

7 April, 1967.

REPORT NO. 20, 1967

His Worship, the Reeve
and Members of the Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Boarding Home - Private Hospital Care

The Provincial Director of Social Welfare has issued Circular Letter Serial No. 404/322 to all Municipalities advising that, effective 1st April, 1967, the Province will share with the Municipalities, on a 90% - 10% basis, an increase of up to \$10. per month for boarding home cases and up to \$15. per month for private hospital cases.

A limit has been set of \$230.00 per month for a nursing home case and \$105.00 per month for a boarding home case.

It is recommended that Burnaby adopt the new rates subject to approval of the Social Assistance Department with regards to standards of service rendered in each respective home.

2. Re: Acquisition of Easement - The westerly 12 feet of Lot 69 of a subdivision of Lots 18 and 19, Block 41, D.L. 34, Plan 2801.

An easement is required, in order to finalize a subdivision, over the westerly 12 feet of Lot 69 of a subdivision of Lots 18 and 19, Block 41, D.L. 34, Plan 2801, as shown on plan prepared by Gordon M. Thomson, B.C.L.S., dated 16 November, 1966, from Mr. David Morris Mercier, 5105 Willingdon Avenue. The property, on which the easement is located, is situated on the southwest corner of Willingdon Avenue and Price Crescent. The easement is required for drainage and access 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.

3. Re: Rosewood - Wedgewood Lane - 6th Street to Grandview Highway

This is an unconstructed lane and the allowance is incomplete.

The question of construction of the lane has been raised in Council and the Land Department has contacted the owners of the properties from which the balance of the lane allowance would be required.

It is reported that five such owners have indicated that they are opposed to the construction of the lane. The sixth property-owner has submitted a plan to subdivide and understands that this will entail the dedication of lane allowance.

If construction of the lane is contemplated it will apparently be necessary to expropriate the required allowance.

4. Re: Application from Western Pacific Projects Ltd. to rezone land in E.L. 136 from R2 Residential to CD comprehensive to permit the development of a comprehensive Housing Project

Council, on 5 December 1966, approved the contents of a Planning Department report dated 2 December 1966, and forwarded the above application to a Public Hearing which was held on 17 January 1966.

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(Item #4 - Re: Application from Western Pacific Projects Ltd. to rezone land in D.L. 136 from R2 Residential to CD comprehensive to permit the development of a comprehensive Housing Project cont.)

During consideration of the amendment by-law at the Council meeting of 23 January 1967, the Planning Department was requested to furnish Council with a map showing the municipal property involved in the proposed exchange.

The map requested has been prepared and will be available to Council. Council authority is requested to proceed with the implementation of the land exchange, as set out in the Municipal Planner's reports of 9 May 1966 and 2 December 1966.

5. Re: McGill Branch Library

Our Municipal Manager was directed to report on all questions associated with a request by the Library Board for an extension of the McGill Branch Library.

The main purpose of the extension is to provide a Children's Room and to improve the Work Shop Area. To assist it, the Library Board consulted Mr. Peter Smith, the original architect of the McGill Branch.

Mr. Smith has produced a preliminary design sketch for the proposed addition. The addition provides for:

1838 sq. ft.	--	New Children's Room
416 sq. ft.	--	Work Area Addition
<u>315</u> sq. ft.	--	Addition to Circulation Area
2569 sq. ft.		

The existing Library provides:

2800 sq. ft.	--	Adult Area
1670 sq. ft.	--	Children's Area
<u>1930</u> sq. ft.	--	Work and Staff Area
6400 sq. ft.		

With the proposed addition the total area would then be 8970 sq. ft. This would compare with area of the Headquarters Building of 13,300 sq. ft. which is also inadequate and the subject of another request to Council.

The Library Board has no problem in justifying the need for the extension to the McGill Branch on the basis of circulation of books.

Your Municipal Manager has also contacted Mr. Peter Smith and has obtained the following rough estimates of costs of the proposed extension:

Building	\$47,500	-	\$48,000
Shelving and Stacks	3,500	-	4,000
Architects Fees	<u>3,000</u>	-	<u>3,000</u>
	\$54,000		\$55,000

The roof design of the new extension would differ from the present building design, largely to provide a skylight area for the Children's Room. The structure would extend into the Parking Area on the south side of the present building but would remove only five parking spaces according to the Preliminary Design Sketch.

It is recommended that, if the request of the Library Board is approved by Council, the proposed extension be financed in the same manner as the original McGill Branch and the Library Headquarters Building; namely, by monies from the Tax Sale Monies Fund. The advances by the two previous by-laws are being recovered over a period of 10 years by budget provisions in the annual budgets of the Library.

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(Item #5 - Re: McGill Branch Library cont.)

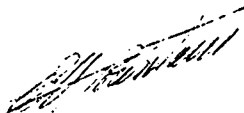
Mr. Peter Smith was the Architect for the present McGill Library and it is recommended that he be retained to design and estimate the proposed extension with final decision deferred until this more complete information is available. Because of the type of project, the public use, and the amount involved, it is not anticipated that there would be any problem in getting authority for a Tax Sale Monies By-law.

6. 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 \$54.00.

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

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

HWB:at

7. Re: Acquisition of easements - Sanitary Sewer Projects

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

(i) Lakedale - Hunter Sewer Project

Owner - Suburban Millwork Ltd., 8050 Hunter Street, Burnaby 2, B.C.
Property - Easterly 20 feet Lot 5, Block 2, D.L. 58, Group 1,
Plan 19973, N.W.D.
Location of easement - 3050 Hunter Street, Burnaby 2, B.C.
Consideration - \$1.00 plus restoration of the easement area, a free
house connection and the cancellation of an easement through
the middle of the lot which is redundant. This is a flankage
easement.

(ii) Burnaby Hospital Sewer Area #20

Owner - Albertus Petrus Johannes Duynstee, 1525 Lougheed Highway, Port
Coquitlam, B.C.
Property - North ten feet Lot 7, Block 45, D.L. 69, Plan 1321, N.W.D.
Location of easement - 3893 West Grandview Highway, 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.

8. Re: Proposed North-South Road - South from Bryant Street
between Russell and Waltham Avenues

The following information was required by Council in connection with a proposal for the above road in Rezoning Application No. RZ 18/66, By-law 5030, being an application to rezone property located at the North-east corner of Russell Avenue and Imperial Street to Institutional District (P1).

Council was concerned about the effect such a road may have on traffic on Russell Avenue, with particular reference to the Russell, Imperial, Kingsway intersection.

The Municipal Engineer reports:

"We have the Municipal Clerk's memo of 12 January, 1967, asking of us our opinion on the effect which can be anticipated by traffic if the above-mentioned proposed road allowance is created. We have taken the time required to look into the matter quite thoroughly, including a discussion of the intersection of Kingsway/Imperial/Russell with the Department of Highways. You may recall that this awkward intersection has been discussed in the past with the Department of Highways, but it was agreed that owing to the very moderate traffic volumes on Russell, there was not sufficient warrant at that time to redesign and reconstruct the whole intersection.

Both ourselves and the Department of Highways are still in agreement that the intersection is not so awkward as to require expensive special treatment, especially in view of the fact that the Department of Highways are still going to conduct their study and revision of the Kingsway traffic signals which they have had on their books for two years now. It is anticipated and hoped that sufficient improvements to the intersection can be effected through revisions to the signal system without having to consider further special treatment.

.... Cont. Page 2.

(Item No. 6 - Re: Proposed North-South Road - South from Bryant Street
between Russell and Waltham Avenues cont.)

In answer to the specific question, we are strongly of the opinion that the effect on the subject intersection by traffic created through creation of the new road will be negligible in respect to such problems as may presently exist at the intersection. In other words, the additional traffic generated or encouraged to use the route through creation of the new road can be handled quite easily in any revisions which are nonetheless required at the Kingsway/Imperial/Russell intersection."

9. Re: Blasting - C.N. Tunnel - Letter from Mr. Wm. R. Turner, 3730 Dundas, Burnaby

As a result of a letter from Mr. Turner received by Council the 3rd April, 1967, enquiries were made of the C.N.R. and the tunnel Contractors, Northern Construction and J.W. Stewart Ltd. as to the practices being followed from the Safety viewpoint, and also any public relations practices re complaints and damage claims.

Mr. Olson contacted Mr. E.R. Scales, Project Engineer for the C.N. project, and Mr. J.C. Lambert, Executive Vice-president, Northern Construction and J.W. Stewart Ltd., General Contractors for the project.

"The active tunnel work at this particular time is progressing from the north side and they advise that they had crossed under Boundary Road into Burnaby approximately 3½ weeks ago. The work is progressing much more slowly at the south portal with commencement of work on the open cut section during the past week or so.

Both the general contractor and the C.N., also advise, that a surface check is made prior to blasting with a special firm of consulting engineers progressing approximately one mile ahead of the tunnel work, at which time a check of the homes and other structures, which may be subject to damage, is made and recorded. When complaints are received either by telephone or written communication, a firm of adjusters checks out the complaint or claim and, if necessary in the opinion of the adjuster, a more detailed examination is made and the results compared with the conditions found by the firm of consulting engineers prior to blasting.

In addition to the above measures taken by the general contractor and the C.N., the C.N. has also had undertaken a special investigation of readings for five separate blasts which were carried out on 1,2,3, and 6 March, 1967.

It is also of general interest to be advised that very few complaints have been received from Burnaby citizens to date with Mr. Turner's being the only written one, to the best of Mr. Scales' knowledge. As you know, there was a petition or delegation of Vancouver citizens concerned with this aspect of damage, but, of a total number of signatures on a petition of 130, only 8 formal written complaints were received after these people were requested to put their requests in writing.

With specific reference to Mr. Turner, the contractor had received a letter from Mr. Turner and his complaint has been checked out under the procedure outlined above."

Mr. Olson has indicated that he is satisfied that the C.N. and the General Contractor have set up a responsible and adequate procedure for handling complaints and damage claims resulting from the performance of the tunnel project.

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10. Re: Purchase of Fire Apparatus

Provision has been made in the 1967 Budget for the purchase of the following equipment additions to the Burnaby Fire Department Apparatus:

One Triple Combination 1050 I.G.P.M. Pumper
with equipment - all as per specifications
as prepared by the B.F.D.

Estimated Cost - \$32,000.00

One Equipment Truck with necessary equipment -
per specifications as prepared by the B.F.D.

Estimated Cost - 14,000.00

Total \$46,000.00

The purpose of the Triple Combination Pumper is to add an additional piece of first-line pumping equipment to the Department's Apparatus.

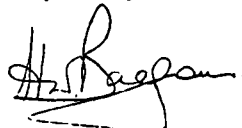
Eventually, when the proposed new Fire Hall is constructed there will be a re-allocation of equipment. In the meantime it is proposed to house the new Pumper in an existing Hall with a new Bay to be constructed.

The Equipment Truck is requested as an addition to the apparatus in order to provide a vehicle on which additional equipment can be carried, in this way reducing the loads now carried by apparatus and in the Travelall used by the Deputy and Assistant Chiefs. Existing space and load limitations curtail the amounts of Foam, etc. carried. The proposed Equipment Truck would ensure an adequate supply as well as relieving the present overloading.

This Equipment Truck would be manned by one firefighter and would respond to all Building fires.

It is recommended that Council authorize a call for Tenders on the above equipment.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

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