes the clean method recommended by the Municipal Engineer, subject to satisfactory credit ratings being received.

10. Re: Access Road to 12th Avenue North of Marine Drive

A delegation appeared before Council on October 4th, 1965 requesting:

- (a) An access road to 12th Avenue, north of Marine Drive.
- (b) A lane to serve those properties on the east side of the subject portion of 12th Avenue.

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(Item #10 - Re: Access Road to 12th Avenue North of Marine Drive .... cont.)

Council requested the following information:

- (a) The cost of acceding to the request for the lane and the road.
- (b) The future land use situation for the area involved.

The Municipal Engineer advises that the estimated cost of constructing Fenwick Street from 12th Avenue to the lane allowance east of 12th Avenue to lane standard, and the estimated cost of the subject lane from Fenwick Street north 400 feet is \$3,600.00, and also advises that he cannot justify the construction of the lane in the present circumstances and could not undertake construction this year due to the current load of uncompleted works.

It is not reasonable to attempt to estimate the cost of opening the road as it is considered that this area should possibly be replotted.

The Planning Director advises that the Department is currently examining the possible future land use in the Stride Pit and adjacent area, which will include the 12th Avenue area, and will soon be discussing with New Westminster, at a staff level, the problems common to both Corporations.

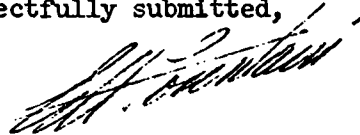
In view of the situation outlined above, it is considered premature for the Corporation to initiate further access to the 12th Avenue area at this time.

11. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$40,025.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

EAF:gr

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12. Re: Land Sale

On September 27th, 1965, Council directed that Lots 7, 8 and 9, Block 11, D.L. 161, Group 1, Plan 1742, be placed in a sale position subject to the following:

- (a) A minimum price of \$6,500.00;
- (b) The purchaser to apply for the cancellation of that portion of the lane separating Lots 5 and 6 from Lots 7, 8 and 9, which the Corporation will not oppose;
- (c) The purchaser to consolidate Lots 5, 6, 7, 8 and 9, and the portion of the lane cancelled, into one property;
- (d) The purchaser to pay all legal and survey costs.

A letter has been received from Mill and Timber Products Limited, offering to purchase the said lots subject to all the conditions.

It is recommended that the offer be accepted.

13. Re: Request of Byrneroad Peat Farm

Council requested a report from the Municipal Engineer pursuant to a request received from the above mentioned organization for a water service to the Peat Farm at 8995 Royal Oak Avenue.

Herewith is the report as requested:

"Mr. W. G. Head has made application for a water service to the Byrneroad Peat Farm, 9051 Royal Oak Avenue. There appears to be two points raised in Mr. Head's letter of 20th September, 1965.

1. Application for Water Service.
2. Lack of Water Supply to Mr. Chang Bo Hoy's property.

To answer the first part, we refer to the Water Works Regulation By-law which sets out a charge for each size of service applied for and there is no exception to these charges.

In Mr. Head's case, he may be referring to the cost involved in extension of the service from the point where we would provide the connection, and his property. The closest water main to the Byrneroad Peat Farm is at Royal Oak and Byrne Road which would require an extension of 500 to 600 ft. of service pipe.

This brings us to the second point regarding water supply to Mr. Chang Bo Hoy's property at 9051 Royal Oak Avenue. A water service application was received 2 July, 1953, and installed to the property line on Byrne Road, a distance of approximately 30 ft. The application has the remarks on it that 'it is to be understood that this application for Water Supply is to service the above lot only and not to service other properties or subdivision of this property'; also, that 'connection of water supply is from Byrne Road to temporary 3/4" main being laid on Royal Oak by owner'. This service was metered 21 May, 1965, and because of a complaint about water supply, the service was renewed 1 June, 1965.

It is true that Mr. Hoy is not receiving adequate water supply and Mr. Head is restricted to tapping to this supply. To receive water, Mr. Head would have to run a temporary 3/4" main similar to Mr. Hoy's from a connection at Byrne Road at a cost of \$80.00 for the connection plus the cost from Byrne Road to the terminus. We are not suggesting that such 'temporary mains' should be constructed now or ever."

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14. Re: South Slope V Sanitary Sewer Area #6

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

- (a) Owner - Yngve Oscar Johnson, 7231 - 17th Avenue, Burnaby 3, B. C.  
Property - The Northwesterly 10' being measured at right angles to the Northwest boundary of Lot 68, Blocks 34 to 38, D.L. 95, Group 1 Plan 1152, N.W.D.  
Location of Easement - 7231 - 17th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - George Henry Belland and Joan Yvonne Belland,  
7279 - 11th Avenue, Burnaby 3, B. C.  
Property - The Northwesterly 5' being measured at right angles to the Northwest boundary of Lot "A", Block 7, D.L. 29, Group 1, Plan 5306, Except firstly the Easterly 126' thereof having a frontage of 126' on Eleventh Avenue by full depth of said Lot "A" and adjoining Lot 15 and secondly, the Westerly 52' thereof having a frontage of 52' on Eleventh Avenue by full depth of said Lot "A" and adjoining Lot 20, N.W.D.  
Location of Easement - 7279 - 11th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - George Norman Kirkland Peters and Myrtle Verdun Peters,  
7375 - 11th Avenue, Burnaby 3, B. C.  
Property - Northwesterly 5' of Lot 16, Block 6, D.L. 29, Group 1, Plan 3035,  
Location of Easement - 7375 - 11th Avenue, Burnaby 3, B. C. N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Germaine Simard, 7355 - 11th Avenue, Burnaby 3, B. C.  
Property - The Northwesterly 5' being measured at right angles to the Northwest boundary of Lot 19, Block 6, D.L. 29, Group 1, Plan 3035, N.W.D.  
Location of Easement - 7355 - 11th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (e) Owner - Franklin David Summers, 7217 - 17th Avenue, Burnaby 3, B. C.  
Property - The Northwesterly 10' being measured at right angles to the Northwest boundary of Lot 66, Block 34 to 38, D.L. 95, Group 1, Plan 1152, N.W.D.  
Location of Easement - 7217 - 17th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 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.

15. Re: Springer Sanitary Sewer Area #14

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

Owner - Philip John Chartier and Herselene Frances Chartier, McLure, B. C.  
Property - Portion of Lot 11, Blocks 1 to 6, D.L. 125, Plan 3520 Except part included in Parcel "B", Explanatory Plan 10551.  
Location of Easement - Vacant Property - South side of Halifax, east of Springer Avenue.  
Consideration - \$432.05 plus restoration of the easement area.  
This easement passes through the property and has an area of 8641 square feet.

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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16. Re: South Slope V Sanitary Sewer Area #16

The following lane acquisitions are required for the above mentioned Project:

- (a) The Southeasterly 10' of Lot 12, Blocks 34 to 38 of Lots 1 and 3, D.L. 95, Group 1, Plan 1152, N.W.D., being measured at right angles to the Southeast boundary thereof, owned by Frank Eric Jackholm and Lytte Era Jackholm, both of 3365 Commercial Drive, Vancouver 12, B. C. The property is located at 7210 Edmonds Street, Burnaby 3, B. C. The consideration is \$1.00.
- (b) The Southeasterly 10' of Lot 48 of Lots 34 to 38 of Lots 1 and 3, D.L. 95, Group 1, Plan 1152, N.W.D., being measured at right angles to the Southeast boundary thereof, owned by Lois Mae Reynolds of 7170 - 18th Avenue, Burnaby 3, B. C. The consideration is \$49.50 for 66' of fence at 75¢ per foot.
- (c) The Southeasterly 10' of Lot 49, Blocks 34 to 38 of Lots 1 and 3, D.L. 95, Group 1, Plan 1152, N.W.D., owned by Gordon Osborne Williams and Margaret Campbell Williams, 7164 - 18th Avenue, Burnaby 3, B. C. The consideration is \$54.50 for 66' of fence at 75¢ per foot and \$5.00 for a pear tree.
- (d) The Southeasterly 10' of Lot 51 of Lots 34 to 38 of Lots 1 and 3, D.L. 95, Group 1, Plan 1152, N.W.D., being measured at right angles to the Southeast boundary thereof, owned by Edward De Kinder and Ida Mary Magdalene De Kinder, both of 7148 - 18th Avenue, Burnaby 3, B. C. The consideration is \$57.00 for 66' of fence at 75¢ per foot, and \$7.50 for a clothesline pole.
- (e) The Northwesterly 10', being measured at right angles to the Northwest boundary of the Southerly Half of Lot 74, Blocks 34 to 38 of D.L. 95, Group 1, Plan 1152, being all that portion of said Lot 74 lying to the South of a straight line bisecting the Easterly and Westerly boundaries thereof, N.W.D., owned by Shirley Ann Summers of 1215 London Street, in the City of New Westminster, B. C. The property is located at 7195 - 16th Avenue, Burnaby 3, B. C. The consideration is \$49.50 for 66' of fence at 75¢ per foot.

It is recommended that the portions of property referred to be acquired for lane purposes and that the Reeve and Clerk be authorized to sign the necessary documents.

17. Re: Sewer Service to 1080 Cliff Avenue.  
Mr. S. Muir

On October 12th, the Council requested the Municipal Engineer to review a recommendation to relocate a sanitary sewer manhole in front of the property of Mr. S. Muir at 1080 Cliff Avenue.

Mr. Muir is now prepared to have the top of the manhole lowered three inches and covered with top soil.

Instructions have been issued to have the work done.



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

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

- (a) Owner - The Director, The Veterans' Land Act, Vancouver, B. C.  
(Veteran - E. D. Michell, 5450 West Grandview-Douglas Highway,  
Burnaby 2, B. C. )  
Property - The South 20' of the East Half of Lot 6, of part of D.L. 80N $\frac{1}{2}$ ,  
Group 1, Plan 10063, N.W.D.  
Location of Easement - 5450 West Grandview-Douglas Highway, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Eric William Groat and Elizabeth Dodds Groat,  
3976 Royal Oak Avenue, Burnaby 2, B. C.  
Property - Easterly 8' of Lot 12S $\frac{1}{2}$ , D.L. 80N $\frac{1}{2}$ , Group 1, Plan 10063, N.W.D.  
Location of Easement - 3976 Royal Oak Avenue, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Byron Andre and Karel Andre,  
3926 Royal Oak Avenue, Burnaby 2, B. C.  
Property - The East 8' of the North Half of Lot 12, of part of D.L. 80N $\frac{1}{2}$ ,  
Group 1, Plan 10063, N.W.D.  
Location of Easement - 3926 Royal Oak Avenue, Burnaby 2, B. C.  
Consideration - \$1.00 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.

19. Re: Acquisition of Easement - Portion of Lot 99 of Subdivision of  
Lot 2, Block 5, D.L. 136, Plan 3053.

An easement is required, in order to finalize a subdivision, over a portion of Lot 99 of subdivision of Lot 2, Block 5, D.L.136, Plan 3053, from Mike Kasky and Rose Kasky, 2151 Duthie Avenue, Burnaby 2, B. C. The property on which the easement is located is at 2151 Duthie Avenue, Burnaby 2, B. C. This easement is required for drainage purposes. 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.

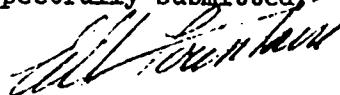
20. Re: Sussex-Forglen Sanitary Sewer Area #9

The following lane acquisition is required for the above mentioned project:

The Westerly 10' of Lot 3, Block 6, D.L. 32, Group 1, Plan 2278, Except Parcel "A" (Explanatory Plan 8250), N.W.D., owned by Lam Yeung Choi and Yim Ying Chiu, 114 Wellington Avenue, Chilliwack, B. C. The property is located at 6225 Miller Avenue, Burnaby 1, B. C. The consideration is \$1.00.

It is recommended that the portion of property referred to be acquired for lane purposes and that the Reeve and Clerk be authorized to sign the necessary documents.

Respectfully submitted,



E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER