

2 September, 1966.

REPORT NO. 49, 1966.

His Worship, the Reeve,  
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Cancellation of Easements

Easements were acquired over the north 10 feet of Lots 161 and 162, D.L. 33, Group 1, Plan 28773, as a subdivision requirement. There was no consideration payable.

Due to changes in the design of the services planned to be installed in the easement areas, the easements are no longer required.

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

2. Sale of Land

On August 23rd 1966, Council adopted a recommendation to sell the south five feet of Lot 1, Block 33, D.L. 97, Group 1, Plan 1312, to be consolidated with the property immediately to the south.

Lot 1 is situated on the south-east corner of MacPherson Avenue and Irmin Street and Council wished to know why it was not being offered for sale.

The Corporation owns other parcels of land in this general area and it is planned to recommend to Council that the said Lot 1, together with other properties, be placed in a sale position in the near future.

3. Cancellation of an Easement

An easement, outlined in red on Plan 25876, is registered against Lot 50 of Lots 6 and 10, 56 and 57, Plan 28760 owned by the Great Northern Railway Company. The said Lot 50 is the railway right-of-way serving the Lake City Industrial Area.

The easement was granted to the Corporation by the Lake City Industrial Corporation Ltd. for sewer purposes and is now near the railway right-of-way. It appears that the Land Registry Office carried this charge forward against Lot 50 when the railway right-of-way was separately created out of Block "A" of Lots 4, 6, 8, 10, 56, 57, 58 and 148, Group 1, Plan 22462, against which the easement was originally registered under No. 350187C.

The easement registered against the railroad right-of-way is not required by the Corporation.

It is recommended that the easement registered against Lot 50 of Lots 6 and 10, 56 and 57, Plan 28760 be abandoned and that the Reeve and Clerk be authorized to sign the necessary documents.

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4. Re: Operation Doorstep

The Division of Tuberculosis Control proposes to hold "Operation Doorstep" in Burnaby South from the 9th of January 1967 to 27th February 1967.

It is recommended that Council grant permission so the Division may commence preliminary arrangements.

Arrangements will be made in co-operation with the Health Department and the needs of the "Operation" requiring Council approval will come forward through that Department.

5. Re: Acquisition of Easement - D.L. 98

An easement is required for sanitary and storm sewer purposes as follows:

Owner - Leslie Fox Hargreaves and Alice Doreen Hargreaves,  
5180 Sidley Street, Burnaby 1, B. C.

Property - Portion of Lot 3, as shown outlined in red on Plan filed in  
Land Registry Office under #29876, Block 44, D.L. 98, Group 1,  
Plan 2066, N.W.D.

Location - 5180 Sidley Street, Burnaby 1, 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.

6. Re: Lougheed Mall Shopping Centre -  
Letter to Council from Toy Pack

This situation has been carefully reviewed and since there are possible grounds for a civil action between the two parties it is desirable not to compromise the case of either party.

Burnaby has a fair measure of control respecting drainage. In the routine examination of building plans a developer is advised that all surface waters must be collected and discharged at one point into an approved facility. In short, the developer is advised that he must control his drainage water in an approved fashion as a condition of receiving a building permit.

Since the Corporation is to some extent involved in the Lougheed Mall Shopping Centre development through the process of rezoning, the Corporation has reserved the right of approval of development plans and the exercise of such right of approval could include consideration of effect on such adjoining properties as Toy Pack.

As development progresses the matter of drainage will be controlled. From the aspect of visual effect, the Corporation will have to depend upon its right of approval by Agreement with the developers.

From information now available it appears that Council will be asked for its approval of Development Plans within the next 3 to 4 weeks.

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7. Re: Sale of Land

Council tabled consideration of Item #1 of the Municipal Manager's Report No. 47, 1966 until 6th September, 1966 and required further information.

The above item recommended sale of:

- (a) Lot 13, D.L. 32/82, Group 1, Plan 17168, South East corner of Buxton Street and Forglan Drive - irregular shape.  
Minimum price \$5,200.00.
- (b) Lot 30, D.L. 32/82, Group 1, Plan 17168, South side of Grafton Street opposite Sardis Crescent. Size 67' x 137'  
Minimum price \$6,200.00.
- (c) Lot 47, D.L. 32/82, Group 1, Plan 17168, South West corner of Bond Street and Forglan Drive. Size 62.5' x 100'.  
Minimum price \$5,000.00.

Lot 13, in particular, is irregularly shaped and has a heavy cross-fall down to the north-east corner at Buxton. The Chief Building Inspector expresses the opinion that it would not be difficult to locate a dwelling on this property without undue hardship despite the shape and cross-fall, but some care would have to be taken in the choice of building design. Difficulties have arisen in the past where stock building plans have been chosen without sufficient regard to actual site conditions and utilization.

It is recommended that Lot 13 be sold subject to control being exercised by the Chief Building Inspector over the design of any proposed building on the property.

There is no such problem relating to Lots 30 and 47.

8. Re: Willingdon Avenue

Consequent upon a letter to Council from the Burnaby Chamber of Commerce, Council required that it be given information on two points raised by the Chamber:

- (a) a proposal to provide a left-turn slot on Willingdon Avenue at Grange Street as a means of minimizing congestion and making for smoother traffic flows there;
- (b) whether any of the expenditure to provide a second south-bound lane on Willingdon Avenue between Bond and Grange Streets could be salvaged when Willingdon Avenue is brought to ultimate standard.

The information required is:

- (a) It would cost \$2,000.00 to provide a slot of approximately 200' in length. The Engineer has given an opinion that such a left-turn slot is undesirable as it would have a tendency to permanently establish a left-turn slot onto Grange and create a need for a greater capacity than the street is intended to carry.
- (b) It is departmental practice to design reconstruction to salvage as much of the base of an existing roadway as is practical, and it is possible that it might be possible in this case.

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..... Cont. Page 4.

(Item #8 - Re: Willingdon Avenue .... cont.)

However, the Engineer is pessimistic in this case knowing that the widening will most likely occur on the west side of Willingdon and he advises that the bulk of the \$8,000.00 required for an additional lane would likely not be salvageable.

9. Re: Grant Street -  
East of Boundary

On 2nd May 1966, by adoption of Item #8 of the Municipal Manager's Report No. 26, 1966 Council granted B. C. Tractor Roller Rebuilders Ltd. 90 days from 1st May 1966 to remove its buildings, concrete slab and equipment from the Grant Street road allowance at its own expense.

This period expired 1st August, 1966 approximately but the Company had not removed itself from the road allowance. Through its Solicitors an application was made for an extension of time and by adoption of Item #2 of the Municipal Manager's Report No. 47, 1966 Council granted an extension to 17th September, 1966.

The application for an extension was dated 12th August, 1966 and the request was for an extension to 31st October, 1966. Given as a reason for the extension was the carpenters' strike though it was admitted that the new building being constructed for the Company on the North Shore had not been scheduled for completion until Labour Day even before the strike.

Solicitors for the Company have now advised that their client cannot vacate the road allowance by 17th September 1966.

The removal of this Company from the road allowance was made necessary by an arrangement between the Corporation and Canadian Kenworth to pave this section of Grant Street at the expense of Canadian Kenworth to provide access to the Canadian Kenworth property from this direction.

The circumstances now pertaining are:

1. With Kenworth's present progress on grading and site preparation it is no longer feasible for them to use Grant Street in any way except as a finished street.
2. Burnaby had arranged with its contractor on Boundary Road to do this project at the Boundary Road prices, namely \$9,920.34.
3. Because of delay the above commitment by E. R. Taylor and Co. can hardly be held as valid and increased costs may be expected.
4. If extension is given until October it might well mean 1967 before construction can be done economically.
5. E. R. Taylor and Co. have refused to undertake the project in October except by force account or cost plus basis.
6. Kenworth advise that a previous attempt to work out an interim use of the road allowance with B. C. Tractor Roller Rebuilders Ltd. was completely frustrated by lack of co-operation from Roller Rebuilders.

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(Item #9 - Re: Grant Street -  
East of Boundary ..... cont.)

It is recommended the request for further extension be refused and failing removal by 17th September from the road allowance that Council implement Section 236 of the Municipal Act.

Should Council agree to an extension of time beyond 17th September 1966, it is recommended that B. C. Tractor Roller Rebuilders Ltd. be required to post a cash deposit of \$3,500.00 representing increased costs in road construction and the cost of removing the concrete slabs and building footings on the road allowance. Increased costs and removal costs would be charged against this deposit and the balance refunded if any. The Company should also be held responsible for any costs in excess of \$3,500.00.

10. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$7,050.00.

It is recommended that the estimates be approved as submitted.

11. Re: Street Lights

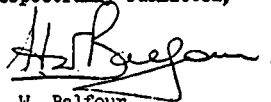
Submitted herewith for your approval is the Municipal Engineer's report covering suggested street light installations.

It is recommended that the installations be approved.

12. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of July, 1966.

13. Submitted herewith for your information is a report prepared by the Social Service Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1966 as compared to those same months in 1965.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB:gr

14. Re: Easement - Parcel "A" of Lot 11, Block 91, D.L. 127

A 2' wide easement to contain a sanitary sewer connection required to serve the property to the west of Parcel "A" was obtained.

This property is irregularly shaped and is located at the south-west corner of Empire Drive and Glynde Avenue.

The owner wishes to place an extension on his house and such building would extend approximately 5' over the sewer easement. The 2' existing sewer easement practically bisects this property and it is considered that it would be unfair to prohibit the extension because of the easement.

It is recommended that the owner, Mr. Evanson, be permitted to extend his house at grade so that approximately 5' of the building will be overtop of the 2' easement and the 6" diameter sewer connection contained in it. It is further recommended that permission be granted subject to the sewer connection to the adjoining property not being disturbed and that the length of pipe which will be under the new building be replaced with cast iron by the owner.

15. Re: Ornamental Street Lighting - Everett Court

Submitted herewith is the cost report required under Section 601 of the Municipal Act for the above project which was recently approved by Council for initiation.

Estimated total cost	\$ 4,600.
Estimated owners' share	1,973.
Estimated Corporation share	2,627.
Number of lights	7
Number of properties	21
Total frontage	1,362.47 feet
Total taxable frontage	595.35 feet
Minimum taxable frontage	28.35 feet
Maximum taxable frontage	28.35 feet
Annual rate per property: for local improvement	\$13.00
for electrification	\$ 3.00
Annual rate per taxable front foot for local improvement	\$ .4587
for electrification	\$ .1058
Number of years of levy for local improvement	10
for electrification	indefinite
Estimated lifetime of works	20 years

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16. Re: Burnaby Lake Study

The following resolution was passed by the Parks and Recreation Commission at its meeting of August 24, 1966:

"That Council be advised that because of the magnitude of this Project, it is one which should be undertaken by a Regional Parks Authority. However, it is the intention of the Burnaby Parks and Recreation Commission to proceed with the sports field development at the west end of the lake, as provided for by By-law 4298 dated December 18, 1961; and Council's authority to proceed with this project, when funds become available, is hereby requested."

17. Re: Pollution - Burrard Inlet and  
Proposed Apartment Area "C"

Lochdale (1966) Ratepayers Association wrote to Council in June 1966 requesting that Area "C" in the Apartment Study not be rezoned for apartment use as this would increase pollution of beach areas in Burrard Inlet.

Council directed a report be prepared indicating the anticipated effect apartment development in the Westridge Area would have on the topic of pollution caused by sewage effluent.

The Engineer now reports as follows:

"This is an interim report while we are waiting to receive information from the Sewer Board re sewage quantities flowing in the Westridge outfall at present.

The Westridge Sewerage Area is primarily a combined sanitary and storm area with fringes of separate sanitary, as shown on the attached Sketch No. C-247. The combined areas are shaded red and the sanitary areas yellow. The cross-hatched areas are undeveloped lands at the present, but when developed will discharge sewage to the Westridge system. The Westridge outfall is designed to ultimately carry 360 c.f.s. and in view of the fact that the combined area is only 57% developed, we expect present peak flows would only approximate 57% of the ultimate 360 c.f.s. (This is the figure we are waiting for from the Sewer Board.)

The 8.7 acres of land proposed for apartments will produce an ultimate population density of approximately seven times normal residential and we estimate the increased peak sanitary flows from the Apartment Area will be 0.678 c.f.s. Compared to the ultimate design quantities in the trunk of 360 c.f.s., this represents an insignificant increase of 0.20%.

There is one other comparison we could make and that is to presume that should we have an extended period of dry weather such that no surface or subsurface drainage was entering the sewer and if such a situation could occur, the Westridge trunk would then only carry sanitary sewage. This is an extremely unlikely situation, but presuming it possible the extra sewage from the Apartment Area would represent an increase of approximately 6% in the flows in the sewer. It is our opinion that a dry period could not extend to the point where no subsurface drainage is entering the sewer and it is most unlikely that the Apartment Area could ever increase the ultimate peak flow by 1% and more likely as little as 0.2%.

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(Item #17 - Re: Pollution - Burrard Inlet and  
Proposed Apartment Area "C" ..... cont.)

These percentages refer only to flows in the Westridge outfall and when combined with the millions of gallons of water moving in and out of the Burrard Inlet, it is our opinion that the apartment increase is negligible in the overall pollution of that body of water."

18. Re: Lane Acquisition - Oakalla Sanitary Sewer Area #21

The following lane acquisition is required for the above Sanitary Sewer Project:

The easterly 10' of Lot 4 of Lot "A", Block 4, D.L. 94, Group 1, Plan 10673, N.W.D. owned by Donald and Edith Lillian LaFreniere of 6076 Denbigh Avenue, Burnaby 1, B. C. The consideration is \$1.00.

It is recommended that the portion of property referred to be acquired for lane purposes and that the Reeve and Clerk be authorized to sign the necessary documents.

19. Re: Acquisition of Easements - Sanitary Sewer Projects

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

(1) South Slope Sanitary Sewer Area #4

Owner - Anna Clark, 8366 Gilley Avenue, Burnaby 1, B. C.  
Property - Portion of Lot 2 as shown outlined in red on Plan filed in L.R.O., Block 44, D.L. 159, Group 1, Plan 1434, N.W.D.  
Location of Easement - 8366 Gilley Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

(11) Burnaby Hospital Sanitary Sewer Area #20

- (a) Owner - Walter Duncan Morgan and Beatrice Ruth Morgan,  
and Joan Evelyn Hennen,  
4093 Spruce St., Burnaby 1, B. C.  
Property - North 5' of the W $\frac{1}{2}$  of Lot 23, Block 1 of Block 2, of the E $\frac{1}{2}$  of D.L. 39, Group 1, Plan 16292, being all that portion of Lot 23 lying West of a straight line bisecting the N. and S. boundaries thereof, N.W.D.  
Location of Easement - 4093 Spruce Street, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Burnaby General Hospital Society,  
3800 Ingleton Avenue, Burnaby 1, B. C.  
Property - Portion of Lot 1, as shown outlined in red on Plan filed in L.R.O. under #29648, Block 26, D.L. 68, Group 1, Plan 11556, N.W.D.  
Location of Easement - 3800 Ingleton Avenue, Burnaby 1, B. C.  
Consideration - \$1.00 plus restoration of the easement area.

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(Item #19 - Re: Acquisition of Easements - Sanitary Sewer Projects .... cont.)

(iii) Lakedale/Hunter Sanitary Sewer Area

- (a) Owner - Paul Christian Guloiën and Margaret Jean Guloiën,  
1040 Westmount Drive, Coquitlam, B. C.  
Property - Westerly 20' of Lot 6, Block 5, D.L. 4, Group 1, Plan 12477,  
Except Parcel "A", (Ex. Pl. 13874) N.W.D.  
Location of Easement - 8032 Government Street, Burnaby 2, B. C.  
Consideration - \$1.00 plus restoration of the easement area, and  
subject to the Corporation fulfilling the following  
conditions:
- (1) Restore the gravel driveway to its present condition.
  - (2) Allow the horse barn to remain on the easement area.
  - (3) Supply and install a tubular steel farm-type gate.
  - (4) Extend the Government Street storm sewer culvert to  
the East side of the easement area.
  - (5) Give one free sanitary sewer house connection to the  
owner's new dwelling prior to December 31st, 1967,  
provided construction is made on the filled area on  
Government Street.
  - (6) Take all the necessary precautions during sewer con-  
struction to safeguard the horses on the property,  
and in the barn.

This easement is 20' x 600' so the effective cost is 11.3¢ per square  
foot. Nevertheless the easement is essential and the demands of the  
owners are not too unreasonable.

- (b) Owner - Harry Fedora and Mary Ella Margaret Fedora,  
7911 Government Street, Burnaby 2, B. C.  
Property - Easterly 10' of the South 156' of Lot 13, Block 1, D.L.s  
57/58, Group 1, Plan 4338, N.W.D.  
Location of Easement - 7911 Government Street,  
Burnaby 2, B. C.  
Consideration - \$100.00 plus restoration of the easement area.  
This is a flankage 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: Acquisition of Easement - D.L. 33

An easement is required for sanitary sewer purposes as follows:

- Owner - John Herbert Mustard and Elva Mary Mustard  
4395 Grange Street, Burnaby 1, B. C.  
Property - Northerly 10' of Lot 3 of Lot "D", Lot 71, D.L. 33, Group 1,  
Plan 8617, N.W.D.  
Location - 4395 Grange Street, Burnaby 1, 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.

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21. Re: Municipal Golf Course

A report was placed before the Parks and Recreation Commission in which a report was made of the total cost of the Municipal Golf Course including a Club House and Pro Shop, and the necessary maintenance yard with fencing and buildings.

The total estimated cost based the then rate of spending was \$515,000.00 approximately. With funds available of only \$400,000.00, the amount required to complete would be at least \$115,000.00. This would be for an 18-hole course.

The Parks and Recreation Commission has requested that Council make the additional \$115,000.00 required through a Tax Sale Monies By-law. The Commission proposes that this sum be repaid over 5 years with equal instalments of principal and interest.

The Department of Municipal Affairs has been asked if this would appear an acceptable project for a Tax Sale Monies By-law and the answer was in the affirmative.

There are still some unknowns which can affect final cost of the project such as Winter Works on the credit side and weather conditions on the debit side. The assurance of the additional funds however, would permit the Parks and Recreation Commission to plan through to completion of the course without detriment to other projects contained in the Parks By-law.

22. Re: Lot 1, Block "C", D.L. 83, Plan 20863  
(A. H. Clary and Associates Ltd.)

This item was previously reported on to the Council on 8th August 1966 as a result of an application by Mr. Clary for the Corporation to apportion the servicing charges on this subdivision on a proportionate acreage basis with the School Board, which owns the property behind the Clary property.

Because of the circumstances relating to the acquisition of the School Site in the first instance, and the servicing provided by the developers on Mahon and Eglinton Streets abutting the School property, Council indicated that some form of relief should be provided to Clary and Company. Council directed that the servicing requirements be reviewed.

It has been ascertained that the Building Permit issued for the School building had as a condition of issue "storm drainage must be collected in an open ditch along the South property line of the School site, piped through the private property to the south and discharged into the ditch on Gilpin Street". The subdivider then can be relieved of the servicing charge of \$4,050. for piping across his property if he consents to the 20' easement.

It has also been ascertained that the School Site was sold without withholding any area for lane. It is now proposed that the subdivider be asked to dedicate a 20' lane allowance and in return for the increased allowance, the requested deposit of \$1,760. be waived.

These two items would reduce the subdivision servicing costs from \$18,860. to \$13,050.00.

On the sharing basis proposed by the subdivider the costs would be apportioned

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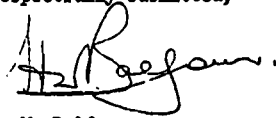
(Item #22 - Re: Lot 1, Block "C", D.L. 83, Plan 2086  
(A. H. Clary and Associates Lt ) ..... cont.)

approximately:

Corporation	\$ 14,822.
Subdivider	4,050.

The major item remaining in subdivision servicing costs, in fact the only item, would be storm drainage on Gilpin. This particular subdivision abuts the low point in a saucer-like contour and the pipe required is of large sizes. This accounts for the cost. It is not an unusual situation in Burnaby where the same servicing requirements have been imposed.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HWB: gr