

THE CORPORATION OF THE DISTRICT OF BURNABY

15 April, 1966.

REPORT NO. 23, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Contract for Supply and Application of
Dust Laying Oils

Imperial Paving Limited has held the Dust Laying Contract with Burnaby for the past four years. Over this period the Corporation has developed with the Contractor a Bunker "B" fuel oil and "Waste Oil" mixture which has proven to be most economical and best suited for dust laying control.

Since Imperial Paving Ltd. is the only firm with storage facilities used in the dust laying mixture, they have been the only Company to submit a tender on this particular product composition.

The unit costs for oiling have been quite stable, ranging from a low of 12.9 cents per gallon in 1962 to 13.8 cents per gallon in 1965.

Imperial Paving Ltd. has offered to renew the 1965 Dust Laying Contract for 1966 on the same prices, terms and conditions.

In addition, as an inducement for earlier commencement, the Company has offered a straight 1¢ per gallon discount on all oil placed by 10th May, 1966. Assuming that about one half of the total program could be completed by that date, the saving would be about \$1,725.00.

It is recommended that the offer of Imperial Paving Limited to extend the 1965 Dust Laying Contract to cover the Corporation's requirements for 1966 at the 1965 prices, terms and conditions, and subject to a discount of 1¢ per gallon for all oil placed by 10th May, 1966, be accepted.

With this type of mixture it has been found that most benefit can be obtained if the dust laying program is carried out as soon as weather and surface conditions permit.

2. Re: Apartment Study

Four public meetings were held to provide an opportunity to explain the purpose and effect of the proposals contained in the Apartment Study, and to give citizens a chance to ask questions.

The attached letter from the Planner sets out his assessment of the meetings and the reaction of the participants.

As a result of conclusions reached through benefit of the meetings, it is now recommended that:

- a) Council confirm its earlier approval in principle of the proposals contained in the Apartment Study;
- b) Council formally adopt the location plan as a policy guide for apartment development in the Municipality.

..... Page 2.

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

An easement is required for storm sewer purposes as follows:

Owner - Thomas Elwood Crawford,
6200 Buchanan Street, Burnaby 2, B. C.
Property - Portion of Lot 1 as shown outlined in red on Plan filed in
L.R.O., Block 6 of Part of Block 1, D.L. 130, Group 1, Plan 12119,
N.W.D.
Location of Easement - 6200 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.

4. Re: Lane South of Clinton Street between
Gilley Avenue and Curragh Avenue

The Corporation requires portions of twelve properties to provide a 20 foot wide right-of-way for the above mentioned lane. The properties are described in the "Burnaby Road Acquisition and Dedication By-law No. 9, 1966" No. 4926 which provides the authority for the acquisitions and is being presented to Council for consideration.

Reports covering each acquisition will be presented to Council as negotiated.

5. Re: Acquisition of Easement - Portion of Lot 3 of Lots 45/46, Block 2,
D.L. 95, Plan 12922 as shown on Plan
prepared by P. Aplin, B.C.L.S. dated
29 March 1966.

An easement is required, in order to finalize a subdivision, over a portion of Lot 3, of Lots 45/46, Block 2, D.L. 95, Plan 12922 as shown on Plan prepared by P. Aplin, B.C.L.S. dated 29 March 1966, from Jake Reimer, 7080 Byrne Road, Burnaby 1, B. C. The location of the easement is at 7080 Byrne Road, Burnaby 1, B. C. The easement is required for drainage purposes. There is no consideration payable by the Corporation.

6. Re: Justice Building Site

Five properties have been acquired for the above mentioned site and it is planned that the buildings will be vacant on or before May 31st, 1966.

All of the buildings located on the properties must be demolished because of age, except the dwelling located on Lot 7, Block 7, D.L. 79, Group 1, Plan 2547 located at 6315 Gilpin Street. Records indicate this building is 21 years old and the Land Agent considers it could be moved.

It is recommended that the Land Agent be authorized to:

- (a) Offer the dwelling, located on Lot 7, Block 7, D.L. 79, Group 1, Plan 2547 - 6315 Gilpin Street, for sale by public tender subject to the building being moved according to all regulations;
- (b) Arrange for the demolition of all the other buildings located on the properties at 6315, 6241, 6261, 6383 and 6450 Gilpin Street, acquired by the Corporation for the Justice Building Site.

..... Page 3.

7. Re: Request of Mr. & Mrs. P. H. Arrowsmith,
4258 Venables Street.

In May 1952 the Corporation sold Lot 14, Block 31, D.L. 121, Group 1, for the sum of \$250.00 to Mr. & Mrs. Arrowsmith subject to the said Lot 14 being consolidated with the adjoining Lot 15 owned by the purchasers. Both are 33 foot lots.

Mr. & Mrs. Arrowsmith did not register the deed to Lot 14 and did not consolidate the two properties. They now wish the Corporation to forego the condition of consolidation stating they wish to build a new home on Lot 14.

The Director of Planning reports the majority of lots in the area are 33 feet wide, the buildings vary in value but are old and small, and considers the Corporation should not press the consolidation requirement.

However, the consolidation requirement made the owner of Lot 15 the preferred purchaser of Lot 14.

It is recommended that the request be denied.

8. Re: Superannuation - Lawrence Ralston Cross

Mr. Cross is employed as a Rinkman in the Ice Arena. His birth date is September 30th, 1913. Due to the fact that he is over fifty years of age the following resolution is required to include him in the Superannuation Plan.

"Resolve that Lawrence Ralston Cross be included as an employee under the provision of Section 3 (Group 1) of the Municipal Superannuation Act."

It is recommended that the resolution be adopted.

9. Re: Royal Oak Sewer Project No. 13

An easement was acquired over Lot "D", Block 3, D.L. 74S $\frac{1}{2}$, Group 1, Plan 3242 except Parcel 1 (Ref. Plan 5432) and the West 165 feet on Harwood Street and uniform depth of 264' and Parcel 2 (Expl. Plan 11217) owned by C.K. and J.F. Cole, 5455 Hardwick Street. The consideration was \$1.00.

Due to a change in the design of the sewer, the easement is not required.

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

10. Re: Sixth Street Sewer Project No. 18

Portions of certain properties are required for lanes in connection with the above mentioned project. The properties are described in the "Burnaby Road Acquisition and Dedication By-law No. 11, 1966" No. 4937, being presented for the consideration of Council.

The By-law provides the authority for the acquisitions which will be reported to Council as negotiated.

11. Re: Sixth Street and Oakalla Sewer Projects Nos. 18 & 21

Portions of certain properties are required for lanes in connection with the above mentioned projects. The properties are described in the "Burnaby Road Acquisition & Dedication By-law No. 8, 1966" No. 4923 being presented for consideration of Council.

The By-law provides the authority for the acquisitions which will be presented to Council as negotiated.

12. Re: Grandview-Gilpin Sewer Project No. 10/11

The Corporation requires an easement over Part (Reference Plan 1668 "A") of Lot 1, Block 15, and Parcel "A" (Reference Plan 4653) of Lot 2, Block 15, all of D.L. 79, Group 1, Plan 536 owned by the B. C. Hydro Authority. The property is located east of the Freeway and south of Thomas Street. 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 document.

13. Re: Juvenile Detention Home

Burnaby has an Agreement with the City of Vancouver for the use of the Vancouver Juvenile Detention Home. The Agreement expires on 30th April 1966, and provides for a per diem rate of \$21.30.

Advice has now been received that the per diem rate for the period 1st May 1966 to 30 April 1967 is set at \$18.27.

Burnaby's use of the facilities is indicated as follows:

	<u>Detention Days</u>	<u>Rate</u>	<u>Amount</u>
1 May, 1961 to 30 April 1962	181	\$26.98	\$ 4,883.38
1 May 1962 to 30 April 1963	210	32.68	6,862.80
1 May 1963 to 30 April 1964	304	28.79	8,752.16
1 May 1964 to 21 April 1965	527	28.30	14,914.10

It is recommended that the Agreement be renewed for the period 1st May 1966 to 30 April 1967, at the per diem rate of \$18.27 and that the Reeve and Clerk be authorized to sign the Agreement.

14. Re: Grandview-Douglas Highway

The Department of Highways has agreed to finish two sections of the Grandview-Douglas Highway to finished standard with curbs and gutter. These two sections are:

1. Boundary Road to Westminster Avenue
2. Douglas Road to Tenth Avenue

Burnaby agreed to provide storm drainage and the Department of Highways will bear all other costs.

The section from Westminster Avenue to Douglas Road was not included in the agreement with the Department of Highways as at that time it was considered that the Grandview would be diverted between Westminster Avenue and Royal Oak Avenue.

.... cont. Page. 5.

(Item #14 - Re: Grandview-Douglas Highway cont.)

Recently this question was resolved by the rezoning of a large acreage on the south side of the Grandview and the completion of an agreement with Dominion Construction for the development of the property. The result is that the present alignment of the Grandview will remain.

Negotiations were then re-opened to explore any possibility of getting the Grandview-Douglas Highway completed to final standard throughout its entire length.

Storm drainage is Burnaby's responsibility under the present agreement. The Municipal Engineer has produced an estimate of \$70,000. for storm drainage in the section Westminster-Douglas Road.

Mr. Miard has unofficially agreed to the inclusion of all the remaining portion of the Grandview-Douglas Highway in the contract for road work providing the cost to the Department of Highways is not more than the cost of the original two sections. Through high quality drainage works to be performed by Burnaby's crews the Municipal Engineer estimates that the actual increased cost would be \$22,800. which with a contingency provision can be rounded out at \$25,000.00. This would be to Burnaby's account.

The advantages of having all this road completed to final standard are many and the time to get it done is opportune with the major contract proposed by the Department of Highways.

It is recommended:

- a) That \$70,000. be allocated from the Drainage Reserve for storm sewers on the Grandview between Douglas Road and Westminster Avenue.
- b) That \$25,000. be ear-marked from Reserve for Capital Works for Burnaby's share of road construction costs in the same area.
- c) That your Municipal Manager be authorized to complete arrangements with the Department of Highways for the completion of the Grandview-Douglas Highway between Boundary Road and Tenth Avenue in accordance with the terms applying to the original agreement with respect to the original two sections and the revised terms for the section between Westminster Avenue and Douglas Road.

15. Re: Municipal Finance Officers Association

Mr. McCafferty is the Chairman for British Columbia for the Municipal Finance Officers Association.

He has requested that he be authorized to attend the 1966 Conference of the M.F.O.A. to be held in San Diego, California, 15 - 19 May, 1966.

Aside from his position in the Association Mr. McCafferty is especially interested in the sessions to be held on electronic data processing.

It is recommended that Mr. McCafferty be authorized to attend the M.F.O.A. Conference in San Diego, May 15 - 19, 1966.

The estimated cost is \$300.00.

... Page 6.

16. Re: Conference on Municipal Finance Statistics.

A Conference on Municipal Finance Statistics is being sponsored at Queen's University, Kingston, by the Institute of Local Government, Queen's University, Canadian Tax Foundation, Dominion Bureau of Statistics and the Canadian Council on Urban and Regional Research. The dates of the Conference are 2nd and 3rd May, 1966.

Mr. McCafferty, Municipal Treasurer, is one of a small number of people from British Columbia invited to attend this Conference.

Reporting to senior governments is a major responsibility of Municipal Treasurers and a great deal of staff time is utilized for this purpose.

It is recommended that Mr. McCafferty be authorized to attend the Conference at Queen's University on Municipal Finance Statistics.

The estimated cost is \$275.00.

17. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$35,310.

It is recommended that the estimates be approved as amended.

18. Re: Allowances

Submitted herewith for your approval is the Municipal Treasurer's report covering applications received under Section 411 of the Municipal Act in the total amount of \$13.02.

It is recommended that the allowances as applied for be granted.

19. Re: Street Lights

Submitted herewith for your approval is the Municipal Engineer's report covering suggested street light installations.

It is recommended that the installations be approved.

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

21. Submitted herewith for your information is the report of the Acting Chief Licence Inspector covering the operations of his Department for the month of March, 1966, as amended.

22. 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 March, 1966.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

23. Re: Lane South of Clinton Street between
Gilley Avenue and Curragh Avenue

The following portions of properties are required for widening the above mentioned lane:

- (a) A 50 square foot portion of Lot 8, Block 29N $\frac{1}{2}$, D.L. 159, Group 1, Plan 6718 owned by E. C. Christie, 6250 Clinton Street. The consideration is \$1.00.
- (b) A 240 square foot portion of Lot 9, Block 29, D.L. 159, Group 1, Plan 1190 owned by B. Lawson, 6175 Portland Street. The consideration is \$1.00.
- (c) A 232 square foot portion of Lot 13, Block 29S $\frac{1}{2}$, D.L. 159, Group 1, Plan 1190. The owner is C. F. Houston, 6227 Portland Street. The consideration is \$1.00.
- (d) A 238 square foot portion of Lot 10, Block 29S $\frac{1}{2}$, D.L. 159, Group 1, Plan 1190 owned by G. D. Weber, 6191 Portland Street. The consideration is \$1.00.
- (e) A 230.0 square foot portion of Lot 14 and a 228.0 square foot portion of Lot 15, Block 29S $\frac{1}{2}$, D.L. 159, Group 1, Plan 1190, owned by Margaret McGregor and Moira Hillen, 6249 Portland Street. The consideration is \$1.00.
- (f) A 242.0 square foot portion of Lot 8, Block 29S $\frac{1}{2}$, D.L. 159, Group 1, Plan 1190 owned by Harold Arlington Booth and Violet Sarah Booth, 6163 Portland Street. The consideration is \$1.00.

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

24. Re: Lane Acquisitions - Sixth Street Sanitary Sewer Area #18

The following lane acquisitions are required for the above noted Sanitary Sewer Project as follows:

- (a) The Northwesterly 10' of Lot 31, Block 1, D.L. 90, Group 1, Plan 555, being measured perpendicularly to the Northwest boundary thereof, and adjoining Lots 85 and 84, N.W.D., owned by Peter McIntosh Hyndman of 7827 Goodlad Street, Burnaby 1, B. C. The consideration is \$75.00 for 100' of fence at 75¢ per foot.
- (b) Portion of Lot 17 as shown outlined in red on Plan filed in L.R.O., Block 3, D.L. 90, Plan 555, N.W.D., owned by Veterans Land Act (H.A. Myton - Veteran, 7926 Elwell Street, Burnaby 1, B. C.). The consideration is \$75.00 for 100 feet of fence at 75¢ per foot.

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.

25. Re: Acquisition of Easements - Sanitary Sewer Projects

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

(i) Royal Oak - Douglas Sanitary Sewer Area #12/13

Owner - Hilda Marie Wadden, 5469 Laurel Street, Burnaby 2, B. C.
Property - The North 20' of the East 82' of Lot 14, Block 2 of the
South Half of D.L. 74, Group 1, Plan 1380, N.W.D.
Location of Easement - 5469 Laurel Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) Sixth Street Sanitary Sewer Area #18

(a) Owner - Constance May Gubbe,
7891 Elwell Street, Burnaby 1, B. C.
Property - The Northwesterly 10' of Lot "B" being measured perpendicular to the Northwest boundary thereof; of Lot 34, Block 2,
D.L. 90, Group 1, Plan 16979, Save and Except Parcel 1
(Explanatory Plan 25029), N.W.D.
Location of Easement - 7891 Elwell Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(b) Owner - The Veterans' Land Act, (T. W. Mason, Veteran,
7925 Goodlad Street, Burnaby 1, B. C.)
Property - Portion of Lot "B" E $\frac{1}{2}$, as shown outlined in red on Plan
deposited in L.R.O., Block 1, D.L. 90, Plan 4168, N.W.D.
Location of Easement - 7925 Goodlad Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iii) Buckingham-Sperling Sanitary Sewer Area #8

(a) Owner - Donald H. Wong and Georgina Wong,
5537 E. Grandview-Douglas Highway, Burnaby 2, B. C.
Property - Portion of Lot 7, Blocks 2 & 3, D.L. 85, Group 1,
Plan 17524, N.W.D.
Location of Easement - 5537 E. Grandview-Douglas Highway,
Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(b) Owner - John Colin Ryan and Lola Irene Ryan,
7675 Haszard Street, Burnaby 2, B. C.
Property - N.E. 10' and S.E. 10' of Lot "F" of Blocks 3 & 4,
D.L. 85, Group 1, Plan 17541, N.W.D.
Location of Easement - 7675 Haszard Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area
and a free sewer connection. This is a rear
and flankage easement.

(c) Owner - Campbell McLachlan Robertson,
5325 Buckingham Avenue, Burnaby 2, B. C.
Property - Portion of Parcel "A" as shown outlined in red on
Plan filed in L.R.O. under #28829, Ref. Plan 1992,
of Lot 1, D.L. 85, Group 1, Plan 1872, N.W.D.
Location of Easement - 5325 Buckingham Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(d) Owner - Alfons Weber, 5811 Buckingham Avenue, Burnaby 2, B. C.
Property - Portions of Lot 94S $\frac{1}{2}$ as shown outlined in red on Plan filed
in L.R.O., D.L. 86, Group 1, Plan 1203, N.W.D.
Location of Easement - 5811 Buckingham Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area for each
easement.

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.

26. Re: Sheep Protection Act Claim

Mr. Ernest Bachman, 6370 Rumble Street, Burnaby 1, B. C. claims \$20.00 for the loss of 9 laying hens, one rooster and two rabbits valued at \$5.50, killed by a dog on the night of April 6/7. He also claims \$3.00 for three roosters killed sometime prior to April 6th.

Investigation reveals the chicken house, in which the birds and animals were kept, is located within an enclosure fenced to approximately 5 feet high with a type of page wire reinforced with a variety of laths and a grapevine trained along the fence. The back wall of the building forms part of the fence. Entry to the building was gained by the dog tearing off the chicken wire that covered the window.

The Acting Chief Licence Inspector considers the birds and animals were not adequately protected and recommends payment of \$12.00, being 60% of the \$20.00. The rabbits are not covered by the Sheep Protection Act and the loss of the other three roosters could not be confirmed.

27. Re: Royal Oak Sewer Project #13

On an easement, north of Manor Street, east of Westminster Avenue, when constructing the sewer, it was discovered that extremely bad foundation conditions existed and it became necessary to construct the sewer between manholes 170 and 171 on special pile foundations.

Trigon Construction Co. Ltd. was asked for a quotation for the extra cost involved and insisted that the work be carried out on a Force Account basis. Associated Engineering recommended that the contractor not carry out the work as a Force Account and bids were requested and obtained as follows:

Tide Bay Dredging Co. Ltd.	\$ 8,421.00
H. B. Contracting Ltd.	12,336.00
Fownes Construction Co. Ltd.	15,233.00

It is recommended that the work be deleted from the contract with Trigon Construction Co. Ltd., and that the low bid of Tide Bay Dredging Co. Ltd for \$8,421.00 be accepted.

28. Re: Capital Works and
Local Improvement Program

When dealing with the Special Report on Capital Works Financing apropos the Local Improvement Program, Council decided:

1. That the program be immediately restricted to works in progress at an estimated cost of \$487,860.00;
2. That, subject to the Greater Vancouver Sewerage and Drainage District being able to dispose of bonds to the amount of \$1,000,000. for Burnaby's account and further subject to the Local Improvement Fund being increased to \$1,000,000., works totalling \$435,800. be re-instated;
3. That the situation be kept under constant review.

Mr. Brown, Deputy Minister of Municipal Affairs, has now consented to the Local Improvement Fund being increased by \$375,000. to approximately \$1,000,000. by a transfer from the Tax Sale Monies Fund. A by-law will be presented to Council shortly.

.... Cont. Page 4.

(Item #28 Re: Capital Works and Local Improvement Program ... cont.)

Officials of the G.V.S. & D.D. advise that the success of the sale in the United States of the \$2,350,000. issue is assured subject to the 15% Withholding Tax not being applicable, and Burnaby will likely be receiving \$1,500,000. in several weeks.

The Treasurer has been able to arrange Temporary Financing in the total amount of \$1,770,000.

It is therefore, now recommended that the decision with respect to Local Improvements be amended as follows:

- a) Walker Avenue be re-instated in full to permit award of a favourable tender. This will add \$89,500. to the previous estimated cost of \$487,860.
- b) Imperial Street be approved at an estimated cost of \$168,300. from the sum of \$435,800.

29. Re: Tenders for Street Reconstruction and Asphalt Surfacing -
Walker Avenue and Imperial Street.

Seven tenders were received in answer to an advertised call for the above work.

Submitted herewith is a tabulation of the tenders received.

Tenders were opened by the Purchasing Agent in the presence of Mr. Kennedy, Mr. Staples, Mr. Constable and representatives of the firms bidding.

The tender call included provision for the contracts to be separated if so decided by the Corporation.

The tenders have been reviewed by the Municipal Engineer and it is recommended:

- a) That the low tender of \$52,074.04 submitted by Winvan Gravel and Supply Ltd. be accepted for Walker Avenue from Kingsway to Imperial Street;
- b) That the low tender of \$151,320.99 submitted by Columbia Bitulithic Ltd. be accepted for Imperial Street from Patterson to Royal Oak Avenues.

30. Re: Rezoning Applications

Submitted herewith, for your consideration, are reports prepared by the Planning Director on various applications for rezoning.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB: gr