

THE CORPORATION OF THE DISTRICT OF BURNABY

4 June, 1965.

REPORT NO. 42, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: 10th Annual Conference of the  
Building Inspectors' Association of British Columbia

Mr. Jones attended the Conference in Nelson, B. C. held 13th and 14th of May. He has prepared an interesting report on the activities of the Conference and this is reproduced below.

"We are pleased to forward herewith a report on the 19th Annual Conference of the Building Inspectors' Association of British Columbia, held May 13th and 14th, 1965, in the City of Nelson, B. C.

The Conference was attended by 67 delegates representative of nearly all the population centers of the Province of British Columbia. Also in attendance were two representatives of the Associate Committee on the National Building Code from Ottawa, - Mr. J. M. Robertson, Secretary of the Associate Committee, and Mr. Murdock Galbreath of the Division of Building Research. Present also was Mr. Wes Hall, Executive Director of the Canadian Institute of Timber Construction, Mr. A. Kempthorne, Field Engineer, Plywood Manufacturers' Association of B. C., four material representatives, a representative of the Provincial Fire Marshall's Office, representatives of Veterans Land Act and of Central Mortgage and Housing Corporation.

Following the opening ceremonies, Mr. Frank Varseveld, Research Engineer for Kootenay Forest Products Ltd., presented a paper on "Comparison of Structural Gluing Methods" in the glu-laminating industry. The speaker described various gluing techniques that have been or are used in the industry and dealt at length with a foil gluing method, that his company had pioneered in Canada. The method involved passing an electric current through a wafer-thin aluminum foil carrying the glue line between two laminations. The electric current in the foil produces the heat for curing the glue with pressure applied to the outer faces of the laminated section or package. The system has advantages over other methods of enabling very close quality control. Unfortunately uneconomic marketing conditions from the Kootenay area forced the company to have to drop their laminating division and at present this particular glu-laminating method is not practised in Canada.

The morning session of the first day of the Conference concluded with the presentation by Mr. Murdock Galbreath of the Division of Building Research of the development of the Fire Performance Ratings 1965 as contained in supplement #2 to the latest edition of the National Building Code. This presentation was of extreme interest, for the approach taken in the current supplement #2 is much different than the approach to Fire Performance Ratings as contained in the previous supplement issued with the 1960 Code and the appendix issued with the 1953 Code. The whole basis for Fire Performance Ratings has been altered to list ratings for materials capable of identification under generic description. This method has done away with nearly all listings of construction assemblies that are subject of individual test reports. It is the writer's observation that, provided proper care is taken in using the information contained in this supplement, adequate results will be possible for most commonly met cases, without the limitations that are encountered with the use of the 1960 supplement.

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In the afternoon Mr. J. M. Robertson, Secretary of the Associate Committee on the National Building Code, presented a general review of the 1965 Code and mentioned highlights from each of the Parts which he considered significantly different from the Parts of the previous Code. It was unfortunate that all delegates at the Conference did not have copies of the 1965 Building Code, but printing delays have prevented distribution of the Code, other than to members of various Committees and Boards. Mr. Robertson mentioned that with the next five year revision to be published in 1970 the Associate Committee hopes to withdraw all CSA standards from the Building Code, leaving only the basic legal requirements of a Code of Building By-law. The Standards would be compiled and illustrated in a separate document or Code of Good Practise along the lines now followed by the New York State building code.

Mr. R. Montidor, City of Vancouver Deputy Building Inspector, took over for Mr. Robertson and discussed Part 3 of the 1965 Code in detail. Mr. Montidor has served as a member of the Revision Committee on Part 3 of the Code and thus was very capable at describing the differences in the Codes. Again the discussion had to be in general terms because of the lack of copies of the new Code.

Mr. Montidor explained the old "balanced risk" concept which formed the basis for so many building codes is being done away with gradually in newer codes. The 1965 version of the National Building Code follows this new concept and no longer contains the familiar definitions of construction categories such as Class A, B or C, or protected frame, heavy timber, fire resistive construction. In Part 3 of the 1965 Code buildings are described as either wood construction or non-combustible construction. Under this newer concept the Code specifies in greater detail the fire resistivity for the various component members of a building. Accompanying this change is a more lenient outlook generally in heights and areas for buildings regulated in Part 3 as compared to the 1960 version. This new concept is quite drastic in its changed approach, but once grasped offers much greater flexibility to any Code user over the old concept of balancing building construction against the insurance risk.

The remainder of the afternoon was given over to a workshop session where questions, previously submitted by delegates, were taken by a panel of Building Inspectors, discussed and answers provided. This session was a highlight of the day and delegates were reluctant to leave when the Chairman adjourned the meeting at 5:00 P.M.

The Annual General Meeting of the Association took up the first part of the morning of the second day of the Conference. After the Annual General Meeting, Mr. Walter Ball, Division of Building Research, commented during a slide presentation of pictures showing structural failures of buildings due to penetration of moisture. The slides shown by Mr. Ball illustrated very severe cases of building failures caused by moisture, many of which were buildings in Eastern Canada. One of the buildings was the National Gallery in Ottawa. While the ranges of temperature are not as great in our part of the country as in Eastern Canada, the conditions leading to building damage are the same and a most valuable lesson was learned from viewing the slides and hearing the commentary.

Associate members representing trade associations or industries opened the afternoon session of the second day with capsule reports from their respective interests. One item of significance was reported by

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Mr. W. Hall of the Canadian Institute of Timber Construction. For the past five years the C.I.T.C. has administered a Qualification Code for Application to Manufacturers of Structural Glu-Laminated Timber. The objective of the Code was to ensure quality of product by the practice of quality control by manufacturing plants that had been inspected and certified by C.I.T.C. The CSA was requested by C.I.T.C. to take over the qualification role in an endeavour to broaden its application and acceptability. This was done and at the first of the year CSA published its Standard 0177-1965 Qualification Code for Manufacturers of Structural Glued-Laminated Timber. At the same time an Administrative Board was set up by CSA to administer the Standard.

This information has significance to us for in our Building By-law we had made qualification of the glu-laminating manufacturer conditional upon a membership in C.I.T.C. We can now amend our By-law and remove this taint of partiality by a Trade Association in favour of qualification based on C.S.A. certification.

A second workshop session wherein a number of questions on By-law matters were discussed and debated carried the Conference through to a conclusion at 5:30 P.M.

May we take this opportunity of thanking you, and through your office thanking the Reeve & Council for granting permission for our attendance at the Conference."

2. Re: Sale of Land

Council authorized the sale, by tender, Lots 56 to 61, D.L. 159, Group 1, Plan 27749, which are located on Keith Street, west of Buller Avenue, at the minimum prices indicated.

Lot 56	\$ 5,600.00
57	5,300.00
58	5,600.00
59	5,100.00
60	5,100.00
61	5,100.00

Two bids have been received as follows:

Southern Slope Holdings Ltd.

Lot 56	\$ 5,850.00
57	5,600.00
59	5,300.00
60	5,300.00
61	5,300.00

Mr. E. H. Bauman

Lot 56	\$ 5,615.00
57	5,317.00
58	5,615.00
59	5,111.00
60	5,115.00
61	5,117.00

It is recommended that the bid of Southern Slope Holdings Ltd. for Lots 56, 57, 59, 60 and 61, and the bid of Mr. E. H. Bauman for Lot 58, be accepted, and that the Reeve and Clerk be authorized to sign the necessary documents.

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3. Re: Government - Winston  
 Industrial Collector Road

The Traffic Safety Committee submitted a report on this subject to Council on 10th May, 1965. This report suggested that the most reasonable solution to the truck traffic problem on Bainbridge is the provision of the Government-Winston Collector Road.

A Local Improvement has been approved for the improvement of a section of Greenwood and Sperling from Greenwood to the Loughheed. There is a structural problem respecting the storm sewer on Sperling which is under design now and when completed the Local Improvement will proceed.

Completion of the section of the proposed road from Greenwood to Government will certainly make possible an alternate route to the use of Bainbridge.

There are four properties from which acquisition is required to complete the right-of-way from Greenwood to Government. Due to construction problems a 99 foot right-of-way is required from three of these. In at least one case, this will likely result in the necessity of purchasing a whole property.

The key property however, is that portion through the Wilkinson & McLean Ltd. property. In this case, an agreement in principle has been accepted that the Company will dedicate the required right-of-way along the Great Northern Railway tracks subject to acceptance of a residential use of the northern part of their property. Planning is now working on such a development plan.

Acquisition costs for the Greenwood-Government section are estimated at \$58,000 if the Wilkinson & McLean Ltd. portion has to be bought and \$34,000.00 if it is otherwise acquired.

Construction costs for the Greenwood-Government section are estimated at \$110,000.00.

This industrial feeder route is eventually planned from Sperling Avenue to North Road. It divides quite logically into three sections:

1. Sperling to Phillips
2. Phillips to Brighton
3. Brighton to North Road.

The usefulness of construction also follows logically in the same order. Section 3. at this time is only represented on drawings of the route as a centre line.

With the approval of Council, steps can be taken to assure availability of the right-of-way and to construct the Section 1. during the current construction season.

Planning is acquiring road allowance in the other sections as subdivision takes place.

4. Re: Lot "A" of Block 32, D.L. 35, Group 1, Plan 18172

The above mentioned property is one of four lots owned by the Corporation located on the south side of Lister Court, west of Smith Avenue and north of Moscrop Street.

The north half of said Block 32 (on the north side of Lister Court) is being subdivided and Council on August 3rd, 1964 agreed to contribute \$6,703.00 towards the servicing costs, as the municipal lots would be serviced.

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An open ditch watercourse exists along the west boundary of said Lot "A" which should be enclosed before the property is sold. The estimated cost is \$2,500.00.

The Land Agent advises that the minimum sale price for each lot should be \$4,800.00.

It is recommended that:


- (a) A storm drain be installed on the west boundary of Lot "A" at an estimated cost of \$2,500.00.
- (b) The Land Agent be instructed to offer Lots "A", "B", "C" and "D" for sale by public tender after the services have been constructed. The minimum price for each lot to be \$4,800.00.

5. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$17,600.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

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6. Re: Road Acquisitions and Dedications

Road and lane property acquisitions are negotiated by the Land Department, reported to and approved by Council, after which it is necessary to prepare a Road Acquisition and Dedication By-law for consideration and adoption by Council. A copy of the by-law is then filed in the Land Registry Office, conveyances registered and monies paid to the owners.

It is customary to allow the approved acquisitions to accumulate so that several can be included in one by-law. This means that the owners conveying the property are required to wait several weeks before final settlement can be made.

It would expedite the process of land acquisition for road and lane purposes if an appropriate by-law was passed by Council at the time a project was approved and the road and lane requirements known.

The following by-laws appear on the agenda:

- Burnaby Road Acquisition and Dedication By-law #5, 1965
- Burnaby Road Acquisition and Dedication By-law #8, 1965

These By-laws cover land acquisitions for road and lane purposes already approved by Council and also provide for the authority to acquire and dedicate the balance of the acquisitions required for the Springer and Sussex/Forglan Sanitary Sewer Projects. Individual report items will still continue to be made to Council giving the details of the acquisitions as negotiated.

In future, after a project has been approved by Council and the road and lane requirements if any, are known, an acquisitions and dedication by-law will be prepared for the consideration of Council. The passage of the by-law prior to acquisition means that registration of deeds and payments to owners can be expedited immediately after individual acquisitions have been approved by Council.

7. Re: Welfare Institutions License

Mrs. Eileen Hallgate, 4289 Kingsway, has applied for a Welfare Institutions License to give personal care, room and board to aged persons as operator of the Kirkpatrick Rest Home.

The Investigating Committee considers the building adequate for the care of not more than 57 persons subject to the following conditions:

- (a) Reconstruct fire escape stairs and replace dry rot where necessary and strengthen vertical supports. The fire escape should then be repainted.
- (b) The hood vents over the kitchen range should be cleaned.
- (c) The six beds located on the second floor of the old section should be occupied only by younger, more active boarders.

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8. Re: Acquisition of Easement - West 17.08' of Lot 40 and the North 6' of Lots 40 to 48 inclusive and a portion of the Remainder of Lot 38 of a Subdivision in D.L. 40

An easement is required, in order to finalize a subdivision, over the west 17.08' of Lot 40 and the north 6' of Lots 40 to 48 inclusive and a portion of the remainder of Lot 38, of a subdivision of portions of Parcel 2 (Explanatory Plan 16691) of Lot "B" of Block 7, Plan 5207; remainder of Lot "C" (Plan 5207) of Block 7; remainder of Lot 2 (Plan 23324) Lot 30 (Plan 24796) and Lot 38 (Plan 27364) D.L. 40 as shown outlined in green on Plan prepared by E. J. Wong, B.C.L.S. dated 27 May, 1965, from Global Investments Ltd., 156 East Pender Street, Vancouver 4, B. C. The location of the easement is located on Piper Avenue approximately 300' south of Government Road. 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: Sperling-Halifax Sanitary Sewer Project #16/17

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

Owner - James Alexander Wilson and Helaine Christine Folkins,  
650 East 11th Avenue, Vancouver 10, B. C.

Property - Portion of Block 48 as shown outlined in red on plan filed in the Land Registry Office, N.W., D.L. 132, Group 1, Plan 1493, N.W.D.

Location of Easement - 6786 Aubrey Street, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of 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.

10. Re: Springer Sanitary Sewer Project #14

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

(a) Owner - Sterling Gerrard and Goldie Gerrard,  
1684 Springer Avenue, Burnaby 2, B. C.

Property - Portion of Lots 3 & 4, as shown outlined in red on plan filed in Land Registry Office, D.L. 126, Group 1, Plan 22849, N.W.D.

Location of Easement - 1680 Springer Avenue, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of easement area.

(b) Owner - Alexander Pingitore and Jean Pingitore,  
1604 Springer Avenue, Burnaby 2, B. C.

Property - Portion of Lot 46, as shown outlined in red on plan filed in Land Registry Office, N.W., D.L. 126, Group 1, Plan 26898, N.W.D.

Location of Easement - 1604 Springer Avenue, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of easement area.

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- (c) Owner - Gustav Albert Anderson and Olga Anderson,  
811 Ash Street, White Rock, B. C.  
Property - Portion of  $S\frac{1}{2}$  of Lot 27, as shown outlined in red on plan  
filed in Land Registry Office, N.W., D.L. 126, Group 1,  
Plan 3473, Except part subdivided by Plan 22695, N.W.D.  
Location of Easement - 1350 Springer Avenue, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of 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.

11. Re: Sussex-Forglen Sanitary Sewer Project #9

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

- (a) Owner - R.F. and J.M. Stewart, 5109 Sussex Street, Burnaby 1, B. C.  
Property - West 10' of Lot 3, Block 24, D.L. 33, Group 1, Plan 19228,  
Location of Easement - 5109 Sussex Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of affected area.  
This is required for a working area during construction  
and the owners have signed a letter of consent.

- (b) Owner - Frank Peter Fioretti and Dallas Louise Fioretti,  
5436 Nelson Avenue, Burnaby 1, B. C.  
Property - Portion of Lot 1, as shown outlined in red on plan prepared  
by C. P. Aplin, B.C.L.S. dated 7 April, 1965, Block 8,  
D.L. 32, Group 1, Plan 20531, N.W.D.  
Location of Easement - 5436 Nelson Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of easement area.

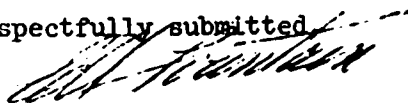
It is recommended that authority be granted to acquire the above easements  
and that the Reeve and Clerk be authorized to execute the easement documents  
on behalf of the Corporation.

12. Re: Royal Oak-Douglas Sanitary Sewer Project #12/13

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

- (a) Owner - Dorothy Ryan and Marie Lorraine Therese Desy,  
3630 Douglas Road, Burnaby 2, B. C.  
Property - East 10' of Lot 14, Block 7, D.L. 74S $\frac{1}{2}$ , Group 1, Plan 1876, N.W.D.  
Location of Easement - 3630 Douglas Road, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - John Sidney Fell and Hazel June Fell,  
3670 Douglas Road, Burnaby 2, B. C.  
Property - East 10' of Lot "D", Blocks 7 & 9, D.L. 74/76, Group 1,  
Plan 13044, N.W.D.  
Location of Easement - 3670 Douglas Road, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of 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.

Respectfully submitted  


E. A. Fountain  
EXECUTIVE ASSISTANT  
TO MUNICIPAL MANAGER

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