

THE CORPORATION OF THE DISTRICT OF BURNABY

14 January, 1966.

REPORT NO. 2, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: By-Law #4851 - "Burnaby Road Closing By-Law #6, 1965."
Hoffars Limited

Burnaby entered into an arrangement with Hoffars Limited whereby the Corporation agreed to abandon and convey portions of Juneau and Alaska Streets west of Rosser Avenue in exchange for the dedication of a 50' wide road along the south boundary of the Hoffars property. The Road Closing By-law was filed in the Land Registry Office on 26th November, 1965 and the petition for title was forwarded to the Lieutenant-Governor's office.

Subsequently, the Canadian National Railways filed an expropriation plan covering the Hoffars property and Hoffars were then in no position to fulfill their agreement. From the Corporation's point-of-view there would no longer be any need for the new road.

It was agreed with Mr. Montgomery, Solicitor for Hoffars Limited, that there is no need to carry this matter further and Burnaby's Legal Department has written to the Lieutenant-Governor's office withdrawing the petition.

It is recommended that Council approve the action taken and that Mr. Montgomery, the Solicitor for Hoffars Limited, be formally advised that by mutual consent Burnaby's files will be closed without further action.

As a point of information, Hoffars Limited have located another suitable site within Burnaby.

2. Re: Fire Fighters Union 1966 Demands

The current Agreement with the Burnaby Fire Fighters Union expires on February 28th, 1966.

The following demands have been received from the Union:

- (a) General Wage Increase of 15%
- (b) Service Pay of 1% for each 5 years of service; based on first class firefighter.
- (c) A differential of 15% for Master Mechanic over the rate of first class firefighter.
- (d) Call out pay and overtime at rate of time and one half on a minimum of 2½ hours at time and half.
- (e) 2 Pairs of coveralls for each hall.
- (f) 8 Duty shifts in lieu of 10 statutory holidays.

The estimated cost of the wage increase is \$118,900.00.

Negotiations with the Union are progressing.

3. Re: Acquisition of Easements - Sanitary Sewer Project:

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

Gilpin-Grandview Sanitary Sewer Area #10/11

- (a) Owner - Robert Anderson and Madeline Lillian Anderson,
3908 Norland Avenue, Burnaby 2, B. C.
Property - Easterly 10' of the North 50' of Lot 9, Blocks 12 & 13,
D.L. 79, Group 1, Plan 2298, N.W.D.
Location of Easement - 3908 Norland Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Veterans' Land Act,
Veteran - C. E. Braun, 3986 Norland Avenue, Burnaby 2, B. C.
Property - The East 10' of Lot 10, Blocks 12 & 13, D.L. 79, Group 1,
Plan 2298, N.W.D., save and except portion shown on
Highway Plan 26541.
Location of Easement - 3986 Norland Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Anne Dolan, 4326 Norland Avenue, Burnaby 2, B. C.
Property - Portion of Lot 17S $\frac{1}{2}$ as shown on plan filed in Land Registry
Office, Blocks 12 & 13, D.L. 79, Group 1, Plan 2298, N.W.D.
Location of Easement - 4326 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.

4. Re: 6th Street Sanitary Sewer Area #18

The following lane acquisition is required for the above mentioned Project:

The Northwesterly 10' of Lot 43, Block 3, D.L. 90, Group 1, Plan 555, being measured perpendicularly to the Northwest boundary, N.W.D., owned by Daisy Hilda Targett and Edgar H. Targett, of 7969 Rosewood Street, Burnaby 1, B. C. The consideration is \$75.00 for 100' of fence at 75¢ per foot.

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

5. Re: Proposed Grandview Industrial Area,
Lot "A", D.L. 73, Plan 17737

The above property was the subject of a rezoning application on 16th July, 1965. The application to rezone approximately 18.3 acres to Industrial (ML) use was forwarded to Public Hearing with the stipulation that as prerequisites to the rezoning, the following be undertaken:

- (a) Residential subdivision of that part of the subject Lot "A" not proposed to be rezoned be proceeded with in accordance with a tentatively-approved plan that is in the hands of the Planning Department;

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(Item #5 - Re: Proposed Grandview Industrial Area,
 Lot "A", D.L. 73, Plan 17737 cont.)

- (b) All required services to be installed for both the residential and industrial portions of Lot "A";
- (c) Land for the major road bisecting the property to be dedicated and the road to be constructed to normal subdivision standards.

At the subsequent Public Hearing held 14th September 1965, Dominion Construction appeared and having a stated prime interest in the property, requested that the rezoning application be tabled. This request was granted by Council.

Since that time, a number of meetings have been held with Dominion Construction and that Company has now submitted a new application for rezoning in the form of a letter dated 5th January, 1966 with accompanying Drawing #Q5153B dated 22nd December 1965.

This submission differs from the original one in a number of ways.

Generally, the new proposal relocates the proposed major road to the east, thus providing a further 3.5 net acres of industrial land; eliminating the initially-proposed residential development, and creating an island between the major road and Westminster Avenue. In addition, by means of a land exchange with Forest Lawn Cemetery, a further 1.04 acres of industrial land have been obtained, giving a grand total of 22.84 acres net (ie. excluding cul-de-sac road from Grandview).

Planning and Dominion Construction have mutually agreed that the proper zoning for the Industrial property is M1, and P1 for the triangular island.

The creation of the proposed major road through the property to a width of 86 feet has created many problems which have now been resolved as follows:

- (a) Dominion Construction to be responsible for installing all services, and make road dedications to normal subdivision standards.
- (b) Burnaby to compensate Dominion Construction for the additional 20' in width required for the major road at a price per acre equal to their cost of acquisition per acre.
- (c) The Corporation to bear 50% of the cost of paving, curbs and median on the major road. (The cost of drainage and other services on this road to form part of Dominion Construction normal subdivision servicing costs.)

To summarize the above:

Dominion Construction commitment is estimated at:	\$203,795.00
Less: Value of 20' strip	<u>11,650.00</u>
Net	<u>\$192,145.00</u>
Corporation cost would be:	
Value of 20' strip	\$ 11,650.00
Share of paving major road	<u>39,425.00</u>
	<u>\$ 51,075.00</u>

Note: The above are estimates only.

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(Item #5 - Re: Proposed Grandview Industrial Area,
Lot "A", D.L. 73, Plan 17737 cont.)

There would be one further item of expense to the Sewer Utility of approximately \$3,000 to bring Sanitary Sewer Service to the edge of the subdivision.

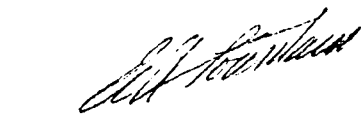
It is considered that the settlement outlined herein is beneficial to the Corporation and fair to Dominion Construction.

It is recommended that:

- (a) Council approve of the cost-sharing proposal.
- (b) Council forward the rezoning proposal to Public Hearing.

Note: Finalization of rezoning would be contingent upon Dominion Construction completing their proposed exchange with Forest Lawn Cemetery and presenting a subdivision plan to implement the overall proposal.

Respectfully submitted,


H. W. Balfour
MUNICIPAL MANAGER

HWB:gr