

THE CORPORATION OF THE DISTRICT OF BURNABY

18 June, 1965.

REPORT NO. 46, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Contract Agreement - Burnaby and Ernest E. Brown  
Golf Course

Details of the proposed Agreement for Mr. Brown's services as Golf Course Architect for the proposed Golf Course in D.L. 137, have been worked out and the terms of the Agreement have been approved by the Parks and Recreation Commission.

The Consultant's services required under the contract are quite extensive and complete including the preparation of preliminary studies; preparation of drawings and specifications for construction purposes; assisting and advising on forms of tenders and advising on tenders and proposals; supervising construction; supervising maintenance for a one-year period after construction; and general administration of the Construction Contract. He shall also provide estimates to the owner.

The fee is \$22,500.00 payable \$2,250.00 on execution of the Agreement and then monthly payments as provided in the Agreement with the sum of \$3,450.00 being held for forty (40) days after complete performance of the Contract and delivery to the Corporation such releases, discharges and waivers of and from all claims, demands and lien claims for and in respect of all matters and things growing out/or connected with the Agreement.

It is recommended that Council authorize execution of the Agreement.

2. Re: Partnership Projects - Boundary Road

The City of Vancouver has three projects for the west roadway of Boundary Road. These have been discussed with Burnaby Engineering Officials and they all come under the "partnership" arrangement between the two municipalities.

The proposed projects are:

1. From 1st Avenue to the Lougheed Highway
  - widen from 20 to 26 feet on the west side and construct west curb and gutter.
  - estimated total cost \$13,500.00.
2. From Eton Street to Trinity Street.
  - install west curb and gutter and surface 27 feet wide.
  - estimated total cost \$4,700.00
3. From 29th Avenue to approximately 278' south of Grandview Highway.
  - curbs and 35' pavement.
  - estimated total cost \$145,000.00

Burnaby's Engineering Department has approved the details of all projects. On the same basis of sharing as contributed to by Vancouver for the G.N.R.-Hastings Street section, Burnaby's estimated share would be 50% or \$81,600.00. In anticipation of this work, provision was made for the expenditure in the 1965 Budget.

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(Item No. 2 - Re: Partnership Projects - Boundary Road .... cont.)

It is recommended that authorization be given to the three projects listed, and Burnaby's participation financially to 50% of the cost.

3. Re: Appointment of Poundkeeper

It was previously report verbally to Council, that Mr. G. O. Alsen who has been the Burnaby Poundkeeper for many years, wishes to retire. The tentative retirement date is 31st July, 1965, but Mr. Alsen has given assurance that he will not see the Corporation embarrassed in any way and will attend to the Pound until a replacement Poundkeeper is obtained.

The position of Poundkeeper is a difficult position in many ways, and it is essential that the right man be found for the job.

Through Mr. Alsen, an application has been received from a Mr. Leith M. Wright, who is now at Nakusp, B. C. Mr. Wright has applied for the contract on exactly the same terms and conditions of Mr. Alsen's contract. The 31st July date is the expiry date of Mr. Alsen's contract.

Mr. Wright gives his qualifications as follows:

- Studied Animal Husbandry, U.B.C.
- Operated a dairy farm in Surrey.
- Owned a kennel of dogs as a hobby on Vancouver Island where he produced some top-winning Show and Field dogs.

His wife, Mrs. Velma Wright, is a professional Dog Handler and Trainer of many years experience. She worked with Mr. Alsen in the Burnaby Pound for two years. She is also a Veterinarian Nurse and has worked with Dr. T. E. Sleith and Dr. D. Lott of Duncan.

At present, Mr. Wright is a Government Licensed Scaler with Columbia Cellulose Company.

Mr. Wright appears to have the necessary experience and recommendations for Poundkeeper and it is recommended that his application for Poundkeeper for Burnaby on the terms and conditions of the present contract with Mr. Alsen be accepted.

Basically, the terms of the contract are:

1. The Corporation agrees to pay the following sums for the impoundment and disposal of dogs:

|  |          |
|--|----------|
| (a) Impounded dog                        | \$ 10.00 |
| (b) Destroying dog                       | 1.50     |
| (c) Picking up and destroying a dead dog | 4.00     |
2. The Poundkeeper shall provide, without cost or liability to the Corporation:
  - (a) Adequate staff for the purpose of operating the Pound
  - (b) A vehicle suitable for the operation of the Pound
  - (c) All light and heat required in or near the premises.
  - (d) Keep the premises in good repair.

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4. Re: Tenders for Royal Oak/Douglas Area 12/13  
Sanitary Sewer

An advertised tender call was made 26th May, 1965 for this project.

The scope of the work called for bids on the supply and installation of:

A. Approximately 46,506 linear feet of Sanitary Sewers consisting of sizes 8" and 10" diameter sewer mains, and 1,049 linear feet of 18" reinforced concrete pipe on piles.

B. Approximately 582 house connections.

Three tenders were received and opened by the Purchasing Agent in the presence of Mr. V. D. Kennedy, Mr. L. Staples, Mr. R. J. Constable, and Mr. R. Dick (Associated Engineering Services), and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

The actual bids were considerably in excess of the estimates for this project. It will be noted that there were only three bids received and this in itself was considered to be an aspect well worthy of examination. Consequently, Council was informed of the situation with a view of an early decision on a Recommendation to Council which could be acted upon to release the tenderers if necessary so they could be governed accordingly with respect to other work offered on which they could bid.

There is a great deal of sewer work offering these days. This would have an effect on the number of bidders and likely on the bids. It also so happened that Burnaby's call was inopportune timed with other work offered. It also was a reasonably large contract involving large Performance Bonds. Additionally, there was a time limit set for this large contract.

After taking all these factors into consideration, it was considered that it would be in Burnaby's interest to reject all the tenders submitted and develop a new approach.

It is therefore recommended:

- (a) That all tenders be rejected.
- (b) That Associated Engineering Services Ltd. be instructed to redraw the specifications for the Royal Oak/Douglas Area 12/13, dividing the project into two sections.
- (c) That separate tenders be called for each section with the time limit extended so that each section of the project would be completed by the year-end

5. Re: Burnaby Lake Study  
Progress Report #1

In accordance with the Agreement, Associated Engineering Services Ltd. have submitted their first Progress Report on the Burnaby Lake Study. A copy of the Progress Report is being supplied to each member of Council.

It will be noted that most of the work to date has been of a preparatory nature. The succeeding Progress Reports should reflect much more actual work on the Study.

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6. Re: Library Commission Budget

The Library Commission Budget for 1965 approved by Council is 'processed to net \$240,998. less Revenue \$22,000., net \$218,998.'

In its letter of transmittal, the Commission advised that the budget made no provision for any increase in salaries that might be awarded through the negotiations then taking place to unionized employees.

The Union Contract has been signed. Additional cost to the Commission for 1965 is \$3,680.

It is recommended that Council appropriate the sum of \$3,680. from the Reserve for Wage Adjustments (\$164,000.).

7. Re: Cancellation of Easements

- (a) On March 29th, 1965, Council authorized the acquisition of an easement over the south 10 feet and east 5 feet of Lot 50, D.L. 132, Group 1, Plan 1493, owned by Matts Robert Haggman and Jenny Johanna Haggman, 6886 Aubrey Street. The consideration was \$75.00 for loss of trees and shrubs.

The design of the sanitary sewer was changed which eliminated the need for the easement. The compensation was not paid.

- (b) On February 8th, 1965, Council authorized the acquisition of easements over the north  $7\frac{1}{2}$ ' and the east 5' of Lot 47 and the north  $7\frac{1}{2}$ ' and the west 5' of Lot 48 of the Subdivision of Lot 2 of Blocks 21/22, Plan 1355 and of Parcel "A" Explanatory Plan 9211, Block 21, D.L. 34, Group 1, Plan 1355, owned by Melmon Fletcher Maxwell and Ruth Gertrude Maxwell, 4742 Inman Avenue. The easements were for drainage purposes and there was no consideration.

The Engineering Department now advises the easements are not required.

- (c) An easement was acquired over the east 5' of Lot 175 and the west 5' of Lot 176 both of Lot 129, Group 1, Plan 27639 owned by John F. Oulds and Marguerite Lillian Oulds, 5751 Winch Street, and R.A. and M.L. Ruddy, 6235 Grant Street. The easements were for sanitary sewer and fronted on Grant Street. There was no consideration.

The easements are no longer required.

It is recommended that the easements be abandoned and that the Reeve and Clerk be authorized to sign the necessary documents.

8. Re: Welfare Institutions Licence

Mrs. Jenny Chahal, 7863 Wedgewood Street has applied for a Welfare Institutions Licence to give daytime care to children.

The Investigating Committee considers the property suitable for the care of not more than four children providing the converted oil drum incinerator is removed from the basement of the dwelling

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9. Re: Acquisition of Easements- S.E. Portion of Lot 36 and the Southerly 15' of Lot 37 of a Subdivision of Lot 36-37, D.L. 40, Plan 27364

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Easements are required, in order to finalize a subdivision, over the south-easterly portion of Lot 36 and the southerly 15' of Lot 37, of a subdivision of Lot 36-37, D.L. 40, Plan 27364, as shown on Plan prepared by E. T. Wong, B.C.L.S. dated 27th May, 1965 from Joseph T. Mulvihill, 3700 Piper Avenue, Burnaby 2, and James C. Heath, 7926 Government Street, Burnaby 2, respectively. The location of the easements are on the south-east corner of Piper Avenue and Government Street. The easements are required for drainage purposes. There is no consideration payable by the Corporation.

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.

10. Re: Local Improvement Street Lighting Project  
- Burrard Estate

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With approval of Council, an Ornamental Street Lighting Project as a Local Improvement was initiated for a project of eight 250W lights to serve Maureen Court and Trudy Court. This is a subdivision of 33 lots bounded roughly by Hastings, Duthie and Union.

Submitted herewith is the Clerk's Certificate of Sufficiency for the Project.

There were no objections and with Council's approval, work can proceed.

It is recommended that Council approve this Street Lighting Project. The estimated cost is \$3,600.00, of which the Corporation's share is \$540.00.

11. Re: Discotheque Clubs

On 8th March, 1965, Council, when dealing with an application by Else Enterprises Ltd. for a licence to operate a Discotheque Club, resolved to hold the application in abeyance for a period of two months. Council also desired information from the applicants, specifically:

(a) The number of patrons attending the Clubs each week, and the age brackets into which they fall.

(b) The number of patrons who are students.

(c) The hours during which all patrons attend, by age groups.

This request was forwarded to the solicitors for the applicants, on 11th March, 1965, but there has been no reply to the letter.

It is not known whether the Else Enterprises Ltd. application is still alive or not. Since there has been a recent enquiry however, concerning Discotheque application procedure, it would appear desirable for Council to determine:

(a) Whether or not Discotheques are to be permitted in Burnaby, and

(b) If they are, the regulations which are to be established governing them.

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(Item No. 11 - Re: Discotheque Clubs .... cont.)

If the decision is against Discotheque Clubs, it would be desirable to so legislate in an appropriate Municipal By-law.

12. Re: Clinton Street East of Gilley Avenue

Council recently passed a by-law closing a lane allowance running east from Gilley Avenue between Neville and Clinton Streets, to vehicle traffic, and requested a report as to the feasibility of extending the north-south lane through to Neville Street and/or extending Clinton Street westward to Gilley Avenue.

- (a) Extending the lane north to Neville Street can be accomplished by the acquisition of the required right-of-way from the east portion of Lot "E", D.L. 160, Group 1, Plan 13174. The estimated costs are as follows:

|              |                    |
|--------------|--------------------|
| Right-of-way | \$ 2,000.00        |
| Construction | <u>1,000.00</u>    |
|              | <u>\$ 3,000.00</u> |

- (b) Extending Clinton Street westward to Gilley Avenue. This would require the acquisition of Lot 10, D.L. 160, Group 1, Plan 15439, for the right-of-way. The estimated costs are as follows:

|              |                    |
|--------------|--------------------|
| Right-of-way | \$10,000.00        |
| Construction | <u>2,000.00</u>    |
|              | <u>\$12,000.00</u> |

The Municipal Engineer and the Planning Director favour the extension of the lane to Neville Street.

13. Re: FINANCING through Greater Vancouver Sewerage & Drainage District and Greater Vancouver Water Board

The following by-laws authorized borrowing from the Sewer District and the Water District:

| By-law No. | Date              | Amount        | From                        |
|------------|-------------------|---------------|-----------------------------|
| 4320       | 26 February, 1962 | \$ 1,500,000. | Gt.Vancouver S.& D.D.       |
| 4447       | 1 April, 1963     | 1,500,000.    | Gt.Vancouver S.& D.D.       |
| 4652       | 6 October, 1964   | 1,800,000.    | Gt.Vancouver S.& D.D.       |
| 4416       | 31 December, 1962 | 500,000.      | Gt.Vancouver Water District |
| 4587       | 29 June, 1964     | 1,000,000.    | Gt.Vancouver Water District |

These by-laws should be amended to incorporate details of the sums to be repaid. In general terms they are:

| By-law No. | No. of Years | Type of Security sold by Sewer or Water District | Interest Rate     | Average Annual Principle & Interest Repayment |
|------------|--------------|--|-------------------|---|
| 4320       | 25           | Sinking Fund                                     | 5 $\frac{1}{2}$ % | \$ 121,958.19                                 |
| 4447       | 25           | Serial   | 5 $\frac{3}{4}$ % | 114,995.56                                    |
| 4652       | 25           | Serial   | 5 $\frac{1}{2}$ % | 135,018.12                                    |
| 4416       | 25           | Serial   | 5 $\frac{1}{4}$ % | 36,574.43                                     |
| 4587       | 25           | Serial   | 5 $\frac{3}{4}$ % | 74,602.99                                     |

The Municipal Solicitor is preparing the amending by-laws.

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14. Re: Golf Course Site

The Parks and Recreation Commission has considered a proposed plan for an eighteen hole golf course designed within an area of approximately 19 acres as roughly delineated by the Planning Department.

In due course, this site would be definitely delineated by road allowances and a High School site. At this time, it can only be described as being mainly in District Lot 137. Planning Department Drawing #1790 which will be available for Council shows the proposed boundaries of the golf course site. It may be necessary to make minor adjustments as construction of the golf course proceeds.

In another Item on this Report, Council is asked to approve the contract with the Golf Course Consultant retained by the Corporation. With this contract and authority to use the site the Commission would be in a position to proceed with the Golf Course which formed one of the projects of the Parks By-law.

The Commission has requested that Council make the proposed site available to the Parks and Recreation Commission for golf course use.

In selecting the area proposed to the Commission for use as a golf course, the Planning Department has given full consideration to the Project Planning Associates North-east Burnaby Study, and has modified the shape of the site to retain the essential features of the Study while providing a site with the necessary attributes for a golf course and minimal difference in elevation.

It is recommended that the site be approved and made available to the Parks and Recreation Commission for golf course use.

15. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$ 7,155.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

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16. Re: Springer Sewer Project #14

The Corporation has a 26' wide easement over Parcel "C" (Reference Plan 15235) Except Explanatory Plan 16419, Block B/20/4/5, D.L. 125, Group 1, Plans 3347 & 3520, owned by George Wilfred McClure and located at 5357 Lougheed Highway.

The original design of this sewer project required that the above mentioned easement be widened by ten feet. The sewer has been redesigned and the acquisition of the additional 10 feet is not required. However, an extra 10 feet is required for working area.

The owner has consented to the extra working area for the consideration of a sewer connection estimated to cost \$100.00.

It is recommended that the offer of the owner be accepted.

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

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

- (a) Owner - Kenneth Leonard McLean and Norma Arlene McLean,  
4955 Sardis Crescent, Burnaby 1, B. C.

Property - West 10' of Lot 80, Blocks, 11, 12 & 21, D.L. 32, Group 1,  
Plan 19236, N.W.D.

Location of Easement - 4955 Sardis Crescent, Burnaby 1, B. C.

Consideration - \$75.00 plus restoration of easement area.

Amount includes compensation for loss of the following:

Cedar Hedge on rear portion of West lot line,  
Maple Tree Hedge on front portion of line,  
1 Large Maple at rear of lot.  
1 Cedrus Deodora - Cedar tree  
4 Peonies  
6 Rose Bushes  
4 Yucas  
1 Laburnum tree  
1 Carnation  
1 Small Pine

2 Rhododendrons  
1 Small Spruce  
1 Geranium  
1 Phlox  
1 Peony  
1 Babies Breath  
1 Spirea

- (b) Owner - David Melvin Cole and Lillian Frances Cole, 5561 Forglen Drive,  
Burnaby 1, B. C.

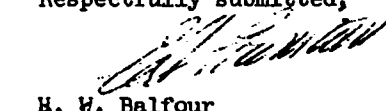
Property - Portion of Lot 86, as shown outlined in red on plan prepared  
by C. P. Aplin, B.C.L.S., dated the 8th day of April, 1965,  
Blocks 11, 12 & 21, D.L. 32, Group 1, Plan 19236, N.W.D.

Location of Easement - 5561 Forglen Drive, Burnaby 1, B. C.

Consideration - \$75.00, and the owners to have the right to complete the  
construction of a carport which will encroach on the  
easement area. 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.

Respectfully submitted,

  
H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr