

## THE CORPORATION OF THE DISTRICT OF BURNABY

19 February, 1965.

REPORT NO. 14, 1965.

His Worship, the Reeve,  
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Street Lighting - Gilpin Street

Resulting from a specific request of Miss Louise Bisailon of 5988 Gilpin Street for the replacement of a light moved to the new section of Iris Street, a study was made of the entire length of Gilpin from Royal Oak to the Grandview-Douglas Highway.

Gilpin is sparsely developed with residences along its 3/4 mile length, with almost no cross streets. The present incandescent lights are spaced at 750 foot intervals. This is well below the minimum standard of 1000 feet but it is considered that the proximity of Gilpin Street to Oakalla Prison Farm and its arterial nature provide sufficient reasons for an upgrading of the standard of lighting on Gilpin Street.

It is recommended that:

- (1) The lights be respaced to approximately 400 foot intervals.
- (2) The incandescent lights be replaced with Mercury Vapour lights on B.C. Hydro poles.

This would entail removal of 5 incandescent lights and the installation of 9 Mercury Vapour lights.

2. Re: Claim for Interest Costs -  
J. S. Young

On 17th April, 1964, W. and T. Hohn, owners of Lot A, Block 1, S.D. 15, R.S.D. 1, D.L. 120 (1220 Madison) made prepayment of taxes of \$2,487.00.

On 7th May, 1964, J.S. and P.D. Young made application at the Land Registry Office to transfer this property to their names. Notification of the transfer was received by the Assessment Department on 4th June, 1964.

In February, 1964, the London Life Insurance Company accepted a loan application from Walter Hohn, and on 23rd April, 1964, the proceeds of the loan were disbursed on the basis of Mr. Hohn providing evidence to the Company that a sum had been prepaid by him towards the 1964 taxes.

In June, 1964, the London Life Insurance Company asked for a tax statement and this was supplied without any reference to the prepayment. The Company paid the Corporation the full taxes for the year, \$2,794.21 in July.

Mr. Young, in the meantime had paid the actual balance of taxes between the prepayment and the levy.

Burnaby had received double payment of the taxes. There is a procedure of notification of such double payments to the Tax Collection Supervisor. Details of refund such as the party entitled to refund, are normally carried out by telephone. No record is kept of telephone conversations.

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(Item No. 2 - Re: Claim for Interest Costs -  
 J. S. Young ..... cont.)

This particular matter was not resolved until after the year-end when Mr. Young asked London Life for a statement.

The payment of taxes made by London Life had been added to the mortgage against the property. At 6  $\frac{3}{4}$ % interest, Mr. Young had been charged \$103.87 on this double payment.

On behalf of Mr. Young, London Life has asked consideration of a reimbursement to Mr. Young of \$103.87.

The Solicitor has ruled that no interest is claimable against the Corporation but advises that Council has the power to award a settlement if it wishes to do so.

Since the Corporation had the use of this sum of \$2,794.21 from 15th July, 1964, to date of refund, the Corporation contributed to the original error by not noting the prepayment on the statement sent to London Life; and it has taken unduly long to effect refund, it is recommended that Council approve payment of Mr. Young's claim for reimbursement of \$103.87.

Steps are being taken by the Treasurer as Tax Collector to ensure that circumstances such as these will be avoided in the future.

2. Re: Burnaby Road Closing By-law 1965 - #4700  
 Lane East of Gilley and South of  
and Parallel to Neville Street

By-law #4700 appeared on the Council Agenda for 1st February, 1965 but was not introduced.

A petition was received asking that Council defer action on the By-law pending review by Planning and Engineering of three points raised by the petitioners:

1. Clinton Street is a dead-end street without cul-de-sac facilities.
2. The existing lane between Clinton and Neville Streets is used as access for Clinton, MacPherson and Burnaby South High School children, together with access to the bus stop located at Clinton and Gilley for residents of this area.
3. The existing lane facilities create nuisance by virtue of dust, together with the inadequate lane from Gilley 120 feet east.

The Planner reports:

"I have reviewed past files on the closure of the above lane and would concur with the previously expressed opinion that this situation does not warrant any particular expenditures or action; although if there is a wish on the part of the residents to close this lane, there is no reason to oppose such closure.

I would add, however, that the present 10' lane does provide an outlet at the westerly end of a long length of lane parallel to Neville Street and there is merit in examining the future possibility of replacing this east-west portion of lane by a north-south link through to Neville Street parallel to Gilley Avenue. This might be obtainable upon subdivision of Lot "E" depending upon the location of the existing building.

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Item No. 3 - Re: Burnaby Road Closing By-law 1965 - #4700  
 Lane East of Gilley and South of  
 and Parallel to Neville Street ..... cont.)

Should Gilley Avenue become a major arterial route, such a rear service lane would be desirable for those houses fronting on Gilley."

The Engineer reports:

"In reply to the Clerk's letter to Mr. Edward R. Kidd and other petitioners, we comment as requested.

1. This Department has difficulty in maintaining a 10' allowance, which is actually inadequate for vehicular traffic and we support the contention that this allowance should be stopped up to vehicle use but left open for pedestrian use. It is our understanding that it was never intended to be fully cancelled and the allowance was to be classified as a walkway which seems to nullify point 3 of the petition.
2. If the lane is to remain open to vehicular traffic we will support the contention that it should be a full lane allowance width of 20'.
3. It is physically possible to construct cul-de-sac facilities at the end of Clinton Street as the road width is 86'."

There is a sanitary sewer located on the 10 foot lane allowance.

The intent and purpose of the By-law is to close this 10' x 120' portion of lane to vehicular traffic but leaving it available for pedestrian use.

4. Re: Welfare Institutions Licence

All Saints Kindergarten, Rev. A. R. Walker, 7405 Royal Oak Avenue, is licensed as a kindergarten for 30 pre-school children, and has requested that the licence be increased to 45 pre-school children.

The Provincial Welfare Institutions Regulations limit the minimum square feet allowable per child to 25 square feet in the type of building used for the kindergarten. Having regard to this factor, the maximum allowable number of children would be 40.

The Investigating Committee recommends that the licence be amended to provide for the care of 40 pre-school children.

5. Re: Truncation - Boundary & Douglas Roads

A 15' x 15' truncation is required by the Corporation from the north west corner of Lot 10, Block 16, D.L. 116, Group 1, owned by Joseph W. and Fred Elligott, 904 Boundary Road. The consideration is \$1.00.

It is recommended that the truncation be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

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Re: Request of MacMillan, Bloedel & Powell River Ltd.

The above mentioned Company hold Foreshore Lease No. 7/4 issued by the North Fraser Harbour Commission which fronts on D.L. 166, Group 1 - North Arm of the Fraser River.

The lease also fronts on two street ends being "Holland" and "Emily" streets.

The Company requests permission from the Corporation to occupy the water lease fronting the street ends to December 31st, 1965.

It is recommended that the request be granted.

7. Re: Beresford Street Extension - East of Buller Avenue

On September 23rd, 1963, Council

- (a) authorized the acquisition of Lot "A" except Explanatory Plan 8393, S.D. 2, Block 21, D.L. 97, Plan 4125 for \$9,600.00, part of which is required for the above mentioned right-of-way.
- (b) authorized the acquisition of a triangular portion of Parcel 1, Explanatory Plan 8393 of Lot "A", S.D. 2, Block 21, D.L. 97, Group 1, Plan 4125 required for the above mentioned right-of-way for an amount equal to the square foot value of acquisition referred to in (a) above.
- (c) directed that the balance of Lot "A" (referred to in (a) above) not required for the right-of-way be conveyed to the B.C. Hydro for an amount equal to the square foot value of said Lot "A".

B. C. Hydro has now agreed to the following:

- (a) Pay the Corporation the sum of \$3,883.00 for the portion of Lot "A", not required for the right-of-way, containing approximately 4736 square feet at eighty-two cents per square foot.
- (b) Dedicate the triangular portion of Parcel One (referred to in (b) above) required for the right-of-way.
- (c) Demolish the old duplex building located on Parcel "A", part of which will encroach on the new right-of-way. Demolition to be completed within 90 days after the request for demolition is made by the Corporation.
- (d) Consolidate the following properties into one parcel:
  - i Lot 9, Block 21/28/28a/29a, D.L. 97, Group 1, Plan 22309.
  - ii Remainder of Parcel 1 Except Explanatory Plan 8393 of Lot "A", S.D.2, Block 21, D.L. 97, Group 1, Plan 4125.
  - iii Lot "B", S.D. 2, Block 21, D.L. 97, Group 1, Plan 4125.
  - iv Lot "C", S.D. 2, Block 21, D.L. 97, Group 1, Plan 4125.
  - v Lot 3N.50' Except East 10', Block 21, D.L.97, Group 1, Plan 3774.
  - vi Remainder of Lot "A" not required for the right-of-way.
- (e) Pay all the survey and legal costs including the costs of the lane allowance cancellation located in the above enclave.

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(Item No. 7 - Re: Beresford Street Extension - East of Buller Avenue ... cont.)

It is recommended that the above mentioned proposal be approved and that the Reeve and Clerk be authorized to sign the necessary documents.

8. Re: Acquisition of Easement - Easterly 6' of Lots 49 to 55 inclusive of a Subdivision of Lot 38, D.L. 40, Plan 27364, and the Westerly 6' of a portion of the remainder of Lot 38, D.L. 40, Plan 27364, as shown on plan prepared by E. T. Wong, B.C.L.S. dated 4 February, 1965.

An easement is required, in order to finalize a subdivision, over the easterly 6' of Lots 49 to 55 inclusive of a subdivision of Lot 38, D.L. 40, Plan 27364 and the westerly 6' of a portion of the remainder of Lot 38, D.L. 40, Plan 27364 as shown on plan prepared by E. T. Wong, B.C.L.S. dated 4 February, 1965, from Global Investments Limited, 156 East Pender Street, Vancouver, B. C. The location of the easement is on the east side of Piper Avenue, approximately 220' south of Government Street. The 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.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$192,170.00.

It is recommended that the estimates be approved as submitted.

Re: By-law to Amend Local Improvement By-law #4523

By-law #4523 calls for the construction of asphaltic pavement 44 feet wide, with concrete curbs on both sides of Fern Avenue from Nelson to Beresford Street.

The Parks and Recreation Commission is in the process of expanding Bonsor Park. This action will necessitate stopping the work on Fern Avenue at Brief Street.

\$36,263. has been spent on the Nelson-Brief section.

It is recommended that By-law #4523 be amended to cancel that portion of work between Brief and Beresford Street.

The Solicitor has prepared the necessary amending By-law, including instructions to the Assessor to make the necessary corrections to the Assessment Roll.

11. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of January, 1965.

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1. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of January, 1965.
2. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of January, 1965.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

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14. Re: Demolition of Building - 6642 Fern Avenue

Council recently approved the recommendation of the Parks and Recreation Commission to acquire the property located at 6642 Fern Avenue.

The Commission advises the building is in need of extensive repairs and requests authority to demolish it.

It is recommended that the Commission be authorized to demolish the building.

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

At its meeting of 17th February, 1965, the Parks and Recreation Commission approved the participation in the following Conferences, Seminars et cetera.

It is necessary for Council to approve of such attendances as being Council representatives. The financial provision is included in the Parks and Recreation Budget.

1. Seminar - "Parks & Leisure" - February 26 and 27, 1965.

To be held in Vancouver, B. C.

Two Commissioners to attend. Estimated maximum total cost \$30.00.

2. National Recreation Association Conference - March 28 - 31, 1965.

To be held in Seattle, Washington.

Two Commissioners to attend. Estimated maximum total cost \$200.00.

3. B.C. Recreation Association Conference - May 6, 7 and 8, 1965.

To be held in Victoria, B. C.

Two Commissioners to attend. Estimated maximum total cost \$200.00.

16. Re: Tenders for Street Lighting Systems:

(1) Douglas Road and Sprott Street Overpasses.

(2) Tenth Avenue (18th Street to Kingsway)

An advertised tender request February 5, 1965, resulted in the receipt of three tenders.

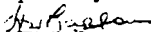
The tenders were opened in the presence of Mr. E. Laks, Mr. R. J. Constable and representatives of the firms tendering.

Submitted herewith is a correct tabulation of the tenders received.

It is recommended that the low tender for each project be accepted, viz:

Douglas Road and Sprott Street Overpasses - F. B. Stewart and Company Ltd.	\$ 3,800.00
Tenth Avenue (18th Street to Kingsway) - Norburn Electric Ltd.	4,484.00

Respectfully submitted,

  
H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr