

THE CORPORATION OF THE DISTRICT OF BURNABY

19 August, 1966

REPORT NO. 47, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Sale of Land

It is recommended that the following parcels of land be offered for sale by public tender subject to the minimum prices indicated.

- (a) Lot 13, D.L. 32/82, Group 1, Plan 17168, South East corner of Buxton Street and Forglen Drive - irregular shape.
Minimum price \$5,200.00.
- (b) Lot 30, D.L. 32/82, Group 1, Plan 17168, South side of Grafton Street opposite Sardis Crescent. Size 67' x 137'.
Minimum price \$6,200.00.
- (c) Lot 47, D.L. 32/82, Group 1, Plan 17168, South West corner of Bond Street and Forglen Drive. Size 62.5' x 100'.
Minimum price \$5,000.00.

2. Re: Grant Street -
East of Boundary Road

At its meeting held 2nd May 1966, Council adopted Item #8 of the Manager's Report No. 26, 1966.

This item recommended that B. C. Tractor Roller Rebuilders Ltd. be granted 90 days from 1st May, 1966 to remove its buildings, concrete slab and equipment from the Grant Street road allowance at its own expense. This permission was requested by the Company to permit it to complete a new building in North Vancouver.

By Agreement with Kenworth and approval of Council, the road is scheduled for construction and paving.

The Company has failed to carry out its removal from the road allowance and has asked for an extension of time to 31st October, 1966. The Carpenter's strike is given as the reason for the extension, though it is admitted that even before the strike the best estimate for completion of their new building was about Labour Day.

Until the road allowance is cleared the Municipality cannot carry out its commitment to pave the road and the most favourable construction period is rapidly disappearing.

It is recommended the Company be granted an extension to 17th September 1966 on the clear understanding that the Company remove itself from the Grant Street allowance by that date to permit scheduling of road work on 19th September, 1966.

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3. Re: Traffic Signals - Kingsway

The Department of Highways had expected to replace the existing traffic signals on Kingsway with davit standards similar to those on Hastings.

The Corporation's share of this cost was to be \$10,000. and this sum was budgeted.

Mr. Harding, the Senior Traffic Engineer for the Dept. of Highways, now advises that his Department will be unable to complete the electrical design work in time to have a contract let, work carried out and payments required during the Department's fiscal year ending April 30, 1967.

It will be necessary for the Corporation to reserve the budget provision.

4. Re: "Burnaby Building By-law 1964 - Amendment By-law No. 1, 1966"
Being By-law No. 4986.

The question raised during the discussion on August 8th, 1966, of the above by-law amendment and concerning difficulty in obtaining a nail with a minimum diameter of 7/16 of an inch used for fastening exterior gypsum sheathing, has been investigated.

Two large suppliers of gypsum sheathing were contacted - Western Gypsum Products Ltd. and Dometar Construction Materials. The representatives at both these firms, when questioned on this matter, had never heard of a shortage of the nail with the 7/16" head used for the purpose of fastening gypsum sheathing. In addition to these two firms, McLellan, McFeely & Prior Ltd. was contacted and the representative of that firm stated there is no shortage of this type of nail in a variety of lengths up to 2" shank. The requirement for fastening gypsum sheathing can be met with a nail of 1 3/4" shank length.

5. Re: Demolition of Buildings
Bonsor Park Extension

The Parks and Recreation Commission requests permission to demolish the buildings located at 6608 Fern Avenue - Lot 12, Block 24, D.L. 152, Group 1, Plan 2001.

The property was recently acquired for park purposes.

6. Re: Tenders for Douglas Road
Reconstruction and Surfacing

An advertised tender call for the above resulted in receipt of eight tenders.

The work to be executed under this contract consists of the reconstruction and surfacing of Douglas Road from Halifax Street to Boundary Road.

The specifications cover street base construction, surfacing, Portland Cement concrete curbs and boulevard grading.

The tenders were opened in the presence of Mr. E. E. Olson, Mr. R. J. Constable and representatives of the firms bidding.

A tabulation of the bids received is herewith submitted.

The Engineer has reviewed the alternatives of Portland Cement Concrete and Asphalt Concrete Base and Surface Course. He has been unable to justify the additional initial cost of \$25,000. for Portland Cement Concrete.

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(Item #6 - Re: Tenders for Douglas Road
Reconstruction and Surfacing cont.)

It is recommended that the tender be awarded to the low tenderer, R. F. Binnie Construction Company Ltd. for its Asphalt alternative with extruded concrete curbs. The estimated value of the tender is \$153,165.00 with final payment to be based on unit prices tendered.

The above recommendation is subject to a satisfactory financial report being obtained for R. F. Binnie Construction Company Ltd.

7. Re: Tenders for Traffic Signal Devices

Sealed tenders were invited for the supply of traffic signal devices for installation at the intersection of Rumble at Royal Oak and Willingdon at Moscrop.

Three bids were received and opened in the presence of Mr. J. Kaller, Mr. R. Constable and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

The low bidder is Canadian General Electric Company Ltd. There is an unanswered question at this date concerning the control for the Willingdon-Moscrop installation. This has been referred back to the Company for clarification.

There is no question regarding the Rumble-Royal Oak controls.

It is recommended that Council approve the bid of Canadian General Electric Company Ltd. for:

1 only Controller	@ \$637.	\$ 637.00
4 only Arm Mounted Signal Heads	@ \$51.48	205.92
4 only Side Mounted Signal Heads	@ \$51.48	<u>205.92</u>
		\$1,048.84
	5% Tax	<u>52.44</u>
		<u>\$1,101.28</u>

In the interests of time a purchase order has already been issued for this equipment.

A further recommendation will be presented to Council when the necessary technological information has been received.

8. Re: Estimates

Submitted herewith for your approval are the Municipal Engineer's reports covering Special Estimates of Work as follows:

(a)	\$ 111,450.00
(b)	<u>1,940.00</u>
	<u>\$ 113,390.00</u>

It is recommended that the estimates be approved as submitted.

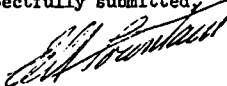
9. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 7 August, 1966, in the total amount of \$ 3,266,443.

It is recommended that the expenditures be approved as submitted.

10. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period from July 18th to August 12th, 1966.
11. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of July, 1966.
12. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of July, 1966.
13. 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 July, 1966.

Respectfully submitted,


H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

14. Re: Rezoning Application #86/65

The Planner reports as follows on this Rezoning Application:

- "(a) Lots 1 to 5 incl., S.D. "A", Blk. 2, D.L. 30, Pl. 3932
- (b) Lots "A" to "D" incl., S.D. 6, Blk. 2, D.L. 30, Pl. 4408
- (c) Lots 14 and 15, Blk. 2, D.L. 30, Pl. 3036
- (d) Both parts of Lot "F", Blk. 2, D.L. 30, Pl. 11530
- (e) Lots 25 to 28, incl., S.D. "E", Blk. 2, D.L. 30, Pl. 11971
- (f) Lot 22, Blk. 2, D.L. 30, Pl. 3036

After recent discussions with and upon written request from the applicant for the above described rezoning, this Department has examined the possibility of staging said rezoning. In particular we have examined the feasibility of creating the first apartment site as shown on the attached plan.

It is the recommendation of this Department that the rezoning of:

Lots "A" to "D" incl., S.D. 6, Blk. 2, D.L. 30, Pl. 4408 and
Lot 5, Blk. 2, S.D. "A", D.L. 30, Pl. 3932

be put to Council for third reading with final reading being conditioned upon the following:

1. The dedication of Lot "D" for street allowance (as shown on the attached plan), and the paving of a 20' strip along said allowance.
2. The consolidation of the four lots as shown on the attached plan.
3. The dedication of the rear 10' (as shown on the attached plan) for lane allowance and the paving of said lane.
4. The granting of a 15' free easement for the extension of the storm sewer from Holly St. to Fulton Ave. as shown on the attached plan."

It is recommended that the original By-law be amended by deletion of Lots "A" to "D" inclusive, S.D. 6, Blk. 2, D.L. 30, Pl. 4408, and Lot 5 of S.D. "A", Blk. 2, D.L. 30, Pl. 3932 and that this By-law then remain in Committee.

It is further recommended that a new By-law to rezone Lots "A" to "D" incl., S.D. 6, Blk. 2, D.L. 30, Plan 4408 and Lot 5 of S.D. "A", Block 2, D.L. 30, Plan 3932 to RM3 be introduced and given three readings.

This property is located on the South side of Fulton Avenue between Edmonds and Richmond Park.

15. Re: Garbage Disposal

At its meeting of 20th June 1966, Council directed that a study continue as to methods of garbage disposal alternate to sanitary land-fill.

The Municipal Engineer has delegated responsibility for the study to Mr. J. Kaller of his Department. A considerable amount of written material has been

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(Item #15 - Re: Garbage Disposal cont.)

collected and this discloses some interesting developments, but very few of these have been carried to finality and a stage of proof.

During the past year, the American Public Works Association has set up an Institute for Solid Wastes as part of its organization. This Institute will be meeting in Chicago, Illinois, coincident with the A.P.W.A. 1966 Congress and Equipment Show, to be held September 10 to 15th.

It had not been intended to propose any member of the Engineering Department attend this Congress but the Institute meeting and the timing are both appropriate.

It is recommended that Mr. Kaller be authorized to attend the A.P.W.A. 1966 Congress in Chicago with specific instruction to centre on the meetings of the Institute for Solid Wastes and to promote informal communication with delegates from other communities.

It is further recommended that:

- (a) Arrangements be made for Mr. Kaller to visit Calgary, Winnipeg and Minneapolis/St. Paul enroute to check refuse disposal facilities of these four cities.
- (b) Council consider delegating the Council Liaison member for the Engineering Department to attend this Conference.

16. Re: Acquisition of Easement

On June 13th 1966, Council approved the acquisition of easements over the easterly $7\frac{1}{2}$ feet of Lot 103, the westerly $7\frac{1}{2}$ feet of Lot 104, the northerly $7\frac{1}{2}$ feet of Lots 111, 112, 113 and 114, the southerly $7\frac{1}{2}$ feet of Lots 106, 107, 108, 109 and 110 of a subdivision of Lot "S", D.L. 85, Group 1, Plan 5679. The easements were for sewer and drainage purposes.

The results of a field survey and the design of the sewer and drainage facilities shows that the location of the easements should be changed.

It is recommended that the resolution authorizing the acquisition of the above described easements on June 13th 1966 be rescinded.

It is further recommended that authority be granted to require the following described easements on the subdivision of Lot "S", D.L. 85, Group 1, Plan 5679, S.D. Ref. 253/65 and that the Reeve and Clerk be authorized to execute the necessary documents:

The easterly $7\frac{1}{2}$ feet of Lot 103; the westerly $7\frac{1}{2}$ feet of Lot 104;
the easterly 5 feet of Lot 108; the westerly 5 feet of Lot 109;
and the northerly 15 feet of Lots 111, 112, 113 and 114.

There is no consideration.

The property is located at 5520 Buckingham Avenue and is owned by:

Saratoga Investments Ltd.,	and	Huron Construction Co. Ltd.,
5686 Victoria Drive,		2716 East 47th Avenue,
Vancouver 16, B. C.		Vancouver 16, B. C.

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17. Re: Sale of Land

The Corporation owns Lot 1, Block 33, D.L. 97, Group 1, Plan 1312 located on the South-east corner of MacPherson Avenue and Irmin Street. It has a 65' frontage on the Avenue and a 160.7' flankage on Irmin Street.

The property located immediately to the south of the Corporation owned lot described as Lot 2, Except Plan 25166, Block 33, D.L. 97, Group 1, Plan 1312 is owned by Mrs. V. M. Fisher. It has a frontage of 49.98 feet on MacPherson Avenue and a depth of 157.46 feet.

Mrs. Fisher is a widow with two young children who cannot be left alone while she is working and desires to build a two-family dwelling on the property which would permit a family using one part of the dwelling to care for her children. The size of the lot which she owns is too small for a two-family dwelling. Acquisition of 5 feet from the Corporation lot to the north would provide sufficient area for a two-family dwelling.

It is recommended that the south five feet of Lot 1, Block 33, D.L. 97, Group 1, Plan 1312 be paced in a sale position to:

- (a) The purchaser consolidating the said South 5 feet with Lot 2, Except Plan 25166, Block 33, D.L. 97, Group 1, Plan 1312;
- (b) The minimum price of \$500.00;
- (c) The purchaser to pay all the legal costs and the necessary survey work to complete the consolidation.

18. Re: Acquisition of Easements - Sanitary Sewer Projects

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

(i) Buckingham-Sperling Sanitary Sewer Area #8

Owner - B. B. Janusson & Son Ltd.,
7816 Buller Avenue, Burnaby 1, B. C.
Property - Portion of Block 31, as shown outlined in red on Plan filed in
L.R.O. under #29663, D.L. 86, Group 1, Plan 1203, N.W.D.
Location of Easement - Vacant property north of 5760 Malvern Avenue,
Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) Burnaby Hospital Sanitary Sewer Area #20

Owner - Leon Laurier Bourque and Lorna Vivian Bourque,
4035 Spruce Street, Burnaby 2, B. C.
Property - North 5' of Lot 18 of Lot 1, Block 2, D.L. 39B $\frac{1}{2}$, Group 1,
Plan 1436, N.W.D.
Location of Easement - 4035 Spruce 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 easements and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

19. Re: Lane Acquisitions - Sanitary Sewer Projects

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

(i) South Slope V Sanitary Sewer Area #6

The Northwesterly 10' of Lot 31, Block 36, D.L. 95, Group 1, Plan 1152, N.W.D., owned by James Albert Morgan and Yvonne Lorraine Morgan of 7181 - 18th Avenue, Burnaby 3, B. C. The consideration is \$1.00.

(ii) Sixth Street Sanitary Sewer Area #18

(a) The Northwesterly 10' being measured perpendicularly to the Northwest boundary of Lot "A", Block 2, D.L. 90, Group 1, Plan 5131, Save and Except Part subdivided under Plan 14752, N.W.D., owned by Charles Frederick Lucas of 7781 Elwell Street, Burnaby 1, B. C. The consideration is \$1.00.

(b) A portion of Block "A" of Part of Block 3, D.L. 90, Group 1, Plan 3567, N.W.D., shown outlined in red on Plan prepared by R. J. Durling, B.C.L.S., dated the 25th day of March, 1966 with By-law filed -----, owned by Burnaby Investments Ltd., of 4747 Kingsway, Burnaby 1, B. C. The property is located at 6946 Grandview-Douglas Hwy., Burnaby 1, B.C. The consideration is \$1.00.

(c) The Southeasterly 10 feet of Lot 7, Block 3, of part of D.L. 90, Group 1, Plan 555, being measured perpendicularly to the Southeast boundary thereof and adjoining Lot 27, N.W.D., owned by Burnaby Investments Ltd., of 4747 Kingsway, Burnaby 1, B. C. The property is located at 7762-64 Elwell 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.

20. Re: Grandview-Douglas Highway Improvement

An easement is required over the north 10 feet of Lot 1, D.L. 68, Group 1, Plan 3431 to provide for a cut in connection with the proposed improvements to the Grandview Highway.

The property is owned by J. and G. Phillips-Watts, 4022 East Grandview-Douglas Highway, who are prepared to grant the easement for the sum of \$75.00 which includes compensation for shrubs in the area which will be destroyed, plus restoration and maintenance of the area. The easement is required over the front 10 feet of the property.

It is recommended that the easement be acquired for the above mentioned considerations and that the Reeve and Clerk be authorized to execute the necessary documents.

21. Re: Ornamental Street Lighting -
Local Improvement

In accordance with Council's decision to restrict the 1966 Local Improvement program as a result of the money market situation no Ornamental Street Lighting has been placed before Council for initiation.

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(Item #21 - Re: Ornamental Street Lighting -
Local Improvement cont.)

There was commitment made to the developers of Everett Court, which is developed with underground wiring that Ornamental Street Lighting would be provided as a Local Improvement. There are no poles for any conventional street lighting.

Submitted herewith is the Clerk's Certificate of Sufficiency dated 8th July, 1966 for a Petition for Ornamental Street Lighting.

The estimated cost for 7 lights is \$4,600.00. Cost report under 601 of the Municipal Act has not yet been prepared.

It is recommended that Council approve this project.

The remaining projects are being examined further and will be reported upon subsequently.

22. Re: Proposed Lane North of Brandon Street

There is a drainage problem at the rear of 4036-4050 and 4066 Price Street and 4035, 4049, 4055 and 4065 Brandon Street.

The owners of the four properties on Brandon Street are prepared to convey the north 20 feet of their properties to the Corporation for a lane. This right-of-way would, in addition to providing for a lane, also provide the right-of-way for the sanitary sewer and permit the drainage of the area.

The properties referred to on Price Street and Brandon Street have a depth of approximately 231 feet.

The estimated cost of construction is \$1,200.00 and the Municipal Engineer recommends the work be done.

The Director of Planning recommends that a turnaround be provided at the western end of the allowance.

It is recommended that the lane be constructed providing the owners;

- (a) provide the right-of-way and a turnaround;
- (b) pay the legal and survey costs.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HVB:gr