

THE CORPORATION OF THE DISTRICT OF BURNABY

22 October, 1965,

REPORT NO. 74, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Banks Acting as Collection Agencies

At the present time, Municipal accounts may be paid to every bank located in Burnaby and four banks in New Westminster.

The Simon Fraser University branch of the Bank of Nova Scotia requests permission to act as collecting agent for the Corporation. The sum of 15¢ is paid for each account collected.

It is recommended that the Simon Fraser University branch of the Bank of Nova Scotia be appointed a Collection Agent for the Corporation.

2. Re: Complaint of Mr. Alfred Bingham, 4137 Parker Street.

Council received a letter on September 20th from the above mentioned person drawing attention to conditions on Gilmore Avenue and Hastings Street and suggesting that steps be taken to rectify the same.

The Municipal Engineer reports as follows:

"We can find only one area that is of concern to this Department and that is his reference to Gilmore Avenue and the Hastings-Pender lane. We have considered prior to this letter, improvements to Gilmore Avenue but the execution of these improvements have been deferred due to the proposals for the development of an apartment site on Hastings and Pender Street which will have a marked effect on Gilmore Avenue both in respect to its continuity and standard of improvements. Similarly, the paving of the Hastings-Pender lane from Gilmore Avenue west has been deferred until there is a firm plan to program permanent improvement.

We will retain Gilmore Avenue on our list of proposed improvements, but we are not in a position to schedule such works for the aforementioned reasons."

It is certain that everyone looks forward to the final redevelopment of the 3800 and 3900 Blocks Hastings Street area.

3. Re: Welfare Institutions Licence

An application for a Welfare Institutions Licence has been received from Mrs. Arlene Wardrop, 3588 Smith Avenue, to give daytime care to children. The Investigating Committee approves the use of the dwelling for the care of not more than five children, subject to the following:

- (i) The basement doors open outward;
- (ii) The electric wiring for the furnace thermostat be brought up to Electrical Code requirements;
- (iii) A higher degree of housekeeping in the basement area.

The property is in an RM2 Zone which permits the care of a maximum of five children as a Home Occupation.

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Page 2.  
REPORT NO. 74, 1965.  
MUNICIPAL MANAGER  
22 October, 1965.

4. Re: Local Improvement Programme - Stage 2.

Submitted herewith are additional projects which are recommended for inclusion in the above mentioned Local Improvement Programme.

5. Re: Group Home for Children

The Social Service Administrator has requested the inspection of a dwelling owned by Mrs. M. Ashworth, 5757 Willingdon Avenue, to determine its suitability as a group home for foster children. The home would be used for the care of five children, aged 12 to 16 years, and is not a Welfare Institution in the ordinary sense. It would be an operation with the support of the Child Welfare Division of the Social Service Department and the Superintendent of Child Welfare.

The Investigating Committee approves the use of the dwelling as a group home for not more than four children subject to the following conditions:

- (a) The wiring is to be brought up to By-law standards;
- (b) The children to be housed on the main floor only.  
(The existing dining room to be used as a sleeping room, as proposed by the applicant);
- (c) The basement with a ceiling height of 6'-6" is not to be used for habitable purposes;
- (d) The front door to open outward.

The property is located in a R5 Zone which permits the keeping of five boarders.

6. Re: Proposed Sidewalk on Buckingham Avenue -  
Sperling Avenue to Burris Street

On October 4th, Council directed that the construction of a four foot concrete sidewalk be initiated on the north side of Buckingham Avenue, between Sperling Avenue and Burris Street, as a Local Improvement project.

The following letter has been received from the President of the Buckingham School Parents' Association:

"Following approval of a concrete sidewalk on Buckingham between Sperling and Burris at the Council Meeting of October 4th, 1965, as a local improvement, it was learned that this could be carried out on a 1/3-2/3 local improvement basis with homeowners on the north side paying 2/3 of the taxpayer contribution (for the sidewalk on the north side only) and those on the south side paying 1/3. Since there would probably be no reason to have a second sidewalk on the south side of Buckingham, a sharing of the cost of the sidewalk by property owners on both sides appears most reasonable. Accordingly a door-to-door survey was made by Mr. G. Kylo and the writer to determine if property owners on both sides of Buckingham would support this basis of payment for the sidewalk.

Results of the survey showed good support for the 1/3-2/3 payment basis for the sidewalk so I would request that you obtain Council approval to carry out the local improvement on this basis as soon as possible."

The Municipal Engineer advises that it is practical to construct a sidewalk on both sides of Buckingham Street from Sperling Avenue to Haszard Street.

It is considered that the formula suggested in the letter has merit and should be used in this proposal.

Page 3.  
REPORT NO. 74, 1965.  
MUNICIPAL MANAGER  
22 October, 1965.

7. Re: Buller Avenue between Kingsway and Beresford Street

On September 20th, 1965, Council received a letter from Mr. F. E. Nelson complaining of the condition of the portion of Buller Avenue referred to above.

Subsequently, the Municipal Manager received additional complaints regarding Buller Avenue from Mr. E. Wood, 7049 Buller Avenue,

Mrs. Anita Pickard, 7237 Buller Avenue  
and a complaint from Mr. Sinclair Dickson, 6990 Waltham, regarding the condition of the 6900 Block, Waltham Avenue.

The following is the report of the Municipal Engineer:

"We have investigated the original request of Mr. F. E. Nelson, 7111 Buller Avenue, for improvement to sidewalk facilities on Buller Avenue and also the further specific requests contained in your memo of 28 September, 1965.

We feel that with the parking situation and unauthorized use of road allowance prevalent on Buller Avenue at the Kingsway end, the most expedient and tidy way of solving the problem is to initiate finished street works. Our recommendation is for a 36 ft. road with curbs only, which will match the improvement recently constructed on Russell Avenue lying one block to the west.

Our recommendation for curbs only, is based on the possible or probable future land use that will pertain in the area, and as well, is based upon the fact that for approximately one-half of the length of Buller between Kingsway and Beresford, the road allowance is only 49.5 ft. wide. Incidentally, I had a discussion with three of the property owners in the area when I went out to investigate the street, and it was the considered opinion of the three property owners that the initiation of sidewalks with the road works would almost certainly be defeated by the abutting owners; they expressed, however, that there was little doubt that the owners would approve the plan to improve the travelled portion of the road and to thereby clean up the situation at the Kingsway end. It is therefore recommended that we initiate the construction of a 36 ft. street with curbs only, on Buller Avenue between Kingsway and Beresford.

Compared with Buller Avenue, there is little we can suggest to improve Waltham Avenue inasmuch as Waltham Avenue is only 33 ft. wide for its entire length in that area. We did not observe any misuse of road allowance at the time of investigation, but I would recommend that if Mr. Dickson claims there is misuse of the allowance by 'sawdust trucks, used cars, wrecks etc.' the R.C.M.P. be requested to watch for the infractions and take the necessary action.

Concerning the request for a yield or stop sign at the intersection of Buller Avenue and Beresford Street, this request has been before the Traffic Safety Committee on at least two previous occasions and is to come up for consideration again at its next meeting two or three weeks from now. It is clear to us that the usual warrants for a yield or stop sign at the intersection are not met, but we are conducting a thorough investigation into other aspects pertaining to the intersection so that we may be very certain in our recommendation to the forthcoming meeting of the Traffic Safety Committee."

It is recommended that:

- (a) The construction of a 36 foot street with curbs on Buller Avenue, between Kingsway and Beresford Avenue, be initiated, and included in Stage 2 of the current Local Improvement Programme.
- (b) The R.C.M.P. be requested to give attention to the traffic situation in the area.

..... Page 4.

Page 4.  
REPORT NO. 74, 1965.  
MUNICIPAL MANAGER  
22 October, 1965.

8. Re: Complaint of Mr. & Mrs. W. A. Barker,  
3726 Dundonald Avenue

Council is in receipt of a letter from the above mentioned persons complaining of the subdivision servicing costs related to the proposed subdivision of the property.

Mr. and Mrs. Barker own Lot 14, except the South 165 feet, Block 6, D.L. 74S $\frac{1}{2}$ , Plan 5816, which is located at 3726 Dundonald Avenue in Burnaby. There are two dwellings located on the property being built in 1951 and 1953.

Since July 1956, Mr. Barker has been granted several subdivision approvals subject to servicing costs, and in each instance, although the servicing requirements have been thoroughly examined, the subdivision of the property did not proceed because the owner did not meet the servicing requirements.

In November, 1960, Mr. Barker appealed the decision of the Approving Officer for refusing to approve a subdivision plan of the said property unless the costs of constructing Dundonald Avenue and providing a 6" water main were deposited. The appeal was heard in Supreme Court Chambers by Mr Justice MacLean on December 22nd, 1960, who dismissed the appeal, being of the opinion that the Approving Officer had properly exercised the discretion conferred upon him by Section 708(3) of the Municipal Act. At the time of the court action, the servicing costs were estimated to be \$4,660.00.

In April, 1963, subdivision approval was granted subject to servicing costs of \$5,100.00 being deposited.

In May, 1963, Mr. Barker requested Council to reduce the servicing costs to \$2,500.00. On May 6th, 1963, Council resolved not to alter the said costs of \$5,100.00.

On April 5th, 1965, the servicing costs were reviewed and the estimate is now \$6,000.00, being \$4,200.00 for roads and water, and \$1,800.00 for sewer and storm drains.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$3,675.

It is recommended that the estimates be approved as submitted.

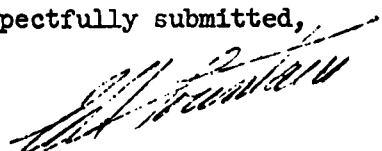
10. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 3 October, 1965, in the total amount of \$2,165,944.

It is recommended that the expenditures be approved as submitted.

11. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period of 13 September to 8 October, 1965.

Respectfully submitted,

  
E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

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Page 1 - Supplementary  
REPORT NO. 74, 1965.  
MUNICIPAL MANAGER  
25 October, 1965.

12. Re: Supplementary 1965 Local Improvement Initiative Programme

Submitted herewith is the Municipal Clerk's Certificate of Sufficiency covering the following Local Improvement Projects:

- (a) Both sides of Underhill Avenue from Lougheed Highway to Broadway.
- (b) The North side of Gilpin Street from Grandview-Douglas Highway to Royal Oak Avenue.

13. Re: Douglas Sanitary Sewer Project No. 12

The Corporation requires an easement through Lot "F", Block 2, D.L. 75, Group 1, Plan 3219, owned by Mrs. June E. Pratt, 1331 Duthie Avenue. The property is located on the North-East corner of the Goodwin Avenue and Laurel Street intersection.

The original design required an easement diagonally through the property, and this was changed to require an easement as shown on the attached sketch. Construction of the sewer proceeded on the new alignment before negotiations for the acquisition had been completed.

In order to protect the installation, it is recommended that the right-of-way be expropriated. Negotiations will continue.

14. Re: Acquisition of Easements - Sanitary Sewer Projects

Easements are required in connection with the Sanitary Sewer Projects as follows:

(i) South Slope V Sanitary Sewer Area #6

- (a) Owner - Julius Hornstra and Frances Hornstra,  
7223 - 17th Avenue, Burnaby, B. C.  
Property - Northwest 10' of Lot 67, Blocks 34-38, Lots 1 to 3, D.L. 95,  
Group 1, Plan 1152, N.W.D.  
Location of Easement - 7223 - 17th Avenue, Burnaby, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - William Sholz and Laura Ethel Sholz,  
7216 - 17th Avenue, Burnaby 3, B. C.  
Property - The Southeasterly 10' being measured at right angles to the  
Southeast boundary of the Northerly Half of Lot 71, Blocks  
34 to 38, D.L. 95, Group 1, Plan 1152, being all that portion  
of said Lot 71 lying to the North of a straight line bisecting  
the Easterly and Westerly boundaries, N.W.D.  
Location of Easement - 7216 - 17th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Ho Him Tong, 7780 Kingsway Street, Burnaby, B. C.  
Property - The Northwesterly 15' being measured at right angles to the  
Northwest boundary of Parcel "A" (Explanatory Plan 9833) of  
Block 17, D.L. 29, Group 1, Plan 5889, N.W.D.  
Location of Easement - 7780 Kingsway, Burnaby, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Bernice Olive Marion MacCallum, 7363 - 11th Avenue, Burnaby 3, B. C.  
Property - Northwesterly 5' of Lot 18, Block 6, D.L. 29, Group 1, Plan 3035,  
Location of Easement - 7363 - 11th Avenue, Burnaby 3, B. C. N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.
- (e) Owner - William John Robinson and Marie Elvira Robinson,  
7363 - 10th Avenue, Burnaby 3, B. C.  
Property - Northwesterly 7' of Lot "A", Block 9, D.L. 29, Group 1, Plan 13155,  
Location of Easement - 7363 - 10th Avenue, Burnaby 3, B. C. N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.

.... Cont. Page 2.

Page 2 - Supplementary  
REPORT NO. 74, 1965.  
MUNICIPAL MANAGER  
25 October, 1965.

(Item #14 - Re: Acquisition of Easements - Sanitary Sewer Projects ... cont.)

- (f) Owner - Irene Calbick, 7344 - 11th Avenue, Burnaby 3, B. C.  
Property - Southeasterly 3' of Lot 2, Block 9, D.L. 29, Group 1, Plan 3035,  
Location of Easement - 7344 - 11th Avenue, Burnaby 3, B. C. N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.

(ii) Royal Oak - Douglas Sanitary Sewer Area #12/13

- (a) Owner - Her Majesty, the Queen, in Right of the Province of British Columbia.  
Property - The North 20' of Lot 25 and 26, Block 19, D.L. 74N<sup>1</sup>/<sub>2</sub>, Group 1,  
Plan 2603, N.W.D.; save and except portions of Lots 25 and 26,  
Highway shown on Plan 26541.  
Location of Easement - 5467 Manor Street, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - David Alexander Banning and Marjorie Banning,  
5424 West Grandview Douglas Highway, Burnaby 2, B. C.  
Property - Easterly 5' of Lot 62, D.L. 80, Group 1, Plan 25021, N.W.D.  
Location of Easement - 5412 Grandview Douglas Highway West, Burnaby 2, B.C.  
Consideration - \$1.00 plus restoration of the easement area.

and

Owner - David Alexander Banning and Marjorie Banning,  
5424 West Grandview Douglas Highway, Burnaby 2, B. C.  
Property - Portion as shown outlined on Plan filed in Land Registry Office  
of Lot 63, D.L. 80, Group 1, Plan 25021, N.W.D.  
Location of Easement - 5424 West Grandview Douglas Highway, 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.

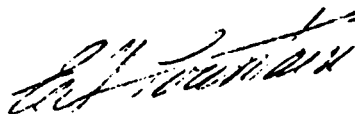
15. Re: Sussex-Forglen Sanitary Sewer Area #9

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

- (a) The West 10' of the North Half of Lot 6, Block 6, D.L. 32, Group 1, Plan 2278, N.W.D., owned by John Beeler and Eliesabeth Beeler, both of 6149 Miller Avenue, Burnaby 1, B. C. The consideration is \$31.50 for 42 feet of fence at 75¢ per foot.
- (b) The West 10' of Parcel "A" (Explanatory Plan 8250) of Lot 3, Block 6, D.L. 32, Group 1, Plan 2278, N.W.D. owned by Suburban Developments Limited, 1525 West Broadway, Vancouver 9, B. C. The property is located at 6243 Miller Avenue, Burnaby 1, B. C. The consideration is \$1.00.

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

Respectfully submitted,



E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

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