

THE CORPORATION OF THE DISTRICT OF BURNABY

5 August 1966.

REPORT NO. 45, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Demolition of Buildings.

The Parks and Recreation Commission requests permission to demolish the buildings situated on the following properties:

6654 Fern Avenue
6670 Fern Avenue
6690 Fern Avenue.

The properties were acquired for park purposes.

2. Re: Parks and Recreation Commission.

The Burnaby Parks and Recreation Commission granted approval to Commissioners Seifner and Barrington to attend a Conference of the Parks and Recreation Association of Canada to be held in Victoria, B. C., August 28 - 31st, 1966, and recommends they be paid expenses estimated to total \$410.00 to cover registration, transportation and \$45.00 each per day.

3. Re: Easements - D. L. 131.

The Corporation has easements over the south ten feet of Lots 141 and 142, D.L. 131, Group 1, Plan 28837, to contain a sanitary sewer.

The owner requests that the easement be reduced to 8 feet. The Municipal Engineer has no objection.

It is recommended that the easements over the south ten feet of the said lots be reduced to 8 feet and that the Reeve and Clerk be authorized to sign the necessary documents.

4. Re: Chaffey-Burke School-Park Site.

The above-mentioned School-Park site is located south of Grange Street, between Chaffey and Willingdon Avenues.

The Parks and Recreation Commission and the School Board has agreed to an exchange of lands within the site to facilitate the development and maintenance of the combined site. The school area (coloured red) is to be exchanged for the park area (coloured blue) as shown on the attached plan.

The Commission recommends that the land exchange referred to above be approved by the Council and that the Reeve and Clerk be authorized to sign the necessary documents.

5. Re: Acquisition of Easement - Easterly fifteen feet of Lot 268 of Subdivision of Lot 109, D. L. 129, Plan 1492.

An easement is required, in order to finalize a subdivision, over the easterly 15 feet of Lot 268 of a subdivision of Lot 109, D. L. 129, Plan 1492, from Olaf and Henrietta Johnson, 1600 Holdom Avenue, Burnaby 2, B. C. The easement is located on property at the south-east corner of Holdom Avenue and Winch Street 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.

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6. Re: Lane South of Clinton Street between
Gilley Avenue and Curragh Avenue.

The following property is required for widening the above mentioned lane:

A 468 sq. ft. portion of Lot "D", Block 29S½, D. L. 159, Plan 13908, N.W.D. owned by John William Garrison and Jo-Anne Shirley Garrison, 6149 Portland Street, Burnaby 1, B. C. The consideration is \$1.00.

It is recommended that the above mentioned properties be acquired and that the Reeve and Clerk be authorized to execute the necessary documents on behalf of the Corporation.

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

Work is proceeding on this project and while there is some inconvenience from noise the contracting company is trying to minimize this as much as possible.

Council also requested some information concerning the "flaring" of gas from time to time. The system installed has a safety feature whereby propane, if through some breakdown warms up and the pressure increases, is bled off to a flare and burned in atmosphere. This is a safety device, purely and simply in normal operation.

It appears that there will be "flaring" of another sort once a year in connection with operating procedures of the tanker. This would take about 1 1/2 days.

When the new tanks are completed they are first filled with nitrogen, which is gradually displaced by propane. This process continues until a small amount of propane is "flared" which is an indication that all the nitrogen has been expelled.

Trans Mountain has been asked to provide a written explanation of these parts of their operating procedures just in case the explanation given herein is not entirely accurate.

Objection has been raised to the contractor expelling the "fines" from the insulation material into the atmosphere. The material used is PERLITE and the fines are drawn off by vacuum and these were being discharged into the air. Your Municipal Manager telephoned Trans Mountain and told them that this was entirely unacceptable and if the contractor did not do something about it, Burnaby would seek an injunction to stop them. The Contractor then enclosed the outlet to the Cyclone and this reduced the problem.

8. Re: Burnaby Building By-law No. 4674 - Proposed Amendment By-law No. 1, 1966.

A By-law proposed to amend the Burnaby Building By-law is presented on the Agenda. The proposed amendments have been found necessary during the use of the By-law since it became effective on 1st April 1965.

Explanatory comments are as follows and are numbered according to the paragraph numbers of the draft By-law:

2. The contents of this amendment are now found within Part H of the By-law which is applicable principally to houses. This amendment would move these regulations from Part H to Part D - Design, where the requirements would become applicable to all types of buildings employing the Western Framing method.
3. The original By-law did not call up the one hour fire separation between the two units of a semi-detached dwelling. This fire separation is a requirement of the Central Mortgage and Housing Corporation and of the 1965 edition of the National Building Code.

(.....)

(Item 8...re Burnaby Building By-law.....continued)

(Explanatory comments....continued)

4. This amendment complements that in paragraph 2 and will control notching and drilling of framing members in house construction.
5. The original By-law did not call up the type of sheathing to be employed in roof construction of houses. This proposed amendment would be in keeping with requirements of Central Mortgage and Housing Corporation and the 1965 edition of the National Building Code.
6. The original By-law limited to 8 in. the width of board used for sheathing of exterior stud bearing walls of houses. This proposed amendment would remove the restriction on board width and recognize shiplap edged or centre matched tongued and grooved board up to a maximum width of 12 in., subject to nailing, for exterior wall sheathing.

The proposed amendment also clarifies the requirement for sheathing on gable and walls of houses and allows for the omission of sheathing under some circumstances.

9. Re: Truncation - Sperling Avenue and Greenwood Street.

The Corporation has negotiated the use of a 20' x 20' triangular truncation at the south-east corner of the above mentioned intersection. The property is owned by the Great Northern Railway. The consideration is \$35.00.

It is recommended that the agreement covering the use of the truncation be signed by the Reeve and the Municipal Clerk.

10. Re: Subdivision Reference #124/66.

This is a subdivision between Goodlad and Streets creating two lots.

The new lots face Goodlad Street and will have a depth of 207 feet. The Approving Officer has established a 50-foot frontage.

It is recommended that, pursuant to Section 712(1) of the Municipal Act, Council waive the 10% perimeter requirement.

11. Re: Douglas Road Widening.

Negotiations to acquire truncations from the following described properties have not been completed and in order that construction may proceed without interruption, it is recommended that an Expropriation By-law be passed. Negotiations will continue as usual.

- (a) Lot "B" Block 28, D. L. 117E½, Group 1, Plan 19931, N.W.D.
- (b) Lot 6, Block 3, D. L. 117W½, Group 1, Plan 1008, N. W. D.
- (c) Lot 5, Block 17, D. L. 116S½, Group 1, Plan 1439, N. W. D.
- (d) Block 2, D. L. 119W½, Group 1, Plan 206, save and
except that portion included in Loughheed
Highway shown on Plan 4957, N. W. D.
- (e) Portion of Lot "C" of part of Block 2, D. L. 119W½,
Group 1, Plan 11285, N. W. D.

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12. Re: Park Land Acquisition.

Lot 2 of part of Parcel "B" of Blocks 5, 6, and 7, D. L. 4, Group 1, Plan 12127 is located on the north-east side of Government Street west of Keswick Avenue (8877 Government Street) and is owned by L. A. and B. R. Isert.

Council is in receipt of a letter from the owners requesting that the Corporation purchase the property at a fair market value or rezone the property to M.

The Planning Director reports as follows:

"(a) The Government Road Plan prepared in 1959 indicated future industrial zoning in the area south of the Lougheed Highway between Brighton Avenue and the B. C. Hydro power line. Since the preparation of this plan a number of changes and developments have taken place in this section of the Municipality which necessitate a review of the Government Road Plan. In terms of roads, the most notable change is the access to Simon Fraser University and its future connection to the Stormont Interchange on the Freeway. More recently, the area at North Road and Lougheed has been rezoned to intensive Commercial use to accommodate the Lougheed Mall Shopping Centre. The Lougheed Mall Centre along with the existing Cariboo Shopping Centre east of North Road can become a focal point of a future Town Centre which incorporates apartments on the periphery. The Government Road area east of the B. C. Hydro power line is considered suitable for residential uses of a multi-family type - a use that will support and compliment the Town Centre. In order not to jeopardize future residential amenities, industrial development should not be included in the area south of the Lougheed Highway and east of the Stormont Road connection to Simon Fraser University. This requires a revision of the Government Road Plan and this is now being reviewed in conjunction with the North East Burnaby Study.

(b) The proposed Ravine Park System, planned to interconnect Burnaby Lake and Burnaby Mountain, involves the properties between Lake City rail spur and the B. C. Hydro Power Line south of Lougheed. The park proposal indicated in the Apartment Study included all of the property in question although it was intended to illustrate the concept only.

The Park area shown may be slightly greater than that actually required for Park purposes in the initial stages. However, a future park acquisition program should consider extension of the park to include the subject property. The area under the power line has limited use for other purposes but it can provide a logical boundary to the future park.

(c) A small industrial site, located between a park and a residential area, is, of course, detrimental to both, as it limits the use and desirability of the park and the amenity of the residential area.

(d) More than half of the 1.654 acre subject property is covered by a B. C. Hydro power easement, and this reduces the effective buildable area, thus creating a small irregular site with a difficult development potential.

In addition, the site is located on a fairly steep cross slope with a fall of 30' - 35' from the eastern boundary to the Government Road right-of-way. Such topographical conditions further reduces the site potential because of the terracing involved.

In view of the above comments, it is recommended that the Corporation acquire the property for future park use. In the event that the Corporation does not acquire the land at this time, it is recommended that the existing zoning be maintained."

(.....)

(Item 12...re Park Land Acquisition....continued)

The Parks and Recreation Commission has deferred making any decision to acquire the property until such time as a full review of the Park Land acquisition programme has been made, and a detailed report on the proposed walking and riding trails has been received.

13. Re: Paving

This road has been a constant and costly maintenance problem for many years. It has been necessary to oil it as often as three times in a summer to control dust. The surface is difficult to maintain to a reasonable standard and it has been necessary to restrict truck speed to 2 m.p.h. over much of its length.

Normally, this road would have been proposed for Local Improvement but it has not been found practicable to do this for these reasons:

1. The presence of Byrne Ditch on the west side which periodically causes road failures.
2. The road-bed is not to an adequate standard.
3. It is impractical to rebuild the road-bed to proper standard before the ditches on both sides are given proper attention.
4. The road is often under water.
5. Utilities are not complete.
6. The Engineer does not choose to issue a certificate of lifetime for a Local Improvement with the above draw-backs.

It is recommended then, that a minimum treatment of a 20-foot asphalt strip applied to existing base be provided out of Special Road Projects at an estimated cost of \$20,000.00.

14. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$7,800.00.

It is recommended the estimates be approved as submitted.

15. 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 \$65.18.

It is recommended that the allowances applied for be granted.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.

16. Re: Business Taxes - Business Licences.

Ever since the adoption of Business Taxes by Burnaby, the matter of the abatement of such Taxes by the amount of Business Licences paid (up to the amount of Business Taxes) has been a subject of concern.

This concern has been one of timing and also reconciling the Business Licences scale, when viewed as off-set to Business Tax.

The Treasurer has examined the question in depth and has now come up with a proposal which appears to resolve all or most of the problems. A copy of the Treasurer's Report to the Municipal Manager is attached as it gives a clear picture of the proposal and the advantages to be gained.

Your Municipal Manager recommends adoption of the new procedures.

Implementation of the Plan requires new forms which take about two months for delivery, and the Assessor would have to gear his office to the new target date for Business Tax. For these reasons, it would be necessary to obtain early approval of Council, at least in principle.

The Plan has been thoroughly discussed with the Licence Inspector and the Assessor and accepted by both. The Solicitor has confirmed that the Assessment Roll can be compiled in the fall of one year for application in the year following, and that it is in order to have a combined Business Tax - Business Licence bill, provided, of course, appropriate amendments are made to the relevant By-laws.

17. Re: Fence Problem - McCormick - Lot 16, Block 8, D. L. 97, Group 1, Plan 1627.

Council requested that the possibility of acquiring a 20-foot truncation from the north-east corner of the above mentioned property be investigated. The property is located on the west side of Buller Avenue and the proposed truncation would facilitate the movement of traffic between the two 20-foot lanes at the rear and on the south side of the property.

The owner is prepared to convey the truncation to the Corporation for \$100.00. The Corporation would relocate the fence to the new property line.

It is recommended that the truncation be acquired and that the fence be relocated and that the Reeve and Clerk be authorized to sign the necessary documents.

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

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

(i) Burnaby Hospital Sanitary Sewer Area #20.

- (a) Owner - John McColl Stewart and Alexandrina Stewart, 4036 Forest Street,
Burnaby 1, B. C.
Property - South five feet of Lot 5 of Lot 1, Block 2, D. L. 39E½, Group 1,
Plan 1436, N. W. D.
Location of easement - 4036 Forest Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - William Balaski and Laura Helen Balaski, 4050 Forest Street, Burnaby 1.
Property - South five feet of Lot 6 of Lot 1, Block 2, D. L. 39E½, Group 1,
Plan 1436, N. W. D.
Location of easement - 4050 Forest Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Joseph Moss, 3440 Smith Avenue, Burnaby 1, B. C.
Property - East ten feet of the North half of Lot "A", Block 3, D. L. 68,
Group 1, Plan 10962, N.W.D.
Location of easement - 3440 Smith Avenue, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

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(Item 18.....re Acquisition of easements.....continued)

(ii) Oakalla Sanitary Sewer Area #21.

Owner - John James Walker and Amy Ivy Walker, 6058 Royal Oak Avenue,
Burnaby 1, B. C.
Property - East ten feet of Lot 4, Block "A", D. L. 94, Group 1,
Plan 1426A, N. W. D.
Location of easement - 6058 Royal Oak Avenue, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iii) Newcombe Sanitary Sewer Area No. 19.

Owner - Her Majesty, the Queen, in the Right of the Province of British
Columbia.
Property - Portion of Lot 12 as shown outlined in red on Plan deposited in
L.R.O., Block "F" of Blocks 7 and 8, D. L. 88, Group 1, Plan
2390, except part shown on Highway Plan 26009, N. W. D.
Location of easement - East of Farnham Avenue, north of Elwell 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.

19. Re: Lane Acquisitions - Sanitary Sewer Projects.

The following lane acquisitions are required for the undernoted Sanitary Sewer
Projects as follows:

(i) Oakalla Sanitary Sewer Area No. 21.

- (a) The easterly ten feet of Lot "B", Block 2, D. L. 94, Group 1, Plan 8112,
except the north 40 feet thereof, owned by Katrina Paziuk, 5335 Irving
street, Burnaby 1, B. C. The consideration is \$1.00.
- (b) The westerly ten feet of Lot 13, Block 2, D. L. 94, Group 1, Plan 7941,
N.W.D. owned by Joseph Fix and Olga Fix, 6269 Selma Avenue, Burnaby 1, B. C.
The consideration is \$1.00.

(ii) Sixth Street Sanitary Sewer Area No. 18.

The South-east fifteen feet of Lot 12 W $\frac{1}{2}$, Block 3, D. L. 90, Group 1, Plan
555, N. W. D., owned by Ronald Allan Empey and Anna Louise Gladys Empey,
7844 Elwell Street, Burnaby 1, B. C. The consideration is \$1.00.

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

20. Re: Administrative Office and Assembly Zone.

The Corporation recently acquired Lot 10, Block 7, D. L. 79S, Group 1, Plan 2547,
located at 4777 East Grandview-Douglas Highway.

It is recommended that the Land Agent be authorized to have the dwelling and other
buildings located on the property demolished.

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21. Re: Poundkeeper Agreement.

On 25 July 1966, Council authorized the renewal of the agreement with Mr. Leith M. Wright to operate the Municipal Pound for the period August 1st, 1966 to July 31st, 1967 with the time for reclaiming dogs on week-days to be from 10.30 a.m. to 7.30 p.m., but directed that, should the proposed hours not be practicable, Council was to be so advised. The current hours are 9.00 a.m. to 6.00 p.m. on week-days. The hours recommended were 9.00 a.m. to 6.00 p.m.

The Chief Licence Inspector advises that although the hours of operation provided in the agreement are from 9.00 a.m. to 5.00 p.m., the Poundkeeper opens the Pound at 7.00 a.m. to feed, water and exercise the animals. In addition, he provides additional service by returning after regular hours to facilitate the redemption of an animal. To change the closing hour from 5.00 p.m. to 7.30 p.m. would make a very long work day.

It is recommended that the week-day hours of operation be from 9.00 a.m. to 6.00 p.m.

During the discussion on 25th July, it was mentioned that the City of Vancouver sells some unclaimed impounded dogs to the University of B. C. for \$5.00 each. Investigation reveals the amount received is \$1.00 per animal.

22. Re: Municipal Hall Alteration Fund.

There is a balance of \$3,765.29 in the above mentioned account.

On June 17, 1966, Council authorized an expenditure of \$2,500.00 to provide office accommodation on the top floor of the Municipal Hall for the Centennial Staff. The amount was to be charged to the Contingency Reserve Fund.

It is recommended that the amount be charged to the Municipal Hall Alteration Fund.

Some alterations are required in the Personnel Department to provide an additional interviewing room and make more effective use of the general office area. The estimated cost is \$325.00.

It is recommended that the work be done and the cost charged to the Municipal Hall Alteration Fund.

23. Re: Charles Arthur and Agnes Clark.

Mr. and Mrs. Charles A. Clark own Lot 3, Block 44, D. L. 159, Group 1, Plan 1434, located at 8386 Gilley Avenue. There is a 20-foot wide lane allowance on the north side of the property to Gilley Avenue. The lane is not open. The dwelling encroaches on the lane allowance.

There is another lane allowance on the east side and parallel to Gilley Avenue. This lane allowance passes through Lot 1 of the same Block and should continue south through Lots 2,3 and 4 which would provide for a lane allowance at the rear of the properties between Behan Street and an unnamed street to the south.

Mr. and Mrs. Clark are making an application to the Registrar of the Land Registry Office to have the 20-foot lane allowance on the north side of the property cancelled and are prepared to deposit \$500.00 with the municipality to cover the costs of acquiring a 20-foot wide lane allowance through Lot 2 and in addition will convey the rear portion of their Lot 3 to provide for the new lane allowance.

It is recommended that the Corporation support the application to close the 20 foot lane between Lots 2 and 3, Block 44, D. L. 159, Group 1, Plan 1434, provided the

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(Item 23....re Clark.....continued)

owners of Lot 3:

- (a) Pay the Corporation \$500.00 for the costs of acquiring the 20 foot lane allowance through Lot 2;
- (b) Convey the rear triangular portion of Lot 3 to the Corporation for the lane allowance.

24. Re: Mainland Estates Ltd.
Lot 1, Block "C", D. L. 83.

Subdivision Servicing Costs - \$ 18,860.
made up of:
Road & Surface Works - \$1,760.
Storm Drains - \$17,100.

By this subdivision, 8 lots are created from the original area. The size of the original area is 503' x 200' more or less.

The main item of contention is that of Storm Drains. The subdivider is being asked to provide 214 feet of 20" watercourse enclosure at a cost of \$14.40 per lineal foot, which with Overhead and the cost of the required manhole comes to \$4,050.40. He is also being required to provide a 15 foot easement to contain the above watercourse enclosure.

The subdivider is also being asked to pipe the ditch on Gilpin at a cost to him of \$13,050.00.

The subdivider contends that this is unfair because:

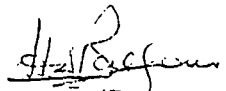
- (a) The \$4,050.40 is required from him for the sole purpose of draining the School site to the north;
- (b) The Gilpin drainage costs are excessive (15", 24" and 30" sizes) because of the entry of this School Site water and the fact that his land is right at the bottom of a saucer from north, east and west.

The subdivider also contends that he is entitled to consideration because the Corporation gained in the sale of the School Site because of the servicing supplied by the subdivider on Mahon and Eglinton. The Corporation did sell the 8.47 school site for \$74,160.00.

An estimate has been made that to serve the Gilpin frontage with an 8" storm sewer would cost only \$6,750.00. This is the minimum sized storm drain ever required.

There is no precedent for the Corporation accepting such storm drainage costs as proposed, nor for the basis suggested for apportionment.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

W:reb
/ct.