

THE CORPORATION OF THE DISTRICT OF BURNABY

3 September, 1965.

REPORT NO. 60, 1965.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Proposed Willingdon Avenue Overpass  
at Great Northern Railway

Item #30 of the Municipal Manager's Report No. 54, 1965, refers. This item was tabled by Council pending advice on any steps taken by the Great Northern Railway to alleviate the interference at this crossing by switching movements by trains, and the effectiveness of such measures.

The Trainmaster for the Great Northern Railway is Mr. R. L. Aase, and he advises that he has made arrangements for the switch engines to perform their duties in this area between the hours of 2:30 and 3:00 standard time each day. This arrangement has now been in effect for approximately one month.

A periodic series of checks carried out by Burnaby's Traffic Assistant, reveals that there have been no conflicts of switch engine movements with peak traffic flows during these three weeks.

Mr. Aase further stated that the only reason for departure from the specified 2:30 to 3:00 switching hours, would be cases of extreme emergency. It is still possible of course that a fairly long mainline train may pass the intersection during peak hours, but even the longest train should not take longer than  $3\frac{1}{2}$  minutes to clear the intersection.

2. Re: Electrical Inspectors' Association of British Columbia

It has been the former practice of the Electrical Inspectors' Association of B. C. to hold a two-day Annual General Conference each year, generally in February. This year, the policy was changed and one-day Workshop Sessions were to be held at convenient times during the year. The first of these Workshop Sessions was held on Saturday, March 27th, 1965, in Victoria.

One of Burnaby's Inspectors attended this Workshop.

Notice has been received that a second Workshop Session is to be held Saturday, September 25th, 1965, in Kamloops. Among the list of topics to be discussed and considered at this Workshop is "Swimming Pool Lighting and Inherent Electrical Problems.

With the recent construction in Burnaby of five public swimming pools and numerous private pools, our Inspectors have had much to do with swimming pool lighting. Certain troubles were met and overcome on lighting systems for our own Corporation pools. Up until recently, Electrical Codes have been deficient in regulating this particular type of electrical installation. The very great dangers to life inherent in this type of electrical installation are now realized and much more stringent regulation has been drafted and will be incorporated in the next edition of the Canadian Electrical Code. In the meantime, the Chief Electrical Inspector of the Province has sent out instruction to enforce the regulations as drafted.

This subject on the Workshop agenda is very timely and is of distinct interest to the Building Department.

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(Item #2 - Re:Electrical Inspectors' Assoc. of B. C..... Cont.)

The Chief Building Inspector is of the opinion that it would be of great benefit to his Department to have a representative participate in the 25th September Workshop Session.

It is recommended that one Electrical Inspector be authorized to attend the Electrical Inspectors' Association Workshop Session to be held in Kamloops, B. C., Saturday, 25th September, 1965.

3. Re: Public Works Association of B.C. Annual Convention

The 1965 Annual Meeting Convention of the Public Works Association of B. C. is to be held in Penticton, B. C. on 15th, 16th and 17th September.

Mr. Olson is Chairman of the Municipal Engineer's Division of the Professional Engineers. Mr. N. L. Savchenko, Design Engineer, has been asked to present a paper at the Convention on "Photography - Its Uses in Construction".

Mr. Olson has requested permission for himself and Mr. Savchenko to attend this Convention and it is so recommended.

4. Re: Proposed Construction of Cablevision Line in Corporation Easement - 10th Avenue and Holmes Street.

Vancouver Cablevision has requested permission to make use of a municipal easement paralleling the municipal boundary line at the Holmes Street - 10th Avenue intersection. They propose to install a transite conduit down this easement to provide Cablevision service to their Burnaby subscribers on Craig and Colby Streets as they claim they are denied normal overhead access through New Westminster.

The request has been checked by Engineering and Legal. Actually, there are two municipal easements, one containing a 24" diameter Storm Sewer and the other a 6" diameter Cast Iron Water Main. Legal advise that the request could be granted subject to the necessary indemnities. Engineering state that there appears to be sufficient room to install a small cablevision line at shallow depth.

It is recommended that the request be approved subject to:

- (a) Vancouver Cablevision obtaining and filing with the Corporation, the consent of the property owners.
- (b) The line to be installed at a location and depth satisfactory to the Municipal Engineer.
- (c) An Agreement to be entered into whereby this Corporation is saved harmless from any or all damages and to indemnify the Corporation in case any of the Municipal services are interfered with.
- (d) Payment of \$1.00 per year for the right.
- (e) Payment of \$10.00 for the cost of preparation of the easement Agreement.

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5. Re: Municipal Development Loan - Gilley/Walker Sewer

An application has been filed with the Municipal Development and Loan Board showing Gilley/Walker Sewer Project completed at a cost of \$751,815.63.

This cost includes \$26,536.41 interim financing - two-thirds of the total is \$501,210.42. However, in its original approval of the project, the Board committed itself to \$442,000.00 and the forgiveness of \$110,500.00 and has now authorized payment on this basis.

They require three debentures of the principal amount of \$100,000. and one debenture of the principal amount of \$31,500. bearing interest at 5 3/8% per annum calculated semi-annually with repayment being made semi-annually in fifty equal instalments.

By-law #4782 to authorize the borrowing of \$331,500. (the net amount), is being prepared by the Solicitor for submission to Council 7 September, 1965.

It is recommended the By-law be approved.

6. Re: Municipal Development Loan - Sperling/Halifax Sewer

An application has been filed with the Municipal Development and Loan Board showing Sperling/Halifax Sewer Project completed at a cost of \$670,781.08.

This cost includes \$16,739.36 interim financing. Towards this the Corporation received \$102,956.44 in Winter Works grants - making net expenditure of \$567,824.64. Two-thirds of this total is \$378,549.76. However, in its original approval of the project, the Board committed itself to \$364,892.00 and the forgiveness of \$91,223.00 and has now authorized payment on this basis.

They require two debentures of the principal amount of \$100,000. and one debenture of the principal amount of \$73,669. bearing interest at 5 3/8% per annum calculated semi-annually with repayment being made semi-annually in fifty equal instalments.

By-law #4783 to authorize the borrowing of \$273,669. (the net amount) is being prepared by the Solicitor for submission to Council 7 September, 1965.

It is recommended the By-law be approved.

7. Re: Local Improvement By-laws

For reasons cited below, it is desirable to amend or rescind various local improvement by-laws to cancel specific works.

By-law No. 4483 - 20 foot pavement on Howard Avenue from Parker Street to Hastings Street. The Engineer reports that a large watercourse on one side of this street hinders the development of a 20 foot pavement, and that a 28 foot and curb project with storm drainage is a better solution to the problem. Initiation of the new standard is included in Phase II of the program.

By-law No. 4524 - 46 foot pavement with 5 foot curb walks on Newcombe from 10th Avenue to 11th Avenue.

On 15 April, 1964, Council instructed this work be not proceeded with until after receipt from the Provincial Government of plans of the McBride-Stormont Connection development have been received. Then, at that time, the job may be re-initiated.

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(Item #7 - Re: Local Improvement By-laws..... cont.)

By-law No. 4553 - 4 foot concrete sidewalk on Curtis from Fell to Sperling.  
On 3 August, 1964, Council instructed that this work be abandoned. It was subsequently included in Phase I of 1964 program as 44' widening plus curb walks and was approved as such by the owners.

By-law No. 4616 - Concrete curb with 4 foot widening East side Joffre from lane South of Hurst to Rumble.

By-law No. 4618 - 5 foot curb sidewalk on west side of Joffre from Hurst to lane south of Hurst.

By-law No. 4619 - Concrete curb on east side of Joffre, Hurst to lane south of Hurst.

With reference to By-laws #4616, 4618 and 4619, an attempt was made to bring Joffre up to standard between Imperial and Rumble, building around existing street facilities. For technical reasons, it was necessary to initiate the project as five separate works, only three of which passed. The success of the project depended upon all the works being approved. The By-laws then should be rescinded.

The Municipal Solicitor has prepared the necessary amendments and rescissions in by-law form. It is recommended the by-law be passed.

#### 8. Re: 1965 Local Improvements

Construction of local improvements authorized under 22 separate by-laws is complete at this date, or will be completed by 1 June, 1966. For Council information, copies of schedules listing the works are attached. In summary they are as follows:

Schedule No.	By-law No.	Corporation Share	Owners' Share	Estimated or Completed Cost
1	4500	\$ 35,398.	\$ 13,827.	\$ 49,225.
2	4503	42,803.	14,425.	57,228.
3	4508	2,934.	66.	3,000.
4	4533	25,004.	10,433.	35,437.
5	4536	37,983.	9,103.	47,086.
6	4543	6,987.	2,128.	9,115.
7	4550	3,420.	594.	4,014.
8	4555	185,818.	25,490.	211,308.
9	4558	1,850.	525.	2,375.
10	4591	4,501.	2,099.	6,600.
11	4630	5,575.	1,760.	7,335.
12	4631	6,008.	3,157.	9,165.
13	4647	24,067.	-	24,067.
14	4675	13,500.	13,500.	27,000.
15	4677	2,448.	810.	3,258.
16	4679	439,384.	16,996.	456,380.
17	4680	26,043.	957.	27,000.
18	4685	7,614.	2,201.	9,815.
19	4686	4,615.	1,670.	6,285.
20	4687	5,000.	-	5,000.
21	4755	540.	3,060.	3,600.
22	4759	122,515.	42,485.	165,000.
		<u>\$ 1,004,007.</u>	<u>\$ 165,286.</u>	<u>\$ 1,169,293.</u>

Market conditions are not good. Nevertheless, the Corporation has considerable financing to be done next year, so it is deemed advisable to market this issue at this time even though some of the works are not complete. This action is permitted by Section 604 of the Municipal Act. Details of the debenture issue follow.

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(Item #8 - Re: 1965 Local Improvements ..... cont.)

Amount required per the above	\$ 1,169,293.00
Provision for discount on bonds, expenses of the sale and temporary financing of the works pending the sale of the debentures	50,707.00
	<u>\$ 1,220,000.00</u>

It is recommended that a by-law be passed to authorize the issue and sale of debentures totalling \$1,220,000. bearing a coupon of 5 3/4% to be dated 1 November 1965, maturing serially over the period of years 1966 to 1980 inclusive. As soon as legal formalities have been completed, tenders for sale should be called.

The last sale of bonds \$1,218,000. 2 - 15 yr. local improvement 5 1/4% serials, and \$285,000. 2 - 20 yr Parks 5 1/4% serials, took place on 15 February 1965 and realized a price of \$98.763 to yield 5.43%. Current market is in the neighbourhood of 6% yield.

9. Re: Investments

The Municipal Treasurer reports the following investment was made effective 1 September, 1965:

\$125,000.00 B. C. Hydro & Power Authority 5% Parities due 1 September, 1969.

It is recommended the action of the Treasurer be approved.

10. Re: Burnaby Expropriation By-law #7, 1965.  
Sewer Easement, Block 29, D.L. 126, Plan 3473.  
Mr. & Mrs. John Chura, 1460 Springer Avenue

The Municipal Clerk is including a letter from Mr. & Mrs. Chura on the Agenda for Council meeting, 7th September, 1965.

The Municipal Engineer has provided the following with respect to the matter of the width of the easement expropriated:

"With reference to the Municipal Clerk's letter dated 2nd September, 1965, we have been advised by Associated Engineering Services Limited that a minimum of 40' easement was requested along the entire length of the Springer trunk from Lougheed north, in order to provide working room for the equipment plus an access road which was necessary for the construction of the sewer and should be maintained for the maintenance of the sewer.

The Chura easement is 10' wider than the remainder because the sewer changes alignment at a manhole in the property and, in order to maintain the same spacing from the edge of the easement as was provided on the other easements, it was necessary to increase this easement 10' in width.

This particular easement, together with all the remaining easements along the trunk was chosen in co-ordination with the Planning Department so that the easements will follow an ultimately proposed roadway."

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11. Re: Trans Mountain Oil Pipe Line Company - D.L. 216

In April of this year, Council adopted Item #20 of the Municipal Manager's Report No. 28, 1965, which recommended that two parcels of Municipal land in D.L. 216 adjoining the Trans Mountain property on the west and east, be placed in a sale position.

The conditions attached to the approval for these 3.3 acres ( $\pm$ ) were:

- (a) Consolidation of the two parcels with the existing Lot "K".
- (b) Trans Mountain to bear all survey costs.
- (c) A sale price of \$15,000. per acre.

Council further decided that the surrounding Municipal property totalling in area 6 acres, should be withdrawn from sale and kept as a conservation area.

At the time, Trans Mountain agreed that the minimum of 3.3 acres added to their existing Lot "K" would be adequate for their plans.

Trans Mountain now advise by letter dated 3rd September, 1965, that their development plan has been altered somewhat for many technical reasons and to meet the requirements and regulations of the controlling bodies. For this reason they have asked that an additional 2.3 acres as shown on the sketch forming part of this Report Item be also placed in a sale position subject to the same terms and conditions as applied to the original two parcels.

This would reduce the conservation area somewhat but by so doing, the storage tank to be erected could be established at a lower elevation with the possibility of the cut on the additional property requested. It would appear that the 2.3 acres requested would not impair the conservation aspect of the remainder of the Municipal property.

It is recommended that the 2.3 acre site shown on the Trans Mountain sketch be placed in a sales position together with the original 1.4 and 1.9 acre sites previously approved, and subject to the same conditions.

12. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$53,945. and W.O.26-016 in the amount of \$5,200.00

It is recommended that the estimates be approved as submitted.

13. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$9,000.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

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14. Re: East Side of McKercher Avenue from  
Maitland Street to Lane North of Kingsway

This is a very well-travelled one-way street which the Corporation has recently improved on the Local Improvement plan with paving and curbing on the east side. There is no curb on the west side.

Since the road allowance is only 33 feet and the pavement and curb occupy 25 feet, there is only  $4\frac{1}{2}'$  left on the east side where there are some residential properties. In this narrow area, there are poles, hedges, trees and fences, all of which force pedestrian traffic onto the roadway.

Because of the particular nature of this problem, it is recommended by His Worship the Reeve, that a  $3\frac{1}{2}'$  concrete walk be installed and charged to Special Road Projects.

The estimated cost is \$2,000.00 and a Work Order has been raised for Council approval.

15. Re: Parking Regulations for Kingsway -  
By-law No. 4760

By-law #4760 being "Burnaby Street and Traffic By-law 1961, Amendment By-law No. 3, 1965", has been prepared by the Municipal Solicitor.

It provides for:

- (a) No stopping, standing or parking on the north side at any time between Boundary Road and Smith; Inman and Patterson; and Edmonds and 10th Avenue.
- (b) No stopping, standing or parking on the south side at any time between Boundary Road and Patterson; Sussex and McKercher; and Edmonds and 10th Avenue.
- (c) No stopping, standing or parking on the south side from 4:00 to 6:00 p.m. between Patterson and Sussex; and McKercher and Edmonds.
- (d) No stopping, standing or parking on the north side from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.

These provisions are the revised ones adopted by Council through the Report of the Traffic Safety Committee. Your Municipal Manager regrets that there has been delay due to the revision having been approved during his absence and this revision not having been properly noted.

16. Re: South Slope V Sanitary Sewer Area #6

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

- (a) Owner - Charles Richard Yates, 7679 Kingsway, Burnaby 1, B. C.  
Property - Southwesterly 5' of Lot 28, Block 3, D.L. 29, Group 1, Plan 9775, N.W.D.  
Location of Easement - 7679 Kingsway, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Robert Wallace Davidson, 4077 Pine Street, Burnaby 1, B. C.  
Property - Southwesterly 5' of Lot 84, D.L. 95, Group 1, Plan 24134, N.W.D.  
Location of Easement - 7134 - 17th Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

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(Item #16. Re: South Slope V Sanitary Sewer Area #6 .... cont.)

- (c) Owner - Ernest Frederick Garlick, 7132 - 17th Avenue, Burnaby 1, B. C.  
Property - Northeasterly 5' of Lot 39, Block 49, D.L. 95, Group 1, Plan 1643,  
Location of Easement - 7132 - 17th Avenue, Burnaby 1, B. C. N.W.D.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Evelyn Ormiston French and Cyril Frederick French,  
7443 Britton Street, Burnaby 1, B. C.  
Property - Southwesterly 10' of Lot 33, of Lots 31, 32 & 33, D.L. 95,  
Group 1, Plan 1915, N.W.D.  
Location of Easement - 7443 Britton Street, Burnaby 1, 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.

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

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

- (a) Owner - Richard Hunt and Mary Sophia Hunt, 4555 Grafton Street, Burnaby 1, B.C.  
Property - North 10' of Lot 4, Blocks 48-50, Lot 33, Group 1, Plan 1338, N.W.D.  
Save and Except Part of Explanatory Plan 13778.  
Location of Easement - 4555 Grafton Street, Burnaby 1, B. C.  
Consideration - \$10.00 plus restoration of the easement area.  
The compensation requested is to cover the loss of  
Raspberry Canes, garden and flowers in the easement area.
- (b) Owner - Charles Kenneth McLean and Myra McLean,  
4756 Maitland Street, Burnaby 1, B. C.  
Property - South 10' of Lot 37, Block 10, D.L. 32, Group 1, Plan 1166, N.W.D.  
Location of Easement - 4756 Maitland Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - George William Visser and Jean Katherine Visser,  
4768 Maitland Street, Burnaby 1, B. C.  
Property - South 10' of Lot 38, Block 10, D.L. 32, Group 1, Plan 1166, N.W.D.  
Location of Easement - 4768 Maitland Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Kathleen Grace Ward, 5416 Willingdon Avenue, Burnaby 1, B. C.  
Property - Easterly 10' of Block "A" of Blocks 33, 34 & 35, D.L. 33,  
Group 1, Plan 3437, N.W.D.  
Location of Easement - 5416 Willingdon Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (e) Owner - Stella Elizabeth Detwiller, 4792 Maitland Street, Burnaby 1, B. C.  
Property - South 10' of Lot "B", Block 10, D.L. 32, Group 1, Plan 14697, N.W.D.  
Location of Easement - 4792 Maitland Street, Burnaby 1, 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.

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18. Re: Sussex/Forqlen Sanitary Sewer Project Area #9

The contract for this project was awarded to Tide Bay Dredging Company for \$559,421.25.

Sub-surface exploration after the award of the contract has indicated that approximately 1500 feet of sewer on Royal Oak Avenue, south of the Greater Vancouver Sewer Board Trunk, should be constructed on piles because of peat conditions.

Because this special type of construction was not included in the Tide Bay Contract, Associated Engineering Services Ltd. called for tenders for construction of the 1500 feet of sewer on piles. There were two alternatives for the construction of the sewer; one on Royal Oak, which in the process would have necessitated the closing of Royal Oak for two or three months, and the other alternative being the construction of the line west of Royal Oak on property presently owned by Burnaby.

The 1500 feet of sewer in the Tide Bay contract amounts in value to approximately \$25,000.00.

Three tenders were received and opened by the Purchasing Agent in the presence of Mr. Kennedy, Mr. Constable, Mr. Dick (Associated Engineering Services) and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

The scope of the work called for:

- (a) Approximately 1565 linear feet of sanitary sewer consisting of sizes 12" and 18" diameter sewer mains.
- (b) Approximately 1200 linear feet of piled foundations.
- (c) Approximately 8 manholes.

H. B. Contracting Ltd. submitted the lowest bid at \$71,979.95.

It is recommended:

- (a) That the tender be awarded to H. B. Contracting Limited for \$71,979.95.
- (b) That this part of the original contract be deleted from the Tide Bay Dredging Company contract for the Sussex/Forqlen Area #9 at an approximate value of \$25,000.00

The net result of the two transactions will be to increase the cost of this project by about \$42,000 to \$606,401.20.

19. Re: Malvern-Imperial Sanitary Sewer Area #5

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

- (a) Owner - The Director, The Veterans' Land Act  
(J. F. Gunn, Veteran Purchaser) 6312 Malvern Ave., Burnaby 1, B. C.  
Property - Portion of Lot "F", as shown outlined in red on Plan deposited in Land Registry Office, D.L. 86, Group 1, Plan 12083, N.W.D.  
Location of Easement - 6312 Malvern Ave., Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area

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(Item #19 - Re: Malvern-Imperial Sanitary Sewer Area #5.... cont.)

- (b) Owner - The Director, The Veterans' Land Act,  
(K. C. Jenks - Veteran Purchaser, 6332 Malvern Ave., Burnaby 1, B.C.)  
Property - Portion of Lot "G" as shown outlined in red on plan deposited  
in Land Registry Office, D.L. 86, Group 1, Plan 12083, N.W.D.  
Location of easement - 6332 Malvern Avenue, Burnaby 1, 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.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr