

THE CORPORATION OF THE DISTRICT OF BURNABY

2 April, 1965.

REPORT NO. 26, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Petition of J. F. Brayford and others to Amend the Standard of Construction Authorized on Madison Avenue between Cambridge and Eton Street.

The Clerk has received a petition asking that this local improvement work which was authorized as a 28' pavement be changed to a 36' pavement.

Mr. Brayford was advised in previous attempts to have the work amended that Madison Avenue is designed as a residential street, which is to 28' standard, and not as a residential collector street with a 36' standard. Both Engineering and Planning agree with the 28' width.

It would be necessary to abandon the work and start the local improvement procedures over again to meet the wishes of the four petitioners.

It is recommended the petition be denied.

2. Re: Sewer Connection to 6451 Charles Street

Mr. John R. Hastings has directed a complaint to Council that the proposed sewer connection to his property can not be conformance with Burnaby Sewer By-law having a fall of only 3/16" instead of a minimum of 1/4". He also states that the trunk line is 10' deep at 6471 Charles and only 5'3" deep at 6451 Charles, only 40 feet away.

This area was designed by Associated Engineering Services Ltd. and they have advised that in the design they allow for plumbing to be 2' below the basement floor which is quite an adequate design. However, unfortunately, in the case of 6451 Charles, the plumbing was 2.3 feet below the basement floor, being a most unusual depth. This results in the proposed sewer connection having only 3/16 inches per foot of fall rather than the 1/4 inch minimum per foot specified in the Plumbing By-law.

The Chief Building Inspector advises that his Inspectors are quite prepared to approve the connection at its existing grade and he confirms that the minimum grades specified in the Plumbing Code have a sufficient safety factor, such that the 3/16" per foot fall, available on this connection, will not constitute a problem.

A drop manhole was designed for 6471 Charles as it is considerably lower than 6451 Charles, and the drop manhole is the difference in depth of the main sewer.

The Sewer Tax By-law makes no provision relieving a property-owner from the sewer tax dependent upon the grade of the sewer connection.

Page 2.  
REPORT NO. 26, 1965.  
MUNICIPAL MANAGER  
2 April, 1965.

3. Re: Land Exchange

Council requested the following information in connection with item #5 of the Manager's Report No. 24, 1965, dated March 26, 1965.

- (a) The dimensions of the lots referred to in the Land Exchange report item are 33' x 122.18'.
- (b) The Planning Department advises it is considered that eight feet can be acquired from the property west of the subject properties in order to establish a 20 ft. lane at the rear of the proposed newly created lots.
- (c) The property immediately to the west of the proposed lane allowance is Lot 19, S.D. "E", Block 9, D.L. 188, Group 1, Plan 1165 and is owned by the Corporation.

4. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$26,400.

It is recommended that the estimates be approved as submitted.

- 5. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period from March 1st to 26th, 1965.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HVB:gr

Page 1. - Supplementary  
REPORT NO. 26, 1965.  
MUNICIPAL MANAGER  
5 April, 1965.

6. Re: Springer Sanitary Sewer Area #14

Negotiations to acquire the following easements for the above mentioned project have not been successful. In order that construction will not be delayed, it is recommended that an expropriation by-law be passed to expropriate easements over the following properties:

Easement

- | No.  |  |
|------|--|
| 1.   | Parcel "C" Ref.Pl. 15235, Ex.Expl.Pl. 16419, Block 4/5 S.D. B/20, D.L. 125, Group 1, Plan 3347 & 3520. |
| 2.   | Lot 11 Ex.Expl.Pl. 105510, Blocks 1/2/3/4/6, D.L. 125, Group 1, Plan 3520.                             |
| 3.   | Lots 10/11 Sk.1055, Ex/Ref.Pl. 14146 & 15647, Blocks 1/4/6, D.L. 125, Group 1, Plan 3520.              |
| 4.   | Parcel "A", Expl.Pl. 14679, Block 34, D.L. 126, Group 1, Plan 3473.                                    |
| 5.   | Lot 4, D.L. 126, Group 1, Plan 24097.  |
| 6.   | Lot 5, D.L. 126, Group 1, Plan 22849.  |
| 7.   | Lot 4, D.L. 126, Group 1, Plan 22849.  |
| 8.   | Lot 47, D.L. 126, Group 1, Plan 26898.   |
| 9.   | Lot 46, D.L. 126, Group 1, Plan 26898.   |
| 10.  | Block 30 Ex.Pl. 26304, D.L. 126, Group 1, Plan 3473.   |
| 11.  | Block 29 S $\frac{1}{2}$ , D.L. 126, Group 1, Plan 3473.   |
| 12.  | Block 29 N $\frac{1}{2}$ , D.L. 126, Group 1, Plan 3473.   |
| 13.  | Block 28 Ex. N 90' Ex.Sk.12365, D.L. 126, Group 1, Plan 3473.  |
| 14.  | Block 28 N 90', D.L. 126, Group 1, Plan 3473.  |
| 15.  | Block 27 S $\frac{1}{2}$ Ex.Pl.22695, D.L. 126, Group 1, Plan 3473.                                    |
| 16.  | Block 27 N $\frac{1}{2}$ , D.L. 126, Group 1, Plan 3473.   |
| 17.  | Block 26 S $\frac{1}{2}$ , D.L. 126, Group 1, Plan 3473.   |
| 18.  | Block 26 N $\frac{1}{2}$ Expl.Pl.13684, D.L. 126, Group 1, Plan 3473.                                  |
| 19.  | 0.17 Ac. Portion, Block 26 N $\frac{1}{2}$ Expl.Pl. 13684, D.L. 126, Group 1, Plan 3473.               |
| 20.  | Block 25 S $\frac{1}{2}$ , D.L.126, Group 1, Plan 3473.  |
| 23.  | Lot 14 Ex.Expl.Pl.14455, Block K, D.L. 127 W $\frac{3}{4}$ , Group 1, Plan 1254.                       |
| 38.  | Lot 10 W $\frac{1}{2}$ , Block I, D.L. 127 W $\frac{3}{4}$ , Group 1, Plan 1254.                       |
| 85.  | Lot 11, Block 6, D.L. 127 E $\frac{1}{4}$ , Group 1, Plan 1342.  |
| 89.  | Lot 6, Block 5, D.L. 127 E $\frac{1}{4}$ , Group 1, Plan 1342.   |
| 100. | Lot 9, Block 3, D.L. 127 E $\frac{1}{4}$ , Group 1, Plan 1342.   |
| 101. | Lot 10, Block 3, D.L. 127 E $\frac{1}{4}$ , Group 1, Plan 1342.  |
| 102. | Lot 11, Block 3, D.L. 127 E $\frac{1}{4}$ , Group 1, Plan 1342.  |
| 110. | Lot 23, Block K, D.L. 127 W $\frac{3}{4}$ , Group 1, Plan 21748.                                       |
| 111. | Lot 24, Block K, D.L. 127 W $\frac{3}{4}$ , Group 1, Plan 21748.                                       |

Negotiations for acquisition of the easements will continue.

7. Re: Springer Sanitary Sewer Project #14.

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

Owner - Alfred Johan Granholm, 3515 Rupert Street, Vancouver 12, B. C.  
Property - Portion Lot "B" as shown outlined in red on plan prepared by David H. Burnett, B.C.L.S. dated 23rd day of March 1965, Block 23, D.L.126, Group 1, Plan 6720, N.W.D.

Location of easement - 1024 Springer Avenue, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of easement area and a sewer connection to the house. This is a flankage easement.

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.

8. Re: Malvern-Imperial Sanitary Sewer Project #5.

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

- (a) Owner - George Duncan Adamson, 6721 Linden Avenue, Burnaby 1, B.C.  
Property - West 5 feet of Parcel 2, Expl. Plan 16657, of Lot "A" Block 1,  
D.L. 91, Group 1, Plan 5549, N.W.D.  
Location of easement - 6721 Linden Avenue, Burnaby 1, B.C.  
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Roy John Moore and Esther Moore, 7579 Imperial Street, Burnaby 1, B.C.  
Property - North fifteen feet of Lot 2, Block 25, D. L. 91, Group 1, Plan 580,  
N.W.D.  
Location of easement - 7579 Imperial St., Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area, and 18" cedar  
tree, 10' cherry tree and two small pine trees occupy the  
easement area, and it is expected that they can be saved.  
In the event of destruction, compensation will be negotiated.
- (c) Owner - Johanna Jikke Fentiman, 7571 Imperial Street, Burnaby 1, B. C.  
Property - Portion of Lot 1, as shown outlined in red on plan filed in the  
Land Registry Office, N.W.D. numbered 27739, Block 25, D. L. 91,  
Group 1, Plan 580, N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.  
The following occupy the easement area:

1 10' sumac bush	1 10' cedar tree
1 8' bridal wreath bush	3 8' spruce trees
1 5' Lilac Bush	1 10' snowball bush.
1 - 5' cedar tree	

In the event of destruction, compensation will be negotiated.

Location of easement - 7571 Ulster Street, Burnaby 1, B. C.

- (d) Owner - Mike Stokes and Alice Stokes, 7541 Imperial Street, Burnaby 1, B.C.  
Property - Portion of Parcel "A" Explanatory Plan 13885 of Lot 24 as  
shown outlined in red on plan filed in the L.R.O. numbered 27739 of  
the Centre portion of D.L. 91, Group 1, Plan 535, N.W.D.  
Location of easement - 7541 Imperial Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.  
A 20 foot cherry tree occupies the easement area which it is  
hoped will not be destroyed during construction. In the event  
of destruction, compensation will be negotiated.
- (e) Owner - James Reid Smith, 7625 Ulster Street, Burnaby 1, B. C.  
Property - Portion of Lot 15 as shown outlined in red on plan filed in the  
Land Registry Office numbered 27740, Block 3, D. L. 91, Group 1,  
Plan 2297, N.W.D.  
Location of easement - 7625 Ulster Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area including one  
Azalea bush and one Forsythia bush if destroyed during  
construction.

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 be-  
half of the Corporation.

9. Re: Municipal Service Centre.

Your Municipal Manager submitted a Report to Council requesting permission to start negotiations toward acquisition of two parcels of land adjacent to the present Municipal Service Centre. Council tabled the item and subsequently asked for additional information.

In the meantime, the publicity resulting from the original Report Item has led to letters of protest having been received concerning the Service Centre.

The word "expansion" has been freely used. This is unfortunate as the purpose of the original recommendation was not for expansion of the Service Centre as such but was actually two-fold:

- (a) To improve the conditions in the Centre itself by making it possible to remove all parking of private vehicles from the Yard proper thus enabling a re-grouping of activity in the Yard if such is needed.
- (b) To provide an off-street parking area for employee vehicles thus freeing space in the Yard and removing many vehicles from the Residential Streets. An improved traffic situation would also result.

The question of the Municipal Service Centre has been an active one for several years now and various unsupported proposals were made to your Municipal Manager involving in all cases hundreds of thousands of dollars. Since these requests were unsupported and Burnaby's Capital Works Program in a severe state of flux due to various problems resulting from changes in Winter Works Regulations and early completion of the original Sewer By-law with no surety of additional funds for this purpose all requests were set aside.

In 1964 the advent of the Municipal Development and Loan Fund and the second Sewer By-law completely justified a new look at the situation. Mr. Kaller had taken over as Operations Engineer and he was detailed to prepare a comprehensive evaluation of the situation respecting the Service Centre with recommendations and supporting material.

This Report was duly received and carefully studied by your Municipal Manager in consultation with Engineering and Planning. Unfortunately, for the first time, one of your Municipal Manager's files cannot be located and it had to be the Service Centre file. For Council's information then Mr. Kaller's Report has been Xeroxed and copies are supplied to members of Council. The short summary of the Manager's Conclusions, which were also supported by Engineering and Planning has also been reproduced.

When a suggestion was received that a look should be taken at the triangle formed by Douglas Road, Hyde Street and the Freeway, as a possible location for the Service Centre this suggestion was examined. It is conceded that this location is better than the present location of the Centre from many aspects, however, the purpose of the original recommendation was to avoid large expenditure at this time as it is considered that the present Yard can be made adequate for a reasonable sum if Private Parking is removed from it. The objective then was to submit a recommendation which would likely result in the minimum loss if, as and when, it is necessary to move the Centre.

In the meantime, it was proposed to keep on top of the situation by conducting further examination of the optimum site for a new Centre, possibly in conjunction with the Provincial Government, and ensure that this new site is protected and if soil treatment is necessary, then be undertaken well in advance of transfer of the Centre.

After a thorough review your Municipal Manger is still of the opinion that the original recommendation is most suited to the present situation.

Page 4  
Supplementary to  
Report No. 26, 1965.  
Municipal Manager  
5 April 1965.

(Item 9....re Municipal Service Centre...continued)

One aspect of the "triangle" proposal seems to well merit further examination and this is the provision of Manor Street as a means of getting Municipal Equipment to Douglas Road and to Sprott Street. This suggestion will certainly be explored further as, if it is carried through it would further minimize inconvenience to residents in the general area.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

HB:eb