

30 June, 1966.

REPORT NO. 39, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Burnaby Trades Licence By-law 1950, Amendment By-law 1966.

The above mentioned By-law has been prepared and is being presented to Council for consideration.

Section 458 of the Municipal Act provides that Council may delegate to the Licence Inspector power to grant and suspend licences. Sections 2 and 4 of the proposed amending by-law make this delegation of authority.

Section 11 of the present Trades Licence By-law, which is repealed by Section 3 of the proposed amending by-law, provides that the Licence Inspector pay licence fees collected to the Collector. In actual practice, the fees are paid directly to the Cashier in the Collector's office.

2. Re: Willingdon Avenue Widening

There is an old dwelling located on Lot 38, Block 17, D.L. 122, Group 1, Plan 1308 (North-east corner of Georgia Street and Willingdon Avenue) which should be demolished. The property was acquired for the above mentioned project.

It is recommended that the Land Agent be authorized to have the dwelling demolished.

3. Re: Silver Avenue Local Improvement

Council approved the initiation of a Local Improvement work on Silver Avenue from Imperial to Maywood Streets.

Submitted herewith is a copy of the Municipal Clerk's Certificate of Sufficiency covering the work.

There are no objections to the proposed project.

4. Re: Simon Fraser University Water Supply

The Greater Vancouver Water District require easements through portions of Lots 100, 143, 147, and 148, Group 1, to contain the water main installed to provide water supply to the University. The consideration is \$1.00.

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

5. Re: Douglas Road

"Burnaby Road Acquisition and Dedication By-law No. 13, 1966" has been prepared for the consideration of Council.

The By-law provides the authority to acquire eight truncations and one widening strip to improve the Douglas Road right-of-way between the Lougheed Highway and

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(Item #5 - Re: Douglas Road .... cont.)

Boundary Road:

North-West corner of Douglas Road and Halifax Street;  
North-West corner of Douglas Road and Graveley Street;  
North-West corner of Douglas Road and Grant Street;  
North-West corner of Douglas Road and Kitchener Street;  
South-East corner of Douglas Road and Napier Street;  
North-West corner of Douglas Road and Parker Street;  
South-West corner of Douglas Road and Halifax Street;  
North-West corner of Douglas Road and Charles Street;  
North 33 feet of the West 200 feet of West half of District Lot  
119, Group 1, Plan 206.

It is recommended that the By-law be passed. Each acquisition will be reported to Council as negotiated.

6. Re: Health Department - Annual Report

Submitted herewith is a copy of the 1965 Annual Report of the Health Department adopted by the Joint Health Committee.

7. Re: "Rubberized" Paving of Track at  
Burnaby South High School

Councillor Cafferky proposed to Council on 2nd May, 1966 that Council underwrite the cost of installing rubberized asphalt on the track at Burnaby South High School. An estimated figure of \$2,000. was used.

The Parks and Recreation Commission has concurred in the proposal.

The Engineer's Department has gathered all information it has been able to on this subject of "rubberized asphalt". The Engineer now reports that although it would be desirable to have the entire track treated with this material, the cost of 80¢ per square foot would be prohibitive.

Mr. Olson suggests that there are two specific areas which would benefit very much with application of this material and these are the pole vault and broad jump pit areas, and the high jump area located at the east end of the infield.

These two areas measure approximately 3,000 square feet and at 80¢ per square foot, the estimated cost of treatment is \$2,400.00.

8. Re: Proposed Plumbing By-law

Mr. D. C. Reed of the Municipal Solicitor's Department has drawn the completed Plumbing By-law as directed by Council after the draft By-law was approved in principle on March 14th, 1966. During discussion of the By-law in draft Council asked that further consideration be given to the regulation of competency of workmen performing under provision of this By-law, and for provision to be made for a homeowner to obtain a plumbing permit to do plumbing work in his own home.

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(Item #8 - Re: Proposed Plumbing By-law .... cont.)

With respect to the first item - competency of plumbing workmen - the recent announcement of the Minister of Municipal Affairs that the Government of the Province of British Columbia will by the end of this year adopt and implement a Uniform Plumbing Code, based on the Lower Mainland Uniform Plumbing Code, has had a bearing on this subject. Your Chief Building Inspector has spoken with Mr. W. R. Cannon, Chief Building Inspector, Provincial Department of Municipal Affairs, and has been told that the Government is neither legally nor politically in favour of Municipalities attempting to regulate through local Plumbing By-laws the competency of plumbing tradesmen. Mr. Cannon cites the removal from the Municipal Act two years ago of this type enabling legislation to Municipalities. It is the intention of the Government that the Tradesmen's Qualification Act will be utilized by the Government Department as it administers its new Uniform Plumbing By-law, and the same Act will be available to Municipalities to utilize through their licencing procedures in regulating the competency of tradesmen.

In the light of this information, the final By-law omits any reference to competency requirements or to the procedures of obtaining a Municipal Business Licence in the Plumbing Contracting field.

Provision has been reinstated in the final By-law for a homeowner to obtain a plumbing permit for plumbing work in his own home. The definition of owner has been altered from that in the earlier draft and has been drawn from the definition appearing in the Municipal Act.

It is recommended the effective date be 6th September 1966, to allow a two month transition period and notice to the trade and public.

9. Re: Lot 25, Blocks 1/3, D.L. 43, Plan 3227,  
Bingham Pump Company, Ltd.

Council, on 13th June 1966, heard the Solicitor for Bingham Pump Company, Ltd. appeal to have the decision of Council to not rezone the property, reconsidered.

This Rezoning Application was reported on by the Planning Department on 13th May 1966 under Ref. No. 61/66. The application was to rezone from M1 Industrial to M2 Industrial.

Two specific questions were raised by Council:

Question 1. - Would the addition referred to by the applicant's Solicitor have been permitted under the M1 category in Town Planning By-law 1948?

Answer - The extension would have been permitted under both the use and bulk regulations which prevailed.

Question 2. - What are Bingham Pump's intentions on this property?

Answer - By letter dated 15th June 1966 Bingham Pump state:

"First, to induce the quality type of personnel we require for our operations, we endeavor to make the plant appearance as attractive and clean as we can, not only from the people needs, but also the product requirements.

With our present addition we are now able to cope with our immediate orders. Presently, because of the restricted office size, it is necessary to have our Portland facility provide all our accounting and design engineering needs, including some warehousing. We desire to be self-sufficient.

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(Item #9 - Re: Lot 25, Blocks 1/3, D.L. 43, Plan 3227,  
Bingham Pump Company, Ltd. .... cont.)

Therefore, as I presently envision our future needs-- our plant facility should be enlarged approximately 100%. A substantial portion of this additional space would be occupied by the additional accounting and design engineering groups, as well as warehouse storage.

I do wish to re-emphasize that we desire to have attractive exterior and interior facilities. Most of our customers visit our plant and therefore we do desire to be proud of its appearance. We are not changing our production techniques in any way -- not emitting undesirable fumes, noises, etc. We are planning to add appearance to our community rather than distract from it."

The uses specified in the third paragraph above present no problem as they would be permitted in any of the Industrial Zones.

It would appear that there are three possible courses of action:

- a) Retain the present zoning pattern for the Government Road Area.
- b) Alter the zoning pattern by extending the M2 Zoning category to cover this property.
- c) Alter the zoning category to permit the use within the M1 Zone.

Planning has reviewed its earlier consideration of the application for rezoning and is unable to recommend in favour of the application.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

0. Re: Acquisition of Easement - Portion of Lot 81 of Subdivision of Lot 18 and 19, except that Part on Plan With By-law filed A.32596, Blocks 1/5, D.L.159, Group 1, Plan 1219, N.W.D.

An easement is required, in order to finalize a subdivision, over the westerly ten feet of Lot 81 of a subdivision of Lot 18 and 19, except that Part on Plan with By-law filed A.32596, Blocks 1/5, D. L. 159, Group 1, Plan 1219, N.W.D. from Ivy Taylor, 6086 Keith Street, Burnaby 1, B. C. The easement is located at 6086 Keith Street, Burnaby, B. C., and 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.

1. Re: Acquisition of Easements - Sanitary Sewer Projects.

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

(i) Burnaby Hospital Sewer Area #20.

Owner - G. K. and A. Allan, 4076 Kincaid Street, Burnaby 1, B. C.  
Property - Easterly 8 feet of Lot 43 of Lots "A" and "C", Block 1, D.L. 39E4, Group 1, Plan 15434, N.W.D.  
Location of easement - 4076 Kincaid Street, Burnaby 1, B. C.  
Consideration - \$1.00 and restoration of the easement area.

(ii) Royal Oak-Douglas Sanitary Sewer Area #12/13.

Owner - M. V. Eamer, 5090 Hardwick Street, Burnaby 2, B. C.  
Property - Portion of Lot "E" as shown outlined in red on Plan deposited in L.R.O. under #29071, of Block 5 of Lots 3 and 4, D. L. 74S4, Group 1, Plan 20068, Save and except Parcel 1 (Ex. Pl. 26358), N.W.D.  
Location of easement - 5090 Hardwick 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.

2. Re: Douglas Road.

Acquisition of the following truncations have been negotiated:

- (a) Portion (approximately 87 square feet) of Lot 8, Block 29, D. L. 117E4, Group 1, Plan 1222 located at 4099 Graveley Avenue. The consideration is \$35.00 including compensation for the loss of a snowball tree.
- (b) Portion (approximately 42 square feet) of Lot 14, Block 23, D. L. 117E4, Group 1, Plan 1222, located at 1275 Douglas Road. The consideration is \$1.00.
- (c) Portion (approximately 40.2 square feet) of Lot 10, Block 26, D. L. 117, Plan 1222, located at 3995 Kitchener Street. The consideration is \$25.00.
- (d) Portion (approximately 216.5 square feet) of Lot "B" of Lot 4, Block 3, D.L.120, Plan 9309, N.W. D. located at 1791 Douglas Road. The consideration is \$1.00.

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

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