

THE CORPORATION OF THE DISTRICT OF BURNABY

3 December, 1965.

REPORT NO. 83, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Janitorial Services -
Municipal Hall, Police Station and Annex

The Corporation contract with Best Cleaners and Contractors Ltd., for janitorial services for the Municipal Hall and the Police Station, expires 31st December, 1965. The contract was for 24 months.

In addition to straight janitorial services, the contract provides for watchman services at the Municipal Hall at all times, other than business hours, and it also includes the window washing.

A tender call was made for a replacement contract, closing 3:00 p.m., 2nd December, 1965.

Five tenders were received and opened by the Purchasing Agent in the presence of R. J. Constable, J. R. Hagen, and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

It is recommended that the contract be awarded to Best Cleaners and Contractors Limited as follows:

Police Station and Annex	\$ 639.00 per month
Municipal Hall	\$ 2,684.00 per month

effective 1st January, 1966 and expiring 31st December, 1967.

Comparable rates in the previous contract were \$439.00 and \$2,919.00 per month respectively.

2. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$14,700.

It is recommended that the estimates be approved as submitted.

3. Re: Street Lights

Submitted herewith for your approval is the Municipal Engineer's report covering suggested street light installations.

It is recommended that the installations be approved.

4. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of October, 1965.

5. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of October, 1965.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

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6. Re: Acquisition of Easements - D.L. 136.

Easements are required for storm sewer purposes as follows:

- (a) Owner - Wilfred Hornsby and Evelyn Joan Hornsby,
2361 Duthie Avenue, Burnaby 2, B. C.
Property - The 0.034 acre portion of the North Half of Lot "B", as shown outlined in red on right-of-way plan deposited in the Land Registry Office, Block 3, D.L. 136, Group 1, Plan 7333, N.W.D.
Location of Easement - 2361 Duthie Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - John George Martin and Eva Lena Laura Martin,
2387 Duthie Avenue, Burnaby 2, B. C.
Property - The 0.034 acre portion of the South Half of Lot "B", as shown outlined in red on right-of-way plan deposited in the Land Registry Office, Block 3, D.L. 136, Group 1, Plan 7333, N.W.D.
Location of Easement - 2387 Duthie Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Grace R. Butler, 2409 Duthie Avenue, Burnaby 2, B. C.
Property - The 0.034 acre portion of the North Half of Lot "C", as shown outlined in red on right-of-way plan deposited in the Land Registry Office, Block 3, D.L. 136, Group 1, Plan 7333, N.W.D.
Location of Easement - 2409 Duthie Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Menno Ashley Unruh, 2325 Duthie Avenue, Burnaby 2, B. C.
Property - The 0.068 acre portion of Lot "A" as shown outlined in red on right-of-way plan deposited in the Land Registry Office, Block 3, D.L. 136, Group 1, Plan 7333, N.W.D.
Location of Easement - 2325 Duthie 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.

7. Re: Acquisition of Easement - D.L. 98

An easement is required for drainage purposes as follows:

- Owner - Harry Arthur McKenzie and Sarah McKenzie,
5090 Victory Street, Burnaby 2, B. C.
Property - The Easterly 10' of Lot 3, Block 49, D.L. 98, Plan 11632, N.W.D.
Location of Easement - 5090 Victory Street, Burnaby 2, B. C.
Consideration - \$260.00 plus restoration of the easement area.
Amount includes compensation for a flowering almond tree.
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.

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8. Re: Acquisition of Easement - D.L. 125

An easement is required for drainage purposes as follows:

Owner - Stephen McKinnon and Dorreen Annabelle McKimmon,
5620 Buchanan Street, Burnaby 2, B. C.
Property - The West 5' of Lot 10 of Lot 15, being measured at right angles
to the West boundary thereof, Blocks 1, 2, 3, 4 and 6 of D.L. 125,
Group 1, Plan 15965, N.W.D.
Location of Easement - 5620 Buchanan Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

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: Acquisition of Easements - Sanitary Sewer Projects

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

(i) South Slope V Sanitary Sewer Area #6

- (a) Owner - Ivor Thomas and Ann Iris Thomas,
7248 - 16th Avenue, Burnaby 3, B. C.
Property - Southeasterly 8' of the North Half of Lot 7, Block 35,
D.L. 53, Group 1, Plan 3037, N.W.D.
Location of Easement - 7248 - 16th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - John Simpson and Agnes Isabella Simpson,
7241 Stride Avenue, Burnaby 3, B. C.
Property - The Northwesterly 8' being measured at right angles to the
Northwest boundary of the Southerly Half of Lot 6,
Block 35, D.L. 53, Group 1, Plan 3037, N.W.D., being all
that portion of the said Lot 6 lying South of a straight
line bisecting the Easterly and Westerly boundaries thereof.
Location of Easement - 7241 Stride Avenue, Burnaby 3, B. C.
Consideration - \$25.00 plus restoration of the easement area.
Amount includes compensation for the loss of
one pear tree.
- (c) Owner - Edward Ian Mackie, 7226 - 16th Avenue, Burnaby 3, B. C.
Property - Southeasterly 8' of the Northerly portion of Lot 4,
Block 35/37, D.L. 53, Group 1, Plan 3037, N.W.D.
Location of Easement - 7226 - 16th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Tauno Edward Ylanen and Lily Siiri Ylanen,
7283 - 14th Avenue, Burnaby 3, B. C.
Property - Portion of Lot 32, as shown outlined in Red on Plan filed -
in Land Registry Office, Block 2, D.L. 29, Group 1,
Plan 3035, Except Parcel "A" and Lane (Explanatory Plan
14547), N.W.D.
Location of Easement - 7283 - 14th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

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(Item #9 Re: Acquisition of Easements - Sanitary Sewer Projects cont.)

- (e) Owner - N. Charles K. Wills,
c/o Vancouver Club, 915 W. Hastings Street, Vancouver, B. C.
Property - Portion of Lot 19, as shown outlined in red on Plan filed
in Land Registry Office, Block 2, D.L. 29, Group 1, Plan
3035, N.W.D.
Location of Easement - 7595 Kingsway, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (f) Owner - Sylvester Joseph Helmink and Rose Helmink,
7221 Stride Avenue, Burnaby 3, B. C.
Property - Northwestern 8' of the South Half of Lot 3, Block 35,
D.L. 53, Group 1, Plan 3037, N.W.D.
Location of Easement - 7221 Stride Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (g) Owner - Lawrence Rubin Elderkin, General Delivery, Engen, B. C.
Property - Northwestern 8' of the South Half of Lot 1, Block 35,
D.L. 53, Group 1, Plan 3037, N.W.D.
Location of Easement - 7205 Stride Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) Gilpin - Grandview Sanitary Sewer Area #10/11

- (a) Owner - Glen William Boal "In Trust",
134 Lyon Street S., Prince George, B. C.
Property - The East 10' of Lot 14, Blocks 12 and 13, D.L. 79,
Group 1, Plan 2298, N.W.D.
Location of Easement - 4162 Norland Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - John Erwin Ralph, 4136 Norland Avenue, Burnaby 2, B. C.
Property - East 10' of Lot 3 of Lot "E" of Block 12, D.L. 79, Group 1,
Plan 8632, N.W.D., Except Plan 22178.
Location of Easement - 4136 Norland 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.

10. Re: Gilpin - Grandview Sanitary Sewer Project #10/11

Negotiations to acquire the following easements have not been successful:

- #17 - East ten feet of Lot 7, Block 12/13N, D.L. 79S, Plan 2298.
- #18 - East ten feet Lot 8, Block 12/13N, D.L. 79S, Plan 2298.
- #33 - West ten feet of Lot 22, Ex. W. 132 feet, D.L. 80N $\frac{1}{2}$, Plan 10063.

A by-law authorizing the expropriation of the easements will be presented to Council for consideration. Negotiations will continue.

11. Re: Rezoning Application -
Fresh Pak Limited.

Fresh Pak Limited submitted a letter to Council on 29th November, 1965, requesting that Council reconsider two of the prerequisites which were established in connection with a proposed rezoning of Lots 25 - 29 inclusive, Block 35, D.L. 151/3, Plan 1319.

Mr. Eastman appeared on behalf of the Company and elaborated on the reasons for the above request for reconsideration.

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Item #11 - Re: Rezoning Application -
Fresh Pak Limited cont.)

Mr. Eastman stated that the Kathleen Avenue widening requirement was an imposition based mainly on the contention that Fresh Pak Limited had already donated 33' for the right-of-way of Beresford and the value of this right-of-way is \$10,000.00 at today's value. It was certainly Mr. MacKay's belief that his firm had provided this right-of-way for Beresford, but it is not correct. The Corporation had purchased the North 33' of Lot 25 in 1933 and this portion of Lot 25 did not form part of the purchase of Lots 23, 24 and 25 except N.E. 33' in 1959. It was purely a mistaken belief on the part of Mr. MacKay and the misconception has now been satisfactorily cleared up.

Further discussions have been held with Fresh Pak Limited and the Zoning Board of Appeal has ruled on the appeal of Fresh Pak Limited for relief of the 10' side yard and 5' side yard requirement of the Zoning By-law. It was possible then to examine the complete proposed development of Fresh Pak Limited including Building, Parking and Landscaping.

It was found, and verbally agreed to by Fresh Pak Limited, that the ruling of the Zoning Board of Appeal in their favour would permit the construction of the Building they had planned; provision of a minimum of 13 parking spaces of a good standard; and two landscaped strips; while still leaving the desired 33' for the widening of Kathleen Avenue. The representatives of the Company verbally agreed to this and it is now recommended that the condition of rezoning pertaining to the deposit of \$3,180.00 for the construction of Kathleen Avenue be amended to read:

- (3) The sum of \$3,180.00 covering the cost of widening the part of Kathleen Avenue that is to be dedicated, to be deposited with the Corporation or alternatively the Company to agree to accept 100% responsibility for any Local Improvement for this widening when the Corporation decides to proceed with the widening of Kathleen Avenue.

Consolidation Plans, including the dedication of 33' for the widening of Kathleen Avenue, are expected to be ready this week.

12. Re: Recreational Development on Burrard Inlet

The following communication has been received from the Parks and Recreation Commission:

"At its meeting of December 1, 1965, the Parks and Recreation Commission passed the following resolution:

WHEREAS the Burnaby Parks and Recreation Commission has devoted considerable time to an examination of the potential for recreational development of various sites along the Burnaby foreshore of Burrard Inlet, including Barnet Beach site, and whereas these studies by the Commission have revealed a number of problems, the answers to which must be obtained before any definite decision to proceed with a recreational development may be made, THEREFORE BE IT RESOLVED 'that the Burnaby Parks and Recreation Commission request the Municipal Council to initiate a comprehensive study of the Burnaby foreshore of Burrard Inlet, examining all aspects of land and water use and paying particular attention to the recreational and industrial potentials of the area, and the possibilities of reconciling the apparent incompatibilities between these two general classes of use, and considering the lack of information on pollution, currents and bottom configuration'.

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(Item #12 - Re: Recreational Development on Burrard Inlet cont.)

The study should include an examination of such pertinent factors as vehicular and pedestrian access to the Inlet across the right-of-way of the Canadian Pacific Railroad; soil stability problems prevailing in parts of the area; water and air pollution; present and future demand for deep water harbour facilities; future suitability of the Burrard Inlet area for aquatic recreational activity; and many other factors.

The terms of reference for such a study would obviously be extremely important. It is recommended, therefore, that Council appoint a Committee comprising the Municipal Manager, the Municipal Engineer, the Director of Planning and the Superintendent of Parks and Recreation, to prepare terms of reference for the study for consideration by Council prior to initiation of the study.

The Commission is most anxious to conclude the matter of recreational development on the Inlet in the reasonably near future. Council is urged, therefore, to proceed with the proposed study as promptly as possible."

13. Re: Gai Paree Contract with
Burnaby Parks and Recreation

On the recommendation of the Burnaby Parks and Recreation Commission, the Corporation entered into a five-year contract with Gai Paree Supper Club Limited, for the operation of outdoor concessions and the Centennial Pavilion. This contract does not expire until 31st December, 1969.

Gai Paree Supper Club Limited served notice on the Parks and Recreation Commission, dated September 28th, 1965, that is terminating the contract as of 31st December, 1965. The reason advanced was that continuation of the present contract can only lead to serious hardships to their organization and an inability to honour their commitments.

A Committee of the Parks and Recreation Commission was set up to negotiate with the owners of Gai Paree Supper Club Limited. This Committee has now reported back to the Commission and the Commission recommends to Council:

"That the portion of the concession contract between the Corporation of the District of Burnaby and the Gai Paree Supper Club Limited, relating to the Centennial Pavilion be terminated by mutual consent as of 31st December, 1965."

The Commission will make satisfactory arrangements for the operation of the Pavilion until such time as it is in a position to call for new tenders for its operation.

An Architect is presently looking into the possibilities and the probable costs of renovating the building to improve the facility. At some future date, the Commission may be making a recommendation to Council for such improvements to the Pavilion.

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14. Re: Zoning Amendment By-law #22 - 1965.
Lots 20, 21 and 22 North Part, and
Lot 22 South 155', Block 40, D.L. 151/3, Plan 3869

The following communication has been received from the Municipal Planner relative to a request by the Subdivision Applicants:

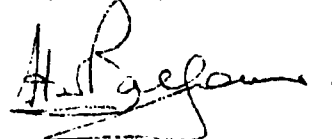
"Council has given two readings to the above by-law involving four properties on Silver Avenue south of Beresford and outlined in red on the attached sketch. The applicants advise that they presently have a purchaser for the south portion and therefore ask that two separate zoning by-laws be considered, the by-law covering the southerly property proceeding immediately.

While there is some reluctance on our part to recommend such action, we have agreed to forward the matter to Council for consideration. In the event Council wishes to accede to the request, we would recommend that it be on the following basis:

1. Upon submission of a subdivision plan dedicating the north 33' of the site for road and the easterly 20' more or less for lane, said plan consolidating the two northerly parcels into one site and the two southerly parcels into another site, and
2. Upon deposit of \$1,535.00 to cover the cost of paving the lane over the southerly site, both by-laws will be introduced and the by-law on the southerly property taken to finality.
3. Upon deposit of \$5,665.00 to cover the cost of constructing the road on the north boundary and the lane on the east boundary, the by-law covering the north site will be given its third and final readings.

This approach has been discussed with the applicant and is acceptable to him."

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr