

THE CORPORATION OF THE DISTRICT OF BURNABY

21 January, 1966.

REPORT NO. 3, 1966

His Worship, the Reeve,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Sanitary Sewer Service for Subdivision Ref. #271/65

Approval has been granted to subdivide Lot 1, Block 2 inc. Pl. 16043, S.D."C", Plan 6827 and Lot "D" Block 2, both in D.L. 75, Group 1, into 29 lots. The property is located north of Hyde Street and east of Douglas Road.

In order for the subdivision to be served with sanitary sewer it will be necessary to construct 800' of 8" lateral to the edge of the subdivision. The estimated cost is \$9,100.00.

In the event the subdivision proceeds, it is recommended that the 800' of 8" sewer be constructed at an estimated cost of \$9,100.00.

2. Re: South Slope V Area 6 Sewer Project

The Corporation obtained an easement over the Southwesterly 10' of Lot 33 of Lots 31, 32 and 33, D.L. 95, Group 1, Plan 1915 owned by Evelyn Ormiston French and Cyril Frederick French and located at 7443 Britton Street. The consideration was \$1.00.

Due to a change in the design the easement is no longer required.

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

3. Re: South Slope V Area #6 Sewer Project

The Northwesterly 10' of Parcel "A" (Ref. Plan 5741) of Lot 78, Block 37, D.L. 95, Group 1, Plan 1152 was expropriated as a lane allowance for the above mentioned project.

The property is located at 7160 - 17th Avenue and owned by Dino Aldo Barazza and Diana Elisa Barazza, who are prepared to accept \$45.00, being the estimated cost of replacing the fence.

It is recommended that the claim of \$45.00 be paid.

4. Re: Tenders for Supply of Gravel, Sand and Aggregates

An advertised tender call was made for the supply of Gravel, Sand and Aggregates for one year commencing 1st February, 1966.

Three tenders were received and opened in the presence of Messrs. L. R. Staples and R. J. Constable and representatives of the firms bidding.

Based on unit prices applied to anticipated requirements in each zone and applying the hauling rate, the three tenders are valued as per tabulation attached.

It is recommended that the lowest tender of Deeks-McBride Limited for the supply of Gravel, Sand and Aggregate for the period of one year commencing February 1st, 1966, at unit prices for material and cartage as set out in the tender, be accepted.

..... Page 2.

5. Re: Annual Membership Dues

The following accounts have been received for annual membership dues, for the year 1966, in the organization indicated.

(a) Union of B. C. Municipalities	\$ 900.00
(b) B. C. Aviation Council	10.00
(c) Canadian Federation of Mayors and Municipalities	1,599.00

Submitted for the consideration of Council.

In the event the membership in the B. C. Aviation Council is renewed, Council should consider the appointment of a representative for the year 1966.

The membership fee for the Canadian Federation of Mayors and Municipalities is calculated on the basis of 1.5¢ per capita for a population of 113,300. The 1965 fee was \$1,502.00 and this amount is provided for in the 1966 Provisional Budget. It will be necessary to adjust the final Budget to provide for the increase of \$97.00.

6. Local Improvement Project - Chrisdale Avenue

The 1963-64 Local Improvement Programme included the construction of a 28' pavement and 5' concrete curb sidewalks on both sides on Chrisdale Avenue from Colleen Street to the North property line of Lot "Q", D.L. 43, Group 1.

In order for the project to proceed, it is necessary to acquire the east 20' of four properties north of Colleen Street. Negotiations for the acquisitions have not been successful.

It is recommended that the Local Improvement works approved for Chrisdale Avenue, referred to above, be cancelled.

7. Re: Debenture Sales

Public Capital financing faced by Burnaby in 1966 is as follows:

Justice Building	\$ 1,550,000.
Parks - last issue	300,000.
Local Improvements - estimated	<u>2,000,000.</u>
	<u>\$ 3,850,000.</u>

Investigation has been made and the consensus is that the current costs of money - 6.10% to 6.25% will likely prevail for some months. Also, there are not too many municipal issues being offered at this time.

The scarcity of issues, combined with relatively stable interest rates, albeit quite high rates, indicates that Burnaby should market an issue now.

The Justice Building issue would be for \$1,508,000. after deducting the first year maturity which is customarily withheld. The bonds are to be 6%, 1 - 20 year serials. They can be offered for sale when Council sets the date of the bonds.

It is recommended that:

- 1) Council by Resolution date the Justice Building bonds 15th March, 1966.
- 2) The issue be put to public tender returnable 4:00 p.m. 7th February, 1966.

..... Cont. Page 3.

(Item #7 - Re: Debenture Sales cont.)

The Parks By-law issue would be for \$285,000. after deduction of the first year maturity. The date of the bonds has been established by by-law as 15th December, 1965.

By-law #4880 being "Burnaby Debenture By-law 1966" has been prepared by the Municipal Solicitor. This By-law calls for \$300,000, 6% 1 - 20 year serial debentures, dated 15th December, 1965.

It is recommended that:

- 1) By-law #4880 be passed by Council.
- 2) The issue be prepared for sale with the method and timing of sale to be guided by the results of the sale of the Justice Building issue.

8. Re: Fence Problem - McCormick
Lot 16, Block 8, D.L. 97, Plan 1627

On recommendation of the Traffic Safety Committee, Council directed that Mr. McCormick be advised to reconstruct his fence at the rear of his lot to make it conform to the By-law. The Traffic Safety Committee report originated from a complaint received.

The fence in question is at the intersection of two lanes and to conform to the By-law must not be over $3\frac{1}{2}$ feet in height or it could be its present height of 6 feet providing a 20 foot truncation is observed.

Mr. McCormick appealed to Council and Council directed that estimated cost figures be provided and that Mr. McCormick be contacted to determine whether any compromise arrangement can be effected.

The Engineer advises that the estimated cost of either constructing a $3\frac{1}{2}$ foot high fence at the property line or moving the 6 foot high fence to conform with the 20 foot truncation is the same, namely \$80.00.

Mr. McCormick has stated that he will, if forced to comply with the by-law, sacrifice his privacy obtained by the 6 foot fence, and build a $3\frac{1}{2}$ foot high fence to the corner of his lot. This he intends to re-inforce with steel rails to withstand any contact with vehicles turning the lane corner.

The original complainant has now withdrawn his objections to the fence, in writing, to the Municipal Clerk.

..... Page 4.

Page 4.
REPORT NO. 3, 1966.
MUNICIPAL MANAGER
21 January, 1966.

9. Submitted herewith for the consideration of Council are the following reports submitted by the Municipal Planner:

- (a) Miscellaneous Rezoning Applications (22 items).
- (b) Apartment Development in the Brentwood Area.
- (c) Rezoning in the area bounded by Springer, Lougheed, Holdom and Broadway.
- (d) Big Bend Area
 - (i) Rezoning 77/65
 - (ii) Rezoning 1/65 and 87/64
- (e) Amendment to Zoning By-law re Landscaping Requirements.

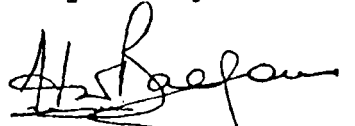
10. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$129,900.

It is recommended that the estimates be approved as submitted.

- 11. Submitted herewith for your information is the Annual Report of the Fire Chief covering the operations of his Department for the year 1965.
- 12. Submitted herewith for your information is a report prepared by the Social Service Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1964 as compared to those same months in 1965.
- 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 December, 1965.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

14. Re: Buckingham-Sperling Sewer Project #18

The difficult weather conditions in December and January retarded the construction work on this project. Right-of-way surveys and acquisitions were also delayed.

The project is financed through the Federal Municipal Loan Fund and it is very desirable that the project be completed, if possible, on or before March 31st, 1966.

It is proposed to accelerate construction and in order to do so the right-of-way must be available.

It is recommended that a by-law be passed which will provide the authority to expropriate the following rights-of-way. Negotiations will continue and expropriation notices will only be served as a last resort to provide the right-of-way for construction.

North 10', Lots 2 & 3, S.D.A, Block 13, D.L. 85/79, Plan 9547.
Portion of Lot 3, SD."C", Block 12, D.L. 85/79, Plan 6317.
Portion of Lot 9 W $\frac{1}{2}$, W 75', D.L. 85, Plan 3304.
Portion of Lot 9 E $\frac{1}{2}$, W $\frac{1}{2}$, D.L. 85/79, Plan 3304
Portion of Lot "A", Block 10, D.L. 85/79, Plan 5049.
Portion of Lot "B", Block 10, D.L. 85/79, Plan 5049.
Portion of Lot "C", Block 8, D.L. 85, Plan 4949.
Portion of Lot 2 R.S.D. "B", S.D.3, Block 3, D.L. 85, Plan 18661.
Portion of Lot "F", Block 3/4, D.L. 85, Plan 17541.
South 10' of Lot 6, Blocks 1/2/3, D.L. 85, Plan 17524.
South 10' of Lot 7, Blocks 1/2/3, D.L. 85, Plan 17524.
Southwesterly 15' of Lot 93 S $\frac{1}{2}$ Ex. Pcl. "A" Expl. Pl. 10953, D.L. 86, Plan 1203.
Southwesterly 15' of Lot 93 N $\frac{1}{2}$ Ex. Sk. 10953, D.L. 86, Plan 1203.
Northwesterly 15' of Pcl. 1 Expl. Pl. 15835, Block 92/93, D.L. 86, Plan 1203.
Portion of Block 92/93 Sk. 10953 Ex. Expl. Pl. 15835, D.L. 86, Plan 1203.
Southwesterly 15' of Lot 94 S $\frac{1}{2}$, D.L. 86, Plan 1203.
• Southwesterly 15' of Lot 94 N $\frac{1}{2}$, D.L. 86, Plan 1203.
Southwesterly 15' of Lot 95, D.L. 86, Plan 1203.
Southwesterly 15' of Lot 96, D.L. 86, Plan 1203.
Portion of Parcel "A", Expl. Pl. 12948, Block 65/68, D.L. 86, Plan 1203.
Northwesterly 10' of Lot 14326, Cpt. Expl. Pl., D.L. 86, Plan 5299.
Northwesterly 12' of Lot L, Blocks 28/29/30, D.L. 86, Plan 22219.
Northwesterly 10' of Lot K, Blocks 28/29/30, D.L. 86, Plan 22219.
Northeasterly 10' of Lot 1, Blocks 26/27, D.L. 86, Plan 16819.
Portion of Lot 4, D.L. 85, Plan 16697.
Portion of Lot 1 Sk. 1992, Block 4, D.L. 85, Plan 1872.
Portion of Lot D, Blocks 2/3, D.L. 85, Plan 18317.
Portion of Lot "A", Blocks 4/5/6, D.L. 85, Plan 13488.
Portion of Lot "B", Blocks 4/5, D.L. 85, Plan 13488.
Portion of Lot "C", Blocks 5/6, D.L. 85, Plan 13488.
Portion of Lot "D", Blocks 4/5/6, D.L. 85, Plan 13488.
Portion of Lot "B", Block B, D.L. 85, Plan 19988.
Portion of Lot 4 exc. Sk. 9998, D.L. 85, Plan 3322.
Portion of Lot 0 ex. Sk. 10282, D.L. 85, Plan 5130.
Portion of Lot 93 N $\frac{1}{2}$ ex. Sk. 10953, D.L. 86, Plan 1203.
Portion of Lot 94 S $\frac{1}{2}$, D.L. 86, Plan 1203.
Portion of Lot 94 N $\frac{1}{2}$, D.L. 86, Plan 1203.
Portion of Lot 95, D.L. 86, Plan 1203.

..... Page 2.

15. Re: Acquisition of Easement - Portion of Subdivision of Lot 36,
D.L. 59, Plan 28938, as shown on Plan
prepared by J. Davidson, B.C.L.S.
dated 10 January, 1966.
-

An easement is required, in order to finalize a subdivision, over a portion of a subdivision of Lot 36, D.L. 59, Plan 28938, as shown on Plan prepared by J. Davidson, B.C.L.S. dated 10 January, 1966, from Western Pacific Projects Ltd., or Lake City Industrial Corporation Ltd, 1008 The Burrard Building, Vancouver, B.C. The location of the easement is south of Broadway and west of Lake City Way. The easement is required for watermain purposes. There is no consideration payable by the Corporation.

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.

16. Re: Buckingham-Sperling Sanitary Sewer Area #8

An easement is required in connection with the above sewer project as follows:

Owner - Lawrence W. Stinson and Patricia E. Stinson,
5850 Buckingham Avenue, Burnaby 1, B. C.
Property - Northwesterly 15' of Parcel "A", (Ref. Pl. 16032), Block 2, D.L. 86,
Plan 10584, N.W.D.
Location of Easement - 5850 Buckingham Avenue, Burnaby 1, B. C.
Consideration - \$350.00 plus restoration of the easement area.
This is a flankage easement.

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.

17. Re: South Slope Sanitary Sewer Project #4

An easement is required in connection with the above sewer project as follows:

Owner - Carl Ragnar Anderson, 6460 Beatrice Street, Vancouver, B. C.
Property - Portion of Lot 2 as shown outlined in red on Plan filed in Land
Registry Office, of Lot "B" of Lot 3 of Lots 45 and 46, Block 2,
D.L. 95, Group 1, Plan 12922, N.W.D.
Location of Easement - 7000 Block, Byrne Road, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area; and the right to
encroach on the easement area to build a garage.

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.

18. Re: Sixth Street Sanitary Sewer Area #18

An easement is required in connection with the above sewer project as follows:

Owner - Stanley Robert Glover and Shirley Jean Glover,
7943 Goodlad Street, Burnaby 3, B. C.
Property - Northwesterly 10' of the East Half of Lot 39, Block 1, D.L. 90,
Group 1, Plan 555, N.W.D.
Location of Easement - 7943 Goodlad Street, Burnaby 3, 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.

19. Re: Acquisition of Easements - Sanitary Sewer Projects

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

(1) South Slope V Sanitary Sewer Area #6

- (a) Owner - William Heckert and Shirley Heckert,
13332 - 76th Avenue, Surrey, B. C.
Property - The Northeasterly 15' being measured at right angles to the Northeast boundary of Lot 2, Block 17, D.L. 29, Group 1, Plan 5889, N.W.D.; Except Parcel "A" (Explanatory Plan 9833) thereof.
Location of Easement - 7760 Kingsway, Burnaby 3, B. C.
Consideration - \$200.00 plus restoration of the easement area.
This property is in a C-4 Zone and the easement reduces the area of the lot by 440 square feet.
- (b) Owner - Vaughan Ralph Mills and Mary Marguerite Mills,
7556 Britton Street, Burnaby 3, B. C.
Property - Portion of Lot 6 and Lot 7 as shown outlined in red on Plan filed in Land Registry Office, Block 53, D.L. 30, Group 1, Plan 3036, N.W.D.
Location of Easement - 7456 Britton Street, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area and the fence.
- (c) Owner - Texaco Canada Limited,
#501 - 1200 W. Pender Street, Vancouver 1, B. C.
Property - The Southwesterly 10' of lots 12, 13 and 14, being measured at right angles to the Southwest boundaries, Block 6, D.L. 29, Group 1, Plan 3035, N.W.D.
Location of Easement - 7935 Kingsway, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Samuel David Leshgold and Katherine Leshgold,
4138 Granville Street, Vancouver, B. C.
Property - Portion of Lot 11, as shown outlined in red on Plan deposited in Land Registry Office, Block 6, D.L. 29, Group 1, Plan 3035, Save and Except the Easterly 16½ feet of said Lot 11, said 16½ feet being measured at right angles to Kingsway and extending from 12th Avenue to Lot 12, Block 6, D.L. 29, N.W.D.
Location of Easement - Vacant - 7800 Block Kingsway, Burnaby 3, B. C.
Consideration - \$100.00 plus restoration of the easement area.
This is on a C-4 Zone and reduces the usable area of the property.
- (e) Owner - Samuel David Leshgold and Katherine Leshgold,
4138 Granville Street, Vancouver, B. C.
Property - Portion of Lot 8 as shown outlined in red on Plan deposited in Land Registry Office, Block 6, D.L. 29, Group 1, Plan 3035, N.W.D.
Location of Easement - Vacant - 7800 Block Kingsway, Burnaby 3, B. C.
Consideration - \$100.00 plus restoration of the easement area.
This is a flankage and rear 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.

20. Re: Lane Acquisitions - Sanitary Sewer Project

The following Lane Acquisitions are required for the Sixth Street Sanitary Sewer Area #18 as follows:

- (a) Owner - John Aloyisius McGeachie and Pixie Doreen McGeachie,
7953 Rosewood Street, Burnaby 1, B. C.
Property - Northwesternly 10' of Lot 40E $\frac{1}{2}$, Block 3, D.L. 90, Plan 555.
Location of Easement - 7953 Rosewood Street, Burnaby 1, B. C.
Consideration - \$37.50 for 50' of fence at 75¢ per foot.
- (b) Owner - William Charles Watson and Rosamund Margarett Watson,
7954 Elwell Street, Burnaby 1, B. C.
Property - Southeasterly 10' of Lot "E", Block 3, D.L. 90, Group 1,
Plan 12637, N.W.D.
Location of Easement - 7954 Elwell Street, Burnaby 1, B. C.
Consideration - \$56.25 for 75' of fence at 75¢ per foot.
- (c) Owner - Edward Spiers Matthews and Jessie Mavis Matthews,
7975 Rosewood Street, Burnaby 1, B. C.
Property - Northwesternly 10' of Lot 44, Block 3, D.L. 90, Plan 555, being
measured perpendicularly to the Northwest boundary, N.W.D.
Location of Easement - 7975 Rosewood Street, Burnaby 1, B. C.
Consideration - \$75.00 for 100' of fence at 75¢ per foot.
- (d) Owner - Joseph Murray Rodgers and Jocelyn Ann Rodgers,
7937 Rosewood Street, Burnaby 1, B. C.
Property - Northwesternly 10' of Lot 38, Block 3, D.L. 90, Group 1, Plan 555,
N.W.D.
Location of Easement - 7937 Rosewood Street, Burnaby 1, B. C.
Consideration - \$75.00 for 100' of fence at 75¢ per foot.

It is recommended that authority be granted to acquire the above lane acquisitions and that the Reeve and Clerk be authorized to execute the documents on behalf of the Corporation.

21. Re: Subdivision of Lot 4, D.L. 96, Group 1, Plan 1349, Reference No. 221/65

The Corporation has an easement over the West 10 feet of Lot 4, D.L. 96, Group 1, Plan 1349. Subdivision of the said Lot 4 makes the easement redundant.

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

22. Re: Proposed C.N.R. Tunnel Through Burnaby

In December 1965, the C.N.R. produced plans of their proposed tunnel through Burnaby.

The Plan raised many questions and after discussion with C.N.R. representatives your Municipal Manager addressed a letter to the C.N.R. Project Engineer in which the following stand was taken by Burnaby.

- (1) Correction and adjustment of the drainage in the area affected by the open cut must be the responsibility of the C.N.R.

..... Page 5.

(Item #22 - Re: Proposed C.N.R. Tunnel Through Burnaby cont.)

- (2) Re-establishment of a meaningful street and lot pattern must be made by C.N.R. on both sides of the severed area.
- (3) Since the establishment of a third rail line across Willingdon Avenue will necessitate the construction of an overpass at Willingdon Avenue instead of the level crossing now planned and financed by Burnaby, The C.N.R. will be expected to:
 - (i) Arrange with the Board of Transport Commissioners for the construction of such an overpass through the Grade Crossing Fund, for construction as soon as possible,
 - and
 - (ii) Assume Burnaby's share of the total cost of the overpass, including land acquisition, in excess of the sum Burnaby has in hand for the financing of the redevelopment of this portion of Willingdon Avenue as a level crossing.
- (4) Dawson Street must be reconstructed at C.N.R. expense to a useable and reasonable condition, including access to abutting properties and relocation of underground utilities to satisfactory depth.
- (5) It was suggested as only fair that the C.N.R. should make a contribution to Burnaby as compensation for loss of taxation revenue and development potential since the planned railroad is not designed to serve this Municipality except in a most indirect way, if at all.

In the absence of agreement on the above points it was stated to the C.N.R. that Burnaby would be forced to resist with all its resources a third rail crossing of Willingdon Avenue and the closing of street allowances.

The C.N.R. has replied under date of 14th January, 1966. In this reply there is no question of importance raised on points (1), (2) and (4) above.

Point (3) has been rejected by the C.N.R. on these grounds:

1. The addition of this track will not in any way increase rail traffic over the crossing, although it will be moving at a slower speed than on the present tracks.
2. Burnaby is already sufficiently aware of the impending need for an overpass at this location that preliminary plans and estimates have been prepared and considered.

The C.N.R. contends the overpass is required in any event.

Regarding point (5), the C.N.R. questioned whether there will in fact be a tax loss or a drop in potential and in ^{any} event does not believe the Corporation would be entitled to such compensation.

For the reasons that the C.N.R. is soon going to tender on their project and Burnaby is unable to proceed with its plans to redevelop Willingdon at the G.N.R. Right-of-way as a level crossing due to the proposed third rail crossing of Willingdon it is recommended that:

- (a) Council confirm the action taken to date.
- (b) Re-affirm the demand that the C.N.R. arrange for an Overpass with financing as set out in Point (3) above.

.... Page 6.

23. Re: Local Improvement Temporary Financing.

The following works of local improvement are underway and require temporary financing pending the issue and sale of debentures:

<u>Construction By-law No.</u>	<u>Amount</u>
4590	\$ 6,100.
4767	38,700.
4768	68,970.
4769	47,700.
4770	50,560.
4771	112,200.
4772	47,830.
4773	462,500.
4774	115,010.
4775	48,050.
4776	56,450.
4777	125,800.
4778	28,130.
4779	122,750.
4780	2,000.
4792	10,300.
4795	96,450.
4838	98,525.
4839	18,000.
4834	6,300.
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	\$ 1,562,325.
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The Local Improvement Fund currently amounts to \$615,740.80. Currently, it is financing \$107,725.35 in works. It has available for the financing of the above works \$508,015.45.

It is recommended that a Local Improvement Financing By-law be passed to authorize the financing of the above works as they proceed, to the extent of funds available. The balance of the works will be financed from Current Revenue or Temporary Borrowing as will be determined at a later date.

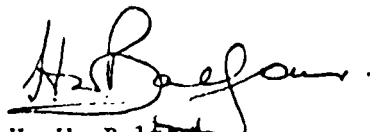
24. Re: Sale of Land.

On December 13, 1965, Council authorized the Land Agent to sell Lot 153, D. L. 86/91, Group 1, Plan 24948. The minimum price is \$7,760.00.

An offer has been received from Asthildur and Snorri R. Gunnarsson, 5155 Sperling Avenue, to purchase the property for \$7,850.00.

It is recommended that the offer be accepted and that the Reeve and Clerk be authorized to sign the necessary documents.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.