

THE CORPORATION OF THE DISTRICT OF BURNABY

22 April, 1966.

REPORT NO. 25, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Acquisition of Easement - A portion of Lots 99, 100 and 101, of a
Subdivision of Lot 5 of Blocks 1/3, D.L. 85,
Group 1, Plan 17524
-

An easement is required, in order to finalize a subdivision, over a portion of Lots 99, 100 and 101 of a subdivision of Lot 5 of Blocks 1/3, D.L. 85, Group 1, Plan 17524, as shown on plan prepared by C. Matson, B.C.L.S., dated 5 April, 1966, from Mr. Frank M. Letour of 6330 Yukon Street, Vancouver 15, B. C. The location of the easement is on the south side of Grandview Highway, between Rugby Street and Haszard Street. The easement is required for drainage works. 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.

2. Re: Claims - Sheep Protection Act

The following claims have been received:

- (a) Mr. J. S. Stevens, 5538 Portland Street, claims \$50.00 for the loss of 22 hens killed by a dog or dogs on the night of April 15/16.

The matter has been investigated and the Acting Chief Licence Inspector considers the fence was not adequate to protect the poultry and recommends payment of \$25.00, being 50% of the claim.

- (b) Mr. James Shaw, 6675 Waltham Avenue, claims \$34.00 for the loss of 17 chickens killed by a dog or dogs on the night of April 9/10.

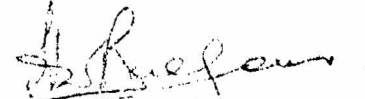
The matter has been investigated and the Acting Chief Licence Inspector considers the fence was not adequate to protect the poultry and recommends payment of \$17.00 being 50% of the claim.

- (c) Mrs. L. Head, 5431 Neville Street, claims \$10.00 for the loss of 5 chickens killed by a dog or dogs on the night of April 9/10.

The matter has been investigated and the Acting Chief Licence Inspector considers the fence was not adequate and recommends payment of \$5.00 being 50% of the claim.

It is recommended that the recommendations of the Acting Chief Licence Inspector be approved.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

3. Re: Acquisition of Easement - D.L. 57/58

An easement is required for sanitary sewer purposes as follows:

Owner - Lake City Industrial Corporation Ltd.,
1008 Burrard Building, Vancouver 1, B. C.
Property - Portion of Lot 2 as shown outlined in red on Plan filed in L.R.O.
under #29265, D.L. 57/58, Group 1, Plan 23988, N.W.D.
Location - The property, on which the easement is located, is situated south
of Enterprise Street, west of Underhill Avenue.
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: Acquisition of Easement - 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 - Siegfried Krickemeyer and Joan Krickemeyer,
5109 Manor Street, Burnaby 2, B. C.
Property - Northerly 20' of Lot 20, Block 18, D.L. 74, Group 1, Plan 2603,
Location of Easement - 5109 Manor Street, Burnaby 2, B. C. N.W.D.
Consideration - \$1.00 plus restoration of the easement area.

(ii) South Slope V Sanitary Sewer Area #6

Owner - The Royal Trust Company,
626 West Pender Street, Vancouver 2, B. C.
Property - Portion of Block "E" as shown outlined in red on Plan filed in
L.R.O. under #29138, of D.L. 53, Group 1, Plan 14210, Exc. the
Westerly 200.43' having a frontage of 200.43' on 11th Avenue
by the uniform full depth of Block "E" and adjoining the said
Westerly boundary thereof, N.W.D.
Location of Easement - 7205-11th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iii) Sixth Street Sanitary Sewer Area #18

Owner - William Cross and Helen Cross,
7150 E. Grandview Douglas Highway, Burnaby 1, B. C.
Property - Northeasterly 10' of Lot 2 of Lots 5 and 6, Block 4,
D.L. 90. Group 1, Plan 2091, N.W.D.
Location of Easement - 7150 E. Grandview Douglas Highway,
Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iv) Buckingham-Sperling Sanitary Sewer Area #8

(a) Owner - Fay Des Lauriers and Hilda Azalea Des Lauriers,
7561 Burris Street, Burnaby 2, B. C.
Property - Portion of Parcel "A" (Expl. Plan 10953) as shown outlined in
red on Plan filed in L.R.O. under #28785, of Lots 92 and 93
of D.L. 86, Group 1, Plan 1203, N.W.D.
Location of Easement - 7561 Burris Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

.... Cont. Page 2.

(Item #4 Re: Acquisition of Easement - Sanitary Sewer Projects
(iv) Buckingham-Sperling Sanitary Sewer Area #8 cont.)

- (b) Owner - Karl Heinz Behnke and Martha Johanne Behnke,
7545 Burris Street, Burnaby 2, B. C.
Property - Portion of Parcel "A" (Ex.Pl.12948) as shown outlined in red
on Plan filed in L.R.O., of Lots 65, 66, 67 & 68, D.L. 86,
Group 1, Plan 1203, N.W.D.
Location of Easement - 7545 Burris 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.

5. Re: Subdivision of Land - References 189/65 and 85/66

Section 712(1) of the Municipal Act requires that no parcel of land in any proposed subdivision shall have less than one-tenth of its perimeter fronting on a highway.

Section 712(2) allows a Municipal Council, by an affirmative vote of at least two-thirds of all the members thereof, to exempt a person proposing to subdivide land from this perimeter limitation.

Subdivisions No. 189/65 and 85/66 each create one lot having less than 10% of their perimeter fronting on a highway. These lots comply with the area requirements of the subdivision by-law and their non-compliance with Section 712(1) is due solely to their excessive depth which results from the existing subdivision pattern.

The legal descriptions of the properties are as follows:

- (a) Reference No. 189/65 - Part of Lot 4 of Lot "H" of Block 1 of Lot 90, Group 1, Plan 21440 (located on the North-West side of Goodlad Street, West of 6th Street).
(b) Reference No. 85/66 - Lot 1 of Lot "H", Block 1 of Lot 90, Group 1, Plan 21299 (located on the South side of Mayfield Street West of 6th Street)

The Planning Director recommends that Council waive the provisions of Section 712(1) in respect to subdivision No. 189/65 and No. 85/66.

It is recommended that the recommendation of the Planning Director be adopted.

6. Re: Gilmore/Carlton Avenue Diversion

C. B. Riley Industrial Corporation Ltd., owners of Lot "A" of District Lots 69 and 70, Group 1, Plan 23177, has conveyed a 1.418 acre portion of the said property to the Corporation for the Gilmore/Carlton Avenue Diversion right-of-way as shown on Plan dated February 22nd, 1965 and signed by Gordon M. Thomson, B.C.L.S. The consideration is \$1.00.

It is recommended that the 1.418 acre portion of the property be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

7. Re: Sixth Street Widening Project No. 18

The following lane and easement acquisitions are required for the above mentioned Project. The properties are located on the North-East side of Grandview Douglas Highway between Rosewood and Wedgewood Avenues and owned by Arthur Lecamp and Ruth Isabelle Johnson, 7743 Wedgewood Avenue.

Easements:

- (a) The North East 10 feet of Lot 2, S.D. 5 & 6, Block 4, D.L. 90S, Group 1, Plan 2091.
- (b) The North East 10 feet of Parcel "K", By-law Filing 51033, Block 4, D.L. 90S, Plan 11162.
- (c) A 10 foot wide portion of Lot "E" (Except Plan on By-law 51033) Block 4, D.L. 90S, Group 1, Plan 11162, shown on Associated Engineering Services Ltd. drawing No. B-601 and coloured green for identification.
- (d) A 10 foot wide portion of Lot "E" (Except Plan on By-law 51033) Block 4, D.L. 90S, Group 1, Plan 11162 shown on Associated Engineering Services Ltd. drawing No. B-601 and coloured orange for identification.

Lane Acquisition:

A portion of Lot "E" (Except Plan on By-law 51033) Block 4, D.L. 90S, Group 1, Plan 11162 as shown on Associated Engineering Services Ltd. drawing No. B-601 and coloured green for identification.

The total consideration for the four easements and the lane allowance is \$100.00 plus restoration of the easement areas.

It is recommended that the easements and the lane allowance be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

8. Re: Lot "C" Except Parcel 1, Ref. Plan 5269,
Block 19, D.L. 97, Plan 3412 -
Gilley Avenue Widening

Council, on April 4, 1966, dealt with the Planner's Reports of 25th March, 1966 and 1st April, 1966 on this subject and took the following action:

- (1) It resolved to not acquire the east 24 feet of the subject property for road purposes. Council considered that as it had already set the precedent for 24 feet of widening on the east side of Gilley and an allowance of 90 feet would be adequate, no widening should occur on the west side of Gilley.
- (2) That a north-south lane allowance be taken in order to provide a continuous lane between Kingsway and Beresford.

The Municipal Planner has drawn attention to the fact that a pattern of a widening of 7 feet on the west side of Gilley had previously been established. A total allowance of 97 feet is considered much more desirable for a major road than a 90 foot allowance, for design reasons.

.... Cont. Page 4.

(Item #8 - Re: Lot "C" Except Parcel 1, Ref. Plan 5269,
Block 19, D.L. 97, Plan 3412 -
Gilley Avenue Widening cont.)

The Land Agent was then asked to negotiate for the lane allowance as directed by Council, and a 7 foot widening on Gilley. He has contacted the owners who discussed the proposition with their Engineer and financial group. A letter has now been received:

"They would be willing to and find it practical to give up and donate to the Municipality the 20 foot easement and the seven feet from the easterly boundary ----- however, in order that we may not have to charge for the property donated it would be necessary to leave the building dimensions and parking and loading areas as per the plans submitted."

This letter was referred by the Land Agent to the Planner who comments as follows:

- "1. The 7'0" widening on the east side is a continuation of widening which has been previously required from other properties in this vicinity. Council approval of this 7'0" acquisition is required.
2. There is no authority for the building dimensions to remain unchanged once new property lines are established. However, their plans will be affected least if the lane is acquired in an east-west direction and is taken out to Randolph. All that would be required would be a narrowing of their easterly building by 7'0". The westerly building would be unchanged.
3. By locating the lane in a north-south direction, two separate parcels are created, and the site-coverage of the easterly building would be greatly in excess of by-law requirements.

I would therefore recommend firstly, that the Council concur with our previous recommendation that the lane be taken out to Randolph Street, and secondly, that they agree to acquire 7'0" widening for Gilley Avenue."

9. Re: Maywood Area Road Improvements

Two Reports on this subject dated 14th March 1966 and 28th March 1966 were tabled by Council to permit the Municipal Engineer to assess the engineering problems which might relate to the Planner's proposals.

Engineering problems, which are not in reality problems but actually are an evaluation of the timing of traffic proposals inherent in the Plan, indicate that there are two separate and distinct requirements:

- a) Immediate correction of the traffic pattern within the area with relation to rezoning proposals and the proposed construction work on Imperial Street between Patterson and Royal Oak.
- b) The long-range proposal for the improvement of Willingdon and its diversion to Patterson. This is a proposal only indirectly related to the Maywood Area Study. It is a part of the major north-south arterial system which happens to go through the Maywood Area. The timing of this section of this north-south arterial will depend upon many factors, one of which unquestionably is the type and timing of zoning within the contiguous area.

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(Item #9 - Re: Maywood Area Road Improvements... cont.)

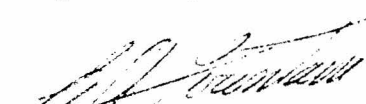
Under a) above the Municipal Planner has selected the following improvements as necessary to the rezoning applications in hand:

<u>Item</u>	<u>Estimated Cost</u>	<u>Land Acquisition</u>
Improvement of Silver between Maywood and Imperial	\$ 11,200.	nil
Construction of a cul-de-sac on Maywood Street at Sussex	\$ 1,200.	Minor land exchange or acquisition involving approximately 2,300 sq.ft.
Construction of a cul-de-sac on McKay at Imperial	\$ 3,500.	Minor land exchange involving approximately 800 sq.ft.
	<u>\$ 15,900.</u>	

The above works do not commit to the Willingdon Avenue proposals, but rather Willingdon's proposed function as a major arterial road.

Under b) above, no construction or acquisition is required at this stage. Any rezoning on Willingdon is recommended against as such could precipitate the project and increase costs.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr