

THE CORPORATION OF THE DISTRICT OF BURNABY

28 October, 1966.

REPORT NO. 61, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Improvements to Bus Stop Areas

Council requested information of the cost of paying the areas between a concrete curb and the sidewalk where bus stops are located.

The following is a list of the locations where the work could be done together with the estimated costs:

<u>Location</u>	<u>Estimated Cost</u>
W/S Willingdon @ Francis	11.25
W/S Willingdon @ Hastings	11.25
E/S Smith @ Avondale	45.00
E/S Smith @ Elmwood	30.00
E/S Smith @ Sunset	26.25
W/S Smith @ Forest	21.00
E/S Smith @ Spruce	24.75
W/S Smith @ Pine	45.00
E/S Smith @ Fir	48.75
E/S Smith @ Moscrop	48.75
E/S Smith - Burke to Moscrop (2 stops)	97.50
16th Ave. @ 6th St.	48.75
13th Ave. @ 6th St.	37.50
N/S Rumble @ McGregor	15.00
W/S Nelson N. of Rumble	18.75
W/S Nelson S. of Fern	28.50
Total	<u>558.00</u>

2. Re: Complaint of M. Delaere, 6867 Aubrey Street

Council has received a letter from Mr. Delaere complaining in regard to the payment of servicing costs for subdivision #119/66.

An application to subdivide the above property located at the northeast corner of Winch Street and Fell Avenue was received on May 18, 1966 from Park Realty Ltd. representing the owner, Mr. M. Delaere.

The Subdivision was circulated in the normal manner and Preliminary Approval was granted on June 10, 1966 to a subdivision creating two lots and extending the existing lane to the east, across the property to Fell Avenue.

This Preliminary Approval was subject to a servicing cost of \$924.00 to construct the lane; the removal of a garage located on the lane allowance, and the submittal of a surveyor's plot plan showing the location of an existing dwelling in relation to the new property line.

The \$924.00 deposit was received on June 24, 1966, taxes were paid on July 4, 1966 and a letter from Mr. Delaere and Park Realty Ltd. dated July 6, 1966 certified that the existing buildings on the property would be demolished at the earliest possible date as determined by the Fire Chief.

The subdivision plan was therefore approved on July 8, 1966 and returned to Mr. McEwan of Park Realty Ltd. on the same day.

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(Item #2 - Re: Complaint of M. Delaere, 6867 Aubrey Street cont.)

The 26.5' lane allowance required from the property was due to an offset of 6.45 feet between the north boundary of the property and the north boundary of the existing lane. To have offset the complete lane allowance would have resulted in an undesirable lane width at the east boundary of the property of only 13.55 feet, with no appreciating effect upon the two lots being created.

The application of servicing costs to the property being subdivided is standard practice, as is the improvement in our subdivision servicing standards from gravel to paved lanes. There therefore appears to be no reason to return the servicing cost of \$924.00 to Mr. Delaere as requested in his letter of September 26, 1966.

3. Re: 4888, 4940 & 4950 Grandview Douglas Highway
4867 Sperling Avenue

The properties located at the above addresses were recently acquired by the Corporation from the B.C. Hydro Authority.

4888 Grandview Douglas

This property contains a dwelling and a group of greenhouses. Both the dwelling and the greenhouse buildings are in a poor state of repair and are not in conformity with Present building regulations of the Bylaw. The dwelling is not deemed to be suitable for rehabilitation and should be demolished. The greenhouses have no potential value except for possible salvage of glass.

4940 Grandview Douglas

The building on this property is a dwelling 36 years of age but in an excellent state of preservation. Our Building Bylaw provides that no building shall be moved and re-located within the Municipality of Burnaby when the age of that building exceeds 30 years. In accordance with this provision of the Bylaw it would be impossible to move the building within Burnaby, however, the building might be sold, subject to its removal from the site and from the Municipality.

4950 Grandview Douglas

The building on this property is old and in a dilapidated condition. It is unsuitable for moving within this Municipality or for rehabilitation.

4867 Sperling Avenue

There is an old barn on this property which should be demolished.

It is recommended that the Land Agent be authorized to:

- (a) Give the tenants at 4888 Grandview Douglas up to four months to vacate the property
- (b) Have the buildings at 4940, 4950 and 4888 Grandview Douglas and 4867 Sperling Avenue demolished.

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4. Re: Demolition of Buildings

On September 19th, 1966 Council authorized the Land Agent to have some dwellings demolished at an estimated cost of \$150.00 each, and questioned whether or not the demolitions could be accomplished within the estimate.

Herewith are the costs of the demolition of four buildings as indicated:

1520 Willingdon Ave.	\$197.80
4777 E. Grandview-Douglas Hwy.	4.80
8175 Patterson Ave.	76.80
1160 Willingdon Ave.	263.50
Total	\$542.90

5. Re: Refrigerated Tank Construction
Trans Mountain Oil Pipe Line Company

Council received a letter from the Westridge Ratepayers' Association on August 22nd requesting certain information with regard to the above project. The letter was referred to the Municipal Manager for attention.

The balance of the information sought to deal with the situation was received on October 26th and the following letter has been forwarded to the Association:

"Your letters with reference to the Trans Mountain Oil Pipe Line Company's installation in the Westridge area have been referred to the Municipal Manager for attention.

I regret the delay in this reply but the information requested, in order to deal with the situation, was not received until yesterday.

The Company has deposited the required amount of money with the Corporation to hardsurface the lane north of Malibu Drive together with the road that connects the land to Inlet Drive. This work is now in progress.

Enclosed herewith is a sketch indicating the ownership of land in the area as requested.

The Company is co-operating with the Corporation in regard to the screen planting and the plan of same together with the estimated cost is being prepared.

The choice of the colour of the paint for the tanks is not within our jurisdiction. The Company has been prepared to use a colour that was acceptable to all concerned. However it has now been determined that the colour of the tanks must conform to a regulation of the Board of Transport Commissioners which is as follows:

G. O. No. 0-31 - Para. 69(1)

69. (1) Uninsulated liquefied petroleum gas storage tanks with water capacities exceeding 100 Imperial gallons which are installed out-of-doors shall be painted with a heat reflective paint. Paint should be white enamel or slow chalking, white paint rather than aluminium paint."

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6. Re: Centennial Project - Ceperly House

A fire occurred in the Ceperly House on October 21st, 1966. The investigation by the Fire Department determines that the fire originated in a chesterfield chair and severely damaged a 6' by 10' area of the floor in the ground floor sitting room in the north west corner of the building.

The damage caused by the fire has been assessed by the insurance company adjusters at \$498.00. The Chief Building Inspector concurs with the above amount.

It is recommended that the Corporation accept \$498.00 in settlement of the claim.

7. Re: Comparison of Taxable Values of Real Property

Submitted herewith for the information of Council is a report from the Municipal Assessor relative to the subject matter.

8. Re: 1966 Budget - Recast

Submitted herewith is the recast of the 1966 Budget for the consideration of Council.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$14,840.00.

It is recommended that the estimates be approved as submitted.

10. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of September 1966.

11. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of September 1966.

Respectfully submitted,



E.A. Fountain,
ASSISTANT MUNICIPAL MANAGER

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12. Re: Christmas Bonus - Social Assistance

As in former years the Provincial Government has authorized a Christmas Bonus of \$10.00 for each head of family and \$4.00 for each single person in receipt of Social Assistance.

The estimated cost to Burnaby will be approximately \$850.00 being 10% of the total cost.

It is recommended that the bonus be paid.

13. Re: Acquisition of Easement - The easterly 12' of Lot 21, West 165' of Lot 1 of W $\frac{1}{2}$ of W $\frac{1}{2}$ of D.L. 160, Plan 4188

An easement is required, in order to finalize a subdivision, over a portion of the easterly 12' of Lot 21 of a subdivision of West 165' of Lot 1 of W $\frac{1}{2}$ of W $\frac{1}{2}$ of D.L. 160, Plan 4188 as shown on plan prepared by G.C. Emerson, B.C.L.S., dated 14 October, 1966 from Mr. R. Ranco, 988 - 164th Street, R.R. #2, White Rock, B.C. The location of the easement is the southeast corner of Rumble Street and Gilley 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.

14. Re: Acquisition of Easement - The easterly 5' of Lot "C" and the westerly 5' of Lot "D", Lot 3, Block 11, D.L. 129, Plan 21817.

An easement is required, in order to finalize a subdivision, over a portion of the easterly 5' of Lot "C" and the westerly 5' of Lot "D" of a subdivision of Lot 3, Block 11, D.L. 129, Plan 21817 as shown on plan prepared by David R. Mason, B.C.L.S., 19 September, 1966 from Mr. Edwin R. Marsden, 3799 Hastings Street. The location of the easement is the north side of Napier Street approximately 132' east of Fell 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.

15. Re: Rezoning Application Ref #88/65
Lots 12 to 14 Inclusive, Blocks 55/58, D.L. 33, Group 1, Plan 1825.

The Planning Director submitted a report to Council on October 11th dealing with a problem which has developed in connection with a prerequisite that has been established as a part of a proposal to rezone the above described properties.

It was contended in Council that, if the applicant for this rezoning was required to acquire the easement mentioned in your report and was unable to do so, he would not be able to satisfy the prerequisite and the rezoning could conceivably not be approved because of that.

A suggestion was made that, since the Corporation is requiring the easement and would gain possession of it, the municipality should perhaps become involved in the easement acquisition because of its powers and facilities.

(Item #15 - Re: Rezoning Application Ref #88/65 cont.)

The Council referred back to the Planning Director the question of what would be involved in the mechanics of acquiring the easement mentioned in your report.

The Planning Director has reaffirmed his earlier conclusions, namely:

- a) Development should not take place without adequate provision for handling the storm drainage.
- b) The developer should be required to provide his own long connection through an easement obtained by himself. As we see it, the easement would be granted the developer not the Corporation.

The problem has also been reviewed by the Municipal Engineer who considers that ultimately the municipality will be required to install a storm drain the entire length of Booth Ave. either as a local improvement or as a special drainage project. The estimated cost is \$13,850.00 and some recovery may be obtained as a winter works project.

The developer is prepared to deposit \$1,700.00 for providing a long connection to the apartment site to be held in trust until such time as the storm drain in Booth Ave. is available with the suggestion that temporary drainage be installed into a ditch on Booth Ave. The latter suggestion is not acceptable.

It is recommended that a storm drain be installed on Booth Ave. at an estimated cost of \$13,850.00 and that the developer of the said Lots 12 to 14 be required to contribute \$1,700.00 towards the cost.

15. Re: Parking Lot - Hastings Street and MacDonald Ave.

A letter has been received from the North Burnaby Commerce and Community Bureau requesting that the Corporation owned property on the South West corner of Hastings Street and MacDonald Ave. be used for customer parking. The letter proposes that the merchants share the cost of levelling and gravelling.

The property is within the approved Hastings Street Urban Renewal Scheme and as such is now (under the terms of the Agreement) owned by the Federal-Provincial-Municipal partnership.

The request to use the property temporarily for customers parking has been discussed with C.M.H.C. officials and there appears to be no objections provided:

- a) The Partnership is absolved from all liability.
- b) The temporary use cease immediately the land is required by the Partnership.
- c) No signs are to be erected on the property.

The estimated maximum life of the proposed temporary use is six months. The estimated cost of grading, gravelling timber curbing and open ditch drainage is \$1,400.00.

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17. Re: Curbs and Sidewalks

It was suggested in Council on October 17th that consideration should be given the construction of concrete sidewalks separate from concrete curbs and the development of the area in between for normal boulevard use.

Herewith is the report of the Municipal Engineer as requested:

"As requested in the Clerk's memo of 21 October, 1966, we comment on the request for consideration to construct sidewalks segregated from the curb rather than integrating and unitizing the two.

As you are aware, this Department has made submissions on this subject previously, the latter being 12 November, 1965, when dealing with the servicing standards for the municipal subdivision in D.L. 86. In this submission, we defended the installation of curb sidewalks in respect to their function and cost and we have no reason whatsoever to change our views on the subject. As a matter of fact, we had examples in the complaint of Mrs. Mahhe on Smith Avenue presently before Council, as to the ill-effect that separate construction imposes on the cost of a project and the acceptance of the project by the affected property owners.

We submit that this example enhances our argument for keeping sidewalks as far away from their private property as possible thus allowing the differences between private property and the sidewalk level to be dispersed and minimized over the greatest distance available. In hilly terrain, such as our own, the problems of street design are kept to a minimum by the use of curb sidewalks. This is more than self-evident in the miles of streets wherein curb sidewalks have been installed.

The economy to be enjoyed in unitized construction of curb and sidewalk is again self-evident. If the sidewalk and curb were to be segregated, we face the following added cost factors:

1. Independent excavation and embankment procedures.
2. Twice the forming costs.
3. Costlier placement of concrete resulting from the isolated position of the sidewalk with respect to the road.
4. The added need for retaining walls in many instances and greater difficulty in containing embankments within the allowance.
5. Costly difficulty in adjusting driveways and walkways to the property line on private property.

It is our experience on these points in assessment in terms of money that the cost of segregating the sidewalk from the curb is \$3.00 per lineal foot plus the cost of any retaining walls required to contain the sidewalk embankments or excavations. This cost alone makes it obligatory upon the Department to use curb sidewalks in providing our taxpayers with the best buy for their money.

In addition to the relatively cheaper construction costs and the minimum of design problems, there are other amenities to curb sidewalks. Specifically, in a wet and rainy climate such as our own, there is a distinct advantage to passengers alighting from their vehicles onto the concrete apron on a curb sidewalk as opposed to a grassed area adjacent to the curb. It is our experience to note also

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(Item #17 - Re: Curbs and Sidewalks cont.)

that property owners will carry their lawns to the back of the sidewalks and quite frequently neglect the boulevard area between the curb and the sidewalk as they feel that it is a municipal responsibility. Having their lawn areas contiguous with the boulevard does overcome this objection in most instances.

In summary then, we feel that this Department has no justification whatsoever in adopting segregated sidewalks as a standard in those circumstances where unitized construction can be effected. As we have pointed out, it is our experience that has provided these guide lines and we have no alternative but to follow them in our desire to best serve public interest."

18. Re: Douglas Road Widening

Acquisition of the following, required in connection with the above widening project, has been negotiated:

Portion of Lot "C", of Part of Block 2, of the W $\frac{1}{2}$ of Lot 119, Group 1, Plan 11285, N.W.D. from Hirtle's Loughheed Motel Limited, 4247 Loughheed Highway. The property is located at 4247 Loughheed Highway. The consideration is \$1.00.

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

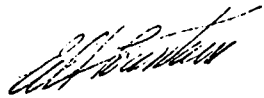
19. Re: Acquisition of easements - Burnaby Hospital Sanitary Sewer Area #20

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

- a) Owner - Roland Geoffrey Oddell and Margaret Odell
4090 Forest Street, Burnaby 1, B. C.
Property - Southerly 5' of Lot 21, Block 1, of Block 2, of the East Half of Lot 39, Group 1, Plan 16292, N.W.D.
Location of easement - 4090 Forest Street
Consideration - \$1.00 plus restoration of the easement area.
- b) Owner - Alton E. Hawley
4085 Spruce Street
Property - Northerly 5' of Lot 24 of Block 1 of Block 2, D.L. 39, Group 1, Plan 16292, N.W.D.
Location of easement - 4085 Spruce Street
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.

Respectfully submitted,


E.A. Fountain,
ASSISTANT MUNICIPAL MANAGER

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