

THE CORPORATION OF THE DISTRICT OF BURNABY

18 March, 1966.

REPORT NO. 17, 1966.

His Worship, the Reeve,  
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Sand Fill - Big Bend Area

Approximately 25,000 cu. yds. of dredge spoil and fill has become available through the North Fraser Harbour Commission for disposal on Municipal land in the Big Bend Area.

The Royalty payable is \$ .15 per cubic yard.

It is recommended that Council authorize the execution of the required Agreement with the North Fraser Harbour Commission.

Provision for the royalty will be made in the 1966 Budget.

2. Re: Request of Mr. Peter Wong

Mr. Wong operates the Burnaby Garden Centre at 3807 East Hastings Street. The Corporation owns Lot 19, Block 7, D.L. 116/186, Group 1, Plan 1236, which is located immediately east of Mr. Wong's property.

Mr. Wong rented the Corporation property for April, May and June 1965 to display and sell bedding plants, flowers et cetera and he has now applied to rent the property for the same period this year for the same purpose.

The "Burnaby Zoning By-law, 1965" places the property in a C-3 Zone and the following regulation applies:

Section 303.2 (1)

"Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities and gasoline service stations."

In view of the above regulation, the request of Mr. Wong to rent the Corporation property for the proposed use must be denied.

3. Re: Acquisition of Easement - D.L. 130

An easement is required for storm sewer purposes as follows:

Owner - John Delmar McLaughlin and Corinne Grace McLaughlin,  
6207 Buchanan Street, Burnaby 2, B. C.

Property - Westerly 10' of Lot 16, Block 3, D.L. 130, Plan 12119, N.W.D.

Location of Easement - 6207 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.

.... Page 2.

Page 2.  
REPORT NO. 17, 1966.  
MUNICIPAL MANAGER  
18 March, 1966.

4. Re: Estimates


Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$64,498.25.

It is recommended that the estimates be approved as submitted.

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

6. Submitted herewith for your information is the report of the Officer in Charge, Burnaby Detachment, R.C.M.P., covering the policing of the Municipality for the month of February, 1966.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

7. Re: Letter from W. A. Street -  
Re - Rezoning Application #84/65

Mr. W. A. Street has written Council pressing for a decision on the above rezoning application from A2 Small Holdings to Multiple Family.

The property involved is D.L. 126, Block 42, Except Plan 22056, Block 43, Blocks 44/45, Block 24, Block 26 S $\frac{1}{2}$  and N $\frac{1}{2}$ , Block 25 S $\frac{1}{2}$  and N $\frac{1}{2}$ , Plan 3473. It comprises some 16.88 acres more or less and is located at Parker and Holdom.

The Planning Department advises under date 18th March, 1966 that there are from 30 to 40 reports required on outstanding apartment applications, including this one of Intercontinental Holdings Ltd. for rezoning to Garden Apartment use.

It is anticipated it will take from 3 to 4 weeks to complete these reports for presentation to Council, such presentation to take place in mid-April approximately two weeks after the Public Meetings scheduled for 29th, 30th and 31st March, and 1st April, 1966 for the purpose of explaining the Apartment Study and to receive public comment.

8. Re: Bell-Irving Realty Ltd.  
Rezoning Application #6/66

This is an appeal to Council against the decision made by Council at its meeting held 28th February, 1966 to deny the application for the rezoning of property at Stormont and Cariboo from A2 Small Holdings to Industrial M1. The combined area of the two sites in question is 5.47 acres more or less.

Council denied the application on the grounds that this property is located adjacent the temporary North connection of the Stormont Interchange and lies alongside the major road which will connect the Stormont Interchange with Gaglardi Way, leading to the Simon Fraser University. Once this connection is made, substantial changes must also be made in the alignment and grade of Cariboo Road, the nature of which will depend on the ultimate alignment and design of the Stormont-Gaglardi Way connection. When these ultimate alignments and design are known, the Planning Department can then study the land use pattern in the area and submit recommendations to the Council.

Planning is currently reviewing the land use pattern for the whole general area East from the subject property towards North Road in view of the road connection problems noted above and also due to the introduction of the large Lougheed Shopping Centre in the adjacent area.

There are many problems of access, servicing and ultimate land use which are still unresolved and it is evident that the premature rezoning of this property could be detrimental to the development of this area.

9. Re: Lane Acquisitions - Sanitary Sewer Projects

The following lane acquisitions are required for the undernoted Sanitary Sewer Projects as follows:

(i) Newcombe Sanitary Sewer Area #19

The Northwesterly 10' of Lot 14 of Lot 16, Block 2, D.L. 25, Group 1, Plan 1339, N.W.D., owned by Robert Bruce Lovell and Theresa Lovell of 8263 - 16th Avenue, Burnaby 3, B. C. The consideration is \$50.00, plus restoration of the area.

(Item #9 - Re: Lane Acquisitions - Sanitary Sewer Projects .... cont.)

(11) Sixth Street Sanitary Sewer Area #18

The Northwesterly 10' of Lot 33, Block 4, D.L. 90, Group 1, Plan 555, N.W.D., owned by Sudagar Singh Chahal and Jenny Ajmer Chahal of 7863 Wedgewood Street, Burnaby 1, B. C. The consideration is \$1.00.

It is recommended that the portions of property referred to be acquired for lane purposes and that the Reeve and Clerk be authorized to sign the necessary documents.

10. Re: Acquisition of Easements - Sanitary Sewer Projects

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

(1) Sixth Street Sanitary Sewer Area #18

Owner - Leslie Cecil Carpenter and Margaret Joan Carpenter,  
7951 Goodlad Street, Burnaby 1, B. C.  
Property - Portion of Lot 2 as shown outlined in red on Plan filed in the L.R.O. under #29139, Block 1, D.L. 90, Group 1, Plan 19844, N.W.D.  
Location of Easement - Vacant Lot East of 7957 Goodlad Street,  
Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of easement area.

(11) Newcombe Sanitary Sewer Area #19

Owner - Cecil Albert Embree and Eva Ray Embree,  
8419 - 15th Avenue, Burnaby 3, B. C.  
Property - Northwesterly 10' of Parcel 15 (Ref. Pl. 26417E) of Block "F", Lot 1 of D.L. 25, Group 1, Plan 813, Save & Except Parcel "A" and Road (Ex. Pl. 13667) thereof, N.W.D.  
Location of Easement - 8419 - 15th Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

(11i) South Slope V Sanitary Sewer Area #6

Owner - Mary Brooks, 7213 Stride Avenue, Burnaby 3, B. C.  
Property - Portion of Lot 2 as shown outlined in red on Plan filed in L.R.O., Block 35, D.L. 53, Group 1, Plan 3037, N.W.D.  
Location of Easement - 7213 Stride Avenue, Burnaby 3, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

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

(a) Owner - William Edward Norman and Edgar Morris Norman,  
5844 Gilpin Street, Burnaby 2, B. C.  
Property - Portion of Lot 22, as shown outlined in red on Plan filed in L.R.O. under #29064, D.L. 83, Group 1, Plan 1267, N.W.D.  
Location of Easement - 5844 Gilpin Street, Burnaby 2, B. C.  
Consideration - \$15.00 plus restoration of the easement area.  
Amount includes compensation for the loss of one apple tree.

..... Cont. Page 3.

(Item #10 - Re: Acquisition of Easements - Sanitary Sewer Projects  
..... cont.)

- (b) Owner - The Veterans' Land Act  
(Veteran - Louise M. Bisailon,  
5988 Gilpin Street, Burnaby 2, B. C.)  
Property - Portions of Lot "B" as shown outlined in red on Plans  
filed in L.R.O. under #s 29187 and 29064, D.L. 83, Group 1,  
Plan 22797, N.W.D.  
Location of Easement - 5988 Gilpin Street, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - David MacDonald, 5682 Gilpin Street, Burnaby 2, B. C.  
Property - Portion of Lot 25 as shown outlined in red on  
Plan filed in L.R.O. under #29064, D.L. 83, Group 1,  
Plan 1267, N.W.D.  
Location of Easement - 5682 Gilpin Street, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Cecilia Grierson, 4483 Barker Avenue, Burnaby 1, B. C.  
Property - Portion of Block 31, as shown outlined in red on Plan filed  
in L.R.O. under #29064, D.L. 83, Group 1, Plan 1267, N.W.D.  
Location of Easement - 5450 Gilpin Street, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (v) Buckingham-Sperling Sanitary Sewer Area #8
- (a) Owner - Leslie William World,  
5536 Gordon Avenue, Burnaby 1, B. C.  
Property - Northeasterly 10' of Lot 92, D.L. 85, Group 1, Plan 27071,  
N.W.D.  
Location of Easement - 5536 Gordon Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Richard Alexander Monrufet and Betty Louisa Monrufet,  
7356 Punnett Close, Burnaby 1, B. C.  
Property - Portion of Lot 1 as shown outlined in red on Plan filed in  
L.R.O., Blocks 26 and 27, D.L. 86, Group 1, Plan 16819,  
N.W.D.  
Location of Easement - 7356 Punnett Close, 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.

11. Re: Miscellaneous Lane Acquisition

A small portion of Lot "F", Block 8 E $\frac{1}{2}$ , D.L. 159, Plan 13791, N.W.D., is required at the rear of 5810 Patrick Street in order to provide a good turning radius in the construction of the lane in this location. The owners of the property, Dennis and Betty Collingwood, have agreed to convey the necessary portion of the property for \$1.00 plus a retaining wall across the truncation and for a distance of 16 feet north to retain the property, and access to their property from the lane. The estimated cost of the retaining wall is \$500.00 but is unavoidable due to the slope of the land if the lane is to be constructed.

It is considered the requests of the owners are reasonable, and it is recommended that authority be granted to acquire a portion of Lot "F", Block 8 E $\frac{1}{2}$ , D.L. 159, Plan 13791, for the considerations indicated above, and that the Reeve and Clerk be authorized to sign the necessary documents on behalf of the Corporation.

..... Page 4.

12. Re: Revision of Easement -  
Lots 2/3, Block 25, D.L. 27, Sk. 8393, Expl. Plan 8051,  
and Except Sk. 11855 - 19th Avenue

The above property is owned by J. B. and Ruth Metcalfe. There is a 10 foot easement for drainage purposes angling north-westerly across the north half of Lot 2.

The owners have requested a revision of the easement wherein the angling easement would be abandoned and a 10 foot easement paralleling the lot line would be granted in lieu. The watercourse on the portion of easement to be abandoned has been partly enclosed and the owners have agreed to carry out the enclosure of the watercourse on the revised location of easement.

It is recommended that the revision requested by the owners and as shown on Sketch No. L-584 be approved by Council.

13. Re: Applications for Preliminary Plan Approval

The Municipal Planner has in his hands three applications for Preliminary Plan Approval, all consistent in content with the Zoning By-law as it now stands.

In each case there are special circumstances facing the Municipal Planner which require special consideration by Council to serve as direction to the Planner in dealing with these applications.

Submitted herewith is the Report of the Municipal Planner on three applications in question.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr