

THE CORPORATION OF THE DISTRICT OF BURNABY

REPORT NO. 40, 1966.

8 July 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Burnaby Civic Employees' Union, Local 23.

Advice has been received that the above mentioned Union has adopted the recommendation contained in the report of the Conciliation Board dated June 22nd, 1966, and the recommendations contained in the Memorandum of Understanding dated 15th June 1966, all of which were adopted by the Council on 27th June 1966.

Submitted for information of the Council.

2. Re: Magistrate Hyde.

On 28th December 1965, Council approved the request of Magistrate Hyde to withdraw from the Municipal Superannuation Plan.

Advice has now been received that Order of the Lieutenant-Governor-in-Council #1925 has reinstated Magistrate Hyde in the Superannuation Plan as of 1st January 1966.

Submitted for the information of Council.

3. Re: Land Sale.

The following described properties are owned by the Corporation and can be offered for sale:

- (a) Parcel "Q", Explanatory Plan 22192, D. L. 129, Group 1, located on the west side of Fell Avenue, opposite Napier Street. Size - 66' x 122.11'. Minimum price - \$5,200.00.
- (b) Lots 48 and 49, D. L. 127 W 3/4, Group 1, Plan 26744, located at south-west corner of Springer Avenue and Georgia Street. Size 61.15' x 124.89'. Minimum price \$4,800.00 each.
- (c) Parcel "F" (formerly road, filing #51321), D. L. 11, Group 1, located on east side of Cumberland Road, opposite 14th Avenue. Size 66' x 119.8'. Minimum price \$4,500.00.
- (d) Lot 79, Blocks 14 - 21, D. L. 11, Group 1, Plan 21666, located on the south side of 16th Avenue, 59 feet east of Endersby Street. Size 59.42' x 115.15'. Minimum price \$5,200.00.

It is recommended that the properties be offered for sale by public tender subject to the minimum prices indicated.

4. Re: 3776 W. Grandview-Douglas Highway -

Vancouver Flame Co. Ltd.

Lots 14/15/16, Block 1, D. L. 68, N. W. ptn.

H. Altman, Barrister and Solicitor, has written to Council on behalf of Vancouver Flame Co. Ltd. requesting permission for his client to allow the Jehovah's Witnesses, who are holding a Convention in Vancouver between August 3rd and 7th, 1966, to park their cars and trailers on his client's property.

Occupancy of house trailers on the property of the Vancouver Flame Co. Ltd. would

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Re Vancouver Flame Co. Ltd.....DL 68...continued)

be contrary to Section 6.7(1) of Burnaby Zoning By-law #4742 despite the fact that meals might not be prepared in the trailers.

Section 6.7 (1) of By-law #4742 states:

"A temporary building or structure shall not be used as a dwelling, except in the case of a trailer when located in an authorized motel or auto court on a transitory basis."

5. Re: Building - 4027 Kingsway.

Council is in receipt of a letter from Mr. T. Farrington complaining about the condition of a building at 4027 Kingsway.

This property has recently been acquired by a new owner who has obtained a permit to demolish the building. It is expected the demolition will be completed in two to three weeks.

6. Re: Parks and Recreation Commission.

The Parks and Recreation Commission requests Council to approve payment of expenses totalling \$94.00 incurred by five Commissioners attending the Centennial Recreation, Sports' and Physical Education Conference in New Westminster, B. C. on May 5, 6 and 7, 1966.

7. Re: Refrigerated Tank Construction -  
Trans Mountain Oil Pipe Line Company.

After receipt of a letter from Mrs. A. Cassels of 7279 Barnet Road, Council directed that the Municipal Manager check the construction underway to ensure that such is in conformity with the previous understanding by Council.

A meeting has been held with an Engineer from Trans Mountain and it has been ascertained that the Company has not changed its plans since it acquired property from the Corporation.

When the Municipality approved the sale of land to Trans Mountain to enlarge its previous site a careful check was made as to the effect of the proposed new tanks on the nearby residential area. As a result of this, the Corporation did not sell all the area originally requested by Trans Mountain, but reserved a strip of treed land to serve as a screen.

Unfortunately, the clearance of a site by the Contractor as a Works Yard opened up a vista from the rear of three or four homes which had previously been screened. This vista was a very attractive one of the Indian Arm but as construction progressed the new tanks became visible. Trans Mountain are discussing with Planning the relocation of the angling road leading into their site and Planning is examining this at this time with the definite objective of improving the screening. The final resolution of this will require a Council decision.

The tank construction as such is all taking place on property previously owned by Trans Mountain. The Zoning of their property would have allowed the erection of these tanks and in fact they replace smaller tanks previously installed. The acquisition of property from the Corporation allowed lowering the base elevation of the new tanks by utilizing the additional area for cut-banks and access road.

Very little parking space is available inside the site and to provide such for construction workers would have necessitated further destruction of trees. During construction, your Municipal Manager has observed cars parked on the road. This is a perpetual problem during times of construction. When in operation the crew will total 4 men and there will be no parking problem.

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(Item 7....re Trans Mountain Oil Pipe Line Company.....continued)

Trans Mountain has attempted to do a job of public relations on this project.

The road to the site is a public thoroughfare.

It is also observed that this Company by its nature has special powers and could have expropriated property needed for its purposes. This power was not used and instead the Company co-operated to the fullest in meeting the requirements laid down by the Corporation at the time Municipal property was sold.

The Company has purchased a chain-link fence covered with green plastic which is now in storage and will be erected when the construction equipment is gone.

It at one time was the practice to let tanks such as these weather for a year before painting but this is not so now and the Company will be proceeding with painting as weather permits after erection is completed. Normally such tanks are painted white but if Council has any strong feelings on the matter, the Company would be quite pleased to consider any other colour suggested by the Municipality.

8. Re: Exempt Staff.

In 1965 a study of exempt positions was carried out by a Select Committee of Council.

Outside of those positions which fall within the range of Union Pay Grades, the basis of determination of pay scales was related to the pay for comparable positions in the City of Vancouver. For example, department heads in Burnaby were related to Deputy Department Heads in Vancouver as a general rule.

Vancouver has now applied the settlement with its Inside Union to the Vancouver Exempt Staff.

It is recommended that the settlement with the Burnaby Union be applied to Burnaby's Exempt Staff, effective 1st January 1966. This would retain the relationship established last year.

The Union Settlement accepted by both the Council and the Union provides 5.65% increase in 1966 and 5.35% in 1967.

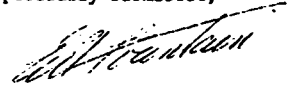
9. Re: Estimates.

Submitted herewith is a report prepared by the Municipal Engineer covering Special Estimates of Work in the total amount of \$10,615.00.

It is recommended that the estimates be approved as submitted.

10. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of June, 1966.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER.

HB:eb  
Attach.

11. For Acquisition of Easements - Sanitary Sewer Projects.

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

(i) Burnaby Hospital Sanitary Sewer Area #20.

- (a) Owner - Maurice Duncan McPhee and Christina M. McPhee, 4162 MacDonald Avenue, Burnaby 2, B. C.  
Property - Lot 2 of Lot 1, Block 2, D. L. 39E½, Group 1, Plan 1436, N.W.D.  
Location of easement - 4162 MacDonald Avenue, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - K. W. Gibson and C. J. Gibson, 4138 MacDonald Avenue, Burnaby 2, B.C.  
Property - Portion of Lot 3 of Lot 1, Block 2, D. L. 39E½, Group 1, Plan 1436, N.W.D.  
Location of easement - 4138 MacDonald Avenue, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

(ii) Sixth Street Sewer Area #18.

Owner - Carl A. Ekberg and D. Y. Ekberg, 7917 Rosewood Street, Burnaby 1, B.C.  
Property - Portion of Lot "A" as shown outlined in red on Plan deposited in L.R.O., of Lot 36, Block 3, D. L. 90, Group 1, Plan 18544, N.W.D.  
Location of easement - 7917 Rosewood 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 necessary documents on behalf of the Corporation.

12. Re: Simon Fraser University - Water and Sewer Services.

An easement through Block "A" of Lots 4, 6, 8, 10, 56, 57, 58 and 148, Group 1, Plan 22462, except part subdivided by Plan 25349 and part subdivided by Plan 28760, to contain the water and sewer services to the University has been negotiated. The property is owned by Lake City Industrial Corporation Ltd. The consideration is \$1.00.

It is recommended that the easement be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

13. Re: Local Improvement Project - Silver Avenue, Imperial to Maywood.

The estimated cost of this Local Improvement was \$11,200.00.

Columbia Bitulithic Ltd. is working in the area on Imperial Street and Silver intersects with Imperial.

The Municipal Engineer has discussed with Columbia Bitulithic the possibility of that firm doing Silver Avenue and a quotation of \$9,657.00, including \$957.00 for Engineering, has been provided by the Municipal Engineer. Two catch-basins would have to be installed by Corporation crews.

It is recommended that the Local Improvement Project on Silver Avenue be done by Columbia Bitulithic Limited at a cost of \$8,700.00. Engineering costs of 11% (\$957.00) and the cost of two catch-basins would be additional.

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14. Re: Sale of Land.

A.

Tenders were called for the sale of the following properties at the minimum prices indicated:

- (a) Lot "A", Block 32, D. L. 35, Group 1, Plan 18172, N.W.D.  
South side of Wakefield Court, west of Smith Avenue.  
Size 69.3' x 101.52'. Zoned R-4.  
Sale of Lot "A" is subject to the retention of a 10 foot easement by the Corporation of the District of Burnaby over the westerly portion of said Lot "A". Minimum acceptable price - \$4,800.00.
- (b) Lot "B", Block 32, D. L. 35, Group 1, Plan 18172, N.W.D.  
South side of Wakefield Court, west of Smith Avenue.  
Size 69.3' x 101.52'. Zoned - R-4.  
Minimum acceptable price - \$4,800.00.
- (c) Lot "C", Block 32, D. L. 35, Group 1, Plan 18172, N.W.D.  
South side of Wakefield Court, west of Smith Avenue.  
Size 67.5' x 102'. Zoned R-4.  
Minimum acceptable price - \$4,800.00.
- (d) Lot "D", Block 32, D. L. 35, Group 1, Plan 18172, N.W.D.  
South side of Wakefield Court, west of Smith Avenue.  
Size 67.5' x 102'. Zoned R-4.  
Minimum acceptable price - \$4,800.00.
- (e) Lot 141, D.L.131, Group 1, Plan 28837, N.W.D.  
East side of Kensington Avenue, approximately 230 feet south of Dawson Street.  
Size 60.7' x 145'. Zoned R-2.  
Minimum acceptable price - \$5,200.00.
- (f) Lot 142, D. L. 131, Group 1, Plan 28837, N.W.D.  
West side of Parkdale Drive, approximately 375 feet south of Dawson Court.  
Size 60.7' x 145'. Zoned R-2.  
Minimum acceptable price - \$5,200.00.
- (g) Lot 149, D. L. 86, Group 1, Plan 24948, N.W.D.,  
Buckingham Drive and Stanley Crescent.  
Size - approximately 62' x 188.05'. Zoned R-1.  
Minimum acceptable price - \$6,500.00.
- (h) Lot 150, D. L. 86, Group 1, Plan 24948, N.W.D.  
Buckingham Drive and Stanley Crescent.  
Size - approximately 62.8' x 160'. Zoned R-1.  
Minimum acceptable price - \$6,500.00.
- (i) Lot 151, D. L. 86, Group 1, Plan 24948, N.W.D.  
Buckingham Drive and Stanley Crescent.  
Size - approximately 62.8' x 160'. Zoned R-1  
Minimum acceptable price - \$6,500.00.
- (j) Lot 174, D. L. 86, Group 1, Plan 24948, N.W.D.  
Buckingham Drive and Stanley Crescent.  
Size - approximately 80' x 166' - Zoned R-1.  
Minimum acceptable price - \$7500.00.

B. The following offers to purchase have been received:

- (a) F. Mankin - Lot 174, D. L. 86, Plan 24948 - \$9,230.00.
- (b) P. Regehr - Lot "B", Block 32, D. L. 35, Plan 18172 - \$5,736.00.
- (c) E. Geisler - Lot 151, D. L. 86, Plan 24948 - \$ 7,610.00

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(Item 14...re Sale of Land...continued)

B.

- (d) S. A. & F. E. Shurey - Lot 149, D. L. 86, Plan 24948 - \$ 7,030.00  
- Lot 150, D. L. 86, Plan 24948 - \$ 7,280.00
- (e) F. H. Heard - Lot "B", Block 32, D. L. 35, Plan 18172 - \$ 5,550.00
- (f) Koehn Enterprises Ltd.  
- Lot "A", Block 32, D. L. 35, Plan 18172 - \$ 5,825.00  
- Lot "B", Block 32, D. L. 35, Plan 18172 - \$ 5,825.00  
- Lot "C", Block 32, D. L. 35, Plan 18172 - \$ 5,825.00  
- Lot "D", Block 32, D. L. 35, Plan 18172 - \$ 5,825.00
- (g) Block Bros. Realty -  
- Lot 149, D. L. 86, Plan 24948 - \$ 7,850.00  
- Lot 150, D. L. 86, Plan 24948 - \$ 7,850.00  
- Lot 151, D. L. 86, Plan 24948 - \$ 7,850.00  
- Lot 174, D. L. 86, Plan 24948 - \$ 8,600.00
- (h) I. R. Robinson - Lot 149, D. L. 86, Plan 24948 - \$ 6,510.00  
(or) Lot 150, D. L. 86, Plan 24948 - \$ 6,510.00  
(or) Lot 151, D. L. 86, Plan 24948 - \$ 6,510.00
- (i) John Higgins - Lot 149, D. L. 86, Plan 24948 - \$ 7,011.00  
(or) Lot 150, D. L. 86, Plan 24948 - \$ 6,807.00  
(or) Lot 151, D. L. 86, Plan 24948 - \$ 7,011.00
- (j) F. Womack - Lot 151, D. L. 86, Plan 24948 - \$ 7,675.00  
(or) Lot 150, D. L. 86, Plan 24948 - \$ 7,575.00  
(or) Lot 149, D. L. 86, Plan 24948 - \$ 7,575.00
- (k) W. L. Stirling - Lot 174, D. L. 86, Plan 24948 - \$ 8,125.00
- (l) B. McLeod - Lot 151, D. L. 86, Plan 24948 - \$ 7,210.00

All offers were accompanied by certified cheques for 5% of the bid price.


C. It is recommended that the following offers be accepted:

- (a) F. Mankin - Lot 174, D. L. 86 - \$ 9,230.00.
- (b) Koehn Enterprises Ltd.  
- Lots "A" "B" "C" and "D", D. L. 35, - \$ 5,825.00 per lot.
- (c) Block Bros. Realty - Lots 149, 150, 151, D. L. 86 - \$ 7,850.00.

D. Offers were not received for the purchase of Lots 141 and 142, D.L. 131,  
Group 1, Plan 28837.

It is recommended that the Land Agent be authorized to sell the said lots subject to the minimum price of \$5,200.00 each.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER.