

THE CORPORATION OF THE DISTRICT OF BURNABY

25 November, 1966

REPORT NO. 69, 1966

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

Gentlemen:

Your Manager reports as follows:

1. Re: Subdivision Ref. #213/66

This subdivision is located south of Hillview Street and west of Bainbridge. There are 17 Lots in the subdivision.

Subdivision requirements include the paving of a lane at the rear of 10 Lots facing Hillview. These lots are unsewered and it would be desirable to install sanitary sewer service in the lane prior to paving of the lane. This would provide sanitary sewer service for these 10 Lots on Hillview.

The Water main on the new road within the subdivision should be looped desirably with the main on Winston Industrial Collector.

The estimated costs are:

Sanitary Sewer	\$6,300.00
Water	\$2,300.00

It is recommended that approval for these works be granted by Council subject to the Subdivision proceeding.

2. Re: Lots 14 - 17, SD 10, Block "K", D.L. 34, Group 1, Plan 14245

The above described property is located on the West side of Willingdon Avenue between Wildwood Crescent and Briarwood Crescent.

It was stated at the Public Hearing on November 8th, which was held in connection with a proposal to rezone the property from Residential District (R2) to Institutional District (P1), that the property is infested with rats and mice.

The Chief Public Health Officer advises the property has been inspected and does not appear to contain a rodent infestation. The Health Department will keep the property under surveillance.

3. Re: C.N.R. Tunnel and Overhead Grade Separation - Willingdon Avenue and G.N.R./C.N.R. Rail R/W

Negotiations have been in process since the beginning of 1966 with the Canadian National Railways concerning the problem created at Willingdon Avenue and the G.N.R./C.N.R. Right-of-way by a third rail crossing of Willingdon Avenue by the track designed to enter the C.N.R. Tunnel now under construction.

Burnaby had planned to extend the level crossing at this location and improve Willingdon Avenue at Grade. An application had been made to the Board of Transport Commissioners for an extension of the existing crossing. It was considered that the improvement to Willingdon Avenue would serve adequately for from 7 to 10 years.

.... Cont. Page 2.

(Item #3 - Re: C.N.R. Tunnel and Overhead Grade Separation cont.)

The C.N.R. proposal for a third track, which would mean a 3 - rail line crossing necessitated another study of the situation. Burnaby decided that its original premise was no longer valid; a grade separation would be essential if the third rail line was approved; and that action on the application should be suspended.

Since this situation was created as a result of the new tunnel in connection with the new C.N.R. terminal on the North Shore, Burnaby was of the opinion that the C.N.R. should be required to make a very substantial contribution toward the cost of an Overpass.

In 1965 Burnaby had obtained a design and estimate from Fenco for such a structure. The estimated cost of building it was \$829,200.00 exclusive of Engineering services, land acquisition and replacement of utilities. For purposes of negotiation with C.N.R. a gross estimate of \$900,000.00 was used by mutual consent.

A very vital point, of course, was the amount of contribution which might be expected from the Railway Grade Crossing Fund.

By letter dated 11th July 1966 the Board of Transport Commissioners gave the opinion that present conditions and proposed changes in conditions at this crossing warrant consideration being given to the construction of a grade separation at this time. The Board of Transport Commissioners also suggested that representatives of the two railways concerned and the Municipality meet to discuss construction of a grade separation with consideration being given to possible financial negotiations being agreed to by the interested parties with respect to apportionment of the balance of cost after contribution of \$500,000.00 from the Railway Grade Crossing Fund. This is the maximum sum available from this source.

It was then possible to negotiate with some surety as to the amounts involved and meetings were arranged with the C.N.R. and G.N.R.

After careful examinations of their respective positions by C.N.R. and Burnaby the C.N.R. verbally agreed to contribute the sum of \$100,000.00 toward the cost of the Grade Separation. This sum was less than Burnaby had been negotiating for but having regard to all the factors which could of necessity be taken into consideration by the Board of Transport Commissioners before issuance of an Order your negotiators concluded that they should recommend acceptance of this offer of the C.N.R., and in good grace.

The verbal offer of the C.N.R. was confirmed by letter dated 18th November 1966 addressed His Worship the Reeve. It is considered the offer should be accepted with the provision that it is contingent upon the Great Northern Railway Company being compelled to contribute the sum of \$31,250.00, being the normal 5% percent under a formula, and further upon the Board's agreeing to contribute \$500,000.00 from the Railway Grade Crossing Fund.

It will be noted from the letter from C.N.R., which is submitted herewith for record, that the C.N.R. also becomes responsible for a share of this \$31,250.00 in accordance with the Agreement between the two Railways, and this C.N.R. has also agreed to accept.

Based on the estimated cost of \$900,000.00, the apportionment would then be:

Railway Grade Crossing Fund	\$500,000.00
Great Northern Railway	31,250.00
Canadian National Railways	100,000.00
District of Burnaby	268,750.00
	<u>\$900,000.00</u>

.... Cont. Page 2.

(Item #3 - Re: C.N.R. Tunnel and Overhead Grade Separation cont.)

Since Burnaby had already allocated funds for the improvement of Willingdon from the Still Creek Crossing to Lougheed Highway, and \$150,000.00 of this represented the cost of improvements for which the Overpass would substitute, the Corporation now has the opportunity, if confirmed by the Board of Transport Commissioners, of bringing this section of Willingdon to ultimate standard and a six-lane facility, for an additional \$118,750.00. This figure, it is cautioned, is based on estimates. Any cost of the project in excess of \$631,250.00 would be Burnaby's responsibility.

For purpose of public record and information it is again recommended:

"That the offer of C.N.R. to contribute the sum of \$100,000.00 toward construction costs of the proposed grade separation of Willingdon Avenue and G.N.R. Right-of-Way be accepted, subject to the G.N.R. being compelled to contribute the sum of \$31,250.00 towards construction costs, and further, upon the maximum contribution of \$500,000.00 from the Railway Grade Crossing Fund to the costs of this Overpass."

The next step would be to prepare an application to the Board of Transport Commissioners for the Overpass for approval and asking for a "Consent" Order for the agreed apportionment of cost. Burnaby would be responsible for the construction of the Overpass.

4. Re: Grandview-Douglas Highway and Willingdon Avenue

Council has expressed the view that there is sufficient traffic at the above mentioned intersection to justify the regular traffic signal remaining operative until 1:00 a.m. each day.

The local office of the Provincial Highways Traffic Division advises that traffic signals in Burnaby are set on a flash operation from 12:30 a.m. to 6:00 a.m.

The Department of Highways has been requested to consider changing the starting time from 12:30 a.m. to 1:00 a.m.

5. Re: Acquisition of Easement - The north 10' of Lot 174 of a portion of Lot 73, D.L. 33, Plan 3398 and Lots 2 and 4 of Block 74, D.L. 33, Plan 21931

An easement is required, in order to finalize a subdivision over the north 10 feet of Lot 174 of a sub-division of the South 77.2' of the North half of Lot 73 and the remainder of North half of Lot 73 except the South 77.2', D.L. 33, Plan 3398 and Lots 2 and 4 of Block 74, D.L. 33, Plan 21931, from Dennis Hughes Ramsbotham and Mabel Vivian Elizabeth Ramsbotham, P.O. Box #902, Station "A", Vancouver, B. C. The property on which the easement is located is situated on the east side of the 5500 block Chaffey Avenue. The easement is required for drainage 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.

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6. Re: Health Department Assessment of Nuisances within
Certain Unsewered Areas of the Municipality

The following information has been compiled by the Sanitation Division of the Health Department to assist Council in making a decision whether any further area(s) of the Municipality at this time, and, if an affirmative decision is reached, to assist in the selection of such area(s).

1. 10th Avenue Area - Estimated Cost \$22,000.00

This area contains 29 residences and 14 nuisances were detected. In addition, a further 4 premises claim almost insurmountable septic tank problems during wet seasons.

Conclusion - present facilities inadequate, very little abatement possible, public services urgently required.

2. 19th Street Area - Estimated Cost \$40,000.00

26 residential premises (including 2 - 2-family dwellings and a combined 2-family and grocery store. 4 nuisances were detected.

Conclusion - public sewers not an urgent requirement at the present time.

3. Stanley Street Area - Estimated cost \$200,000.00

62 dwellings, and 17 nuisances detected. Septic tank drainage complicated by heavy surface and sub-surface waters.

Conclusion - this situation will likely worsen with time, but not urgent now, compared with some other areas.

4. Sullivan Heights Area - Estimated cost \$40,000.00

29 residences, and 13 detected nuisances. 6 of the malfunctioning systems can be repaired, the remaining 7 would require filters and a positive outlet to the ditch.

Conclusion - almost 50% in trouble. Sewers urgent.

5. Hunter Street Area - Estimated Cost \$100,500.00

71 residences - 30 have defective sewage systems. Of this 30, 5 are on Government Road and can be satisfactorily repaired.

The complete Hunter Area System can be broken down into 3 separate systems, one of which is on Piper Street at an estimated cost of \$32,500.00. The majority of the nuisances are situated on the westerly end of Hunter Street. 18 nuisances could be eliminated by the expenditure of \$32,500.00.

It would cost an additional \$6,000.00 to pick up the 5 Government Road nuisances, by a lateral on Government Road.

Conclusion - The worst of this area's problems could be solved by the Piper Avenue system @ \$32,500.00. The complete Piper System is estimated at \$38,500.00 which includes the Government Road lateral. A total of 23 of the 30 nuisances could then be corrected.

6. 4700 Block Cambridge Street

Examined because of a petition received. 17 dwellings and only 2 nuisances. Difficult control conditions.

Conclusion - not urgent at this time.

7. Dominion Street

Examined because of complaints.

Conclusion - history of sewage nuisance but cannot be considered as complete, costly systems are required to correct the situation (Hospital & Copley #3).

.... Cont. Page 5.

(Item #6 - Re: Health Department Assessment of Nuisances Within
Certain Unsewered Areas of the Municipality cont.)

8. Bainbridge Area - Estimated cost \$85,000.00
Sparsely settled and not a problem at this time.
9. Deer Lake Avenue - Estimated cost \$7,500.00
7 dwellings - no visible nuisances.

There are other portions of the Municipality well known to the Health Department with conditions as serious or worse than those areas reported upon herein but because of the cost of correction have not been reported upon.

Assuming the availability of \$100,000.00, the most effective program appears to be:

Piper Avenue System	\$38,500.00
10th Avenue System	22,000.00
Sullivan Heights System	40,000.00
	<u>\$100,500.00</u>

Item #3 of the Municipal Managers Report #65/1966 refers.

7. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$11,125.00.

It is recommended that the estimates be approved as submitted.

8. 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 \$80.74.

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

9. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of October, 1966.
10. Submitted herewith, for your information, is a Special Report prepared by the Fire Chief covering the activities of his Department during Fire Prevention Week.
11. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of October, 1966.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

HVB:at

12. Re: Justice Building - 7272 Kingsway

Additional office space is urgently required in the Justice Building on Kingsway to provide more accommodation for the police, court services and the probation service.

It is possible to relocate the probation service in the South Burnaby Credit Union building located at 7375 Kingsway at an estimated cost as follows:

Rent	\$131.00 per month
Janitor Service	20.00 per month
Telephone Service	30.00 per month
Electric Power	<u>15.00</u> per month
Total	\$196.00

In addition to the above, the following estimated costs would also be incurred:

Moving	\$125.00
Furniture	180.00
Telephone Connection	20.00
Partitions	200.00
Miscellaneous	<u>100.00</u>
Total	\$625.00

It is recommended that the Municipal Manager be authorized to lease space available in the South Burnaby Credit Union building for a minimum period of 12 months and relocate the probation service as of December 1st, 1966.

13. Re: Burnaby Mountain

On November 7th, His Worship, the Reeve, reported that he had instructed the Assistant Municipal Manager to approach both the Parks & Recreation Commission and the Simon Fraser University to implement measures designed to provide proper protection for the public and minimize the danger to it when walking in the subject area. During the discussion a suggestion was made that possibly some consideration should be given to providing lighting in the area as an added means of protection.

On November 16th, the Parks & Recreation Commission approved the erection of a chain link fence to replace the existing page wire fence and recommended that the chain link fence be extended into the University site approximately 250 yards. The estimated cost of lighting the fence line was approximately \$5000.00 and this was not approved as it was considered the additional fencing would provide adequate protection.

A letter received today (November 28th) advises that the Board of Governors of the University has agreed to pay their share of the cost.

Construction of the fence will proceed immediately.

14. Re: Acquisition of Easement - Portion of a subdivision of Portion of Lot "A", Block "P", D.L. 42, Plan 19615

An easement is required, in order to finalize a subdivision, over a portion of a subdivision of Portion of Lot "A", Block "P", D.L. 42, Plan 19615, from Thompson Development Ltd., 4717 Kingsway, Suite 200, Burnaby 1, B. C. The location of the property, on which the easement is situated, is on the northwest corner of Lougheed Highway and Lake City Way. The easement is required for utility purposes and there is no consideration payable by the Corporation.

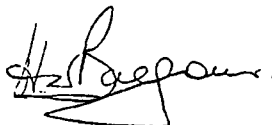
It is recommended that authority be granted to acquire the above easement and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

15. Re: Acquisition of easement - Burnaby Hospital Sewer Area #20

An easement is required in connection with the abovenoted Sanitary Sewer Project as follows:

Owner - Bernard Howard Higginbottom,
4086 West Grandview-Douglas Highway, Burnaby 2, B.C.
Property - 4086 West Grandview-Douglas Highway,
Burnaby 2, B.C.
Location of easement - South 5', Lot 4 W $\frac{1}{2}$, of D.L. 68,
Group 1, Plan 3431, N.W.D.
Consideration - \$1.00 plus restoration to the easement area and the
construction of 20 feet of fence at an estimated cost of
\$20.00.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

HWB:at