

THE CORPORATION OF THE DISTRICT OF BURNABY

6 October 1967.

REPORT NO. 65, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Greater Vancouver Water District Reservoir -
Ingleton Avenue and Eton Street.

It was suggested in Council that the site of the Greater Vancouver Water District Reservoir might be used by the public for recreational purposes.

The Secretary of the Parks and Recreation Commission advises that the Commission discussed the possible use of the Reservoir Site for recreational purposes at a meeting in April 1967. The decision made at that time was to consider the inclusion of funds in the 1968 Parks and Recreation Budget for such development.

In connection with this matter, preliminary discussions have been held with Mr. F. R. Bunnell, Commissioner for the Water District.

2. Re: Government-Winston Industrial Collector Road.

In its letter to Council the Burnaby Chamber of Commerce suggested "closure ofsome, or all, of the north-south roads in this area on the north side of Winston." It was reported to Council that Engineering has no objections to this proposal.

Planning now advise that they also believe it necessary to further protect the residential amenities of the area and propose that Phillips Avenue on the north side of Winston Street by cul-de-sacing in conjunction with design of Winston Street, with actual closure to be effective when Winston Street is available as a Collector Street.

The Lozells and Piper Avenue local residential street connections to the industrial collector road would be maintained to extend the traffic service aspect of the industrial route to residential traffic, thus precluding the necessity of up-grading Government Street to a parallel collector facility serving only residential traffic.

It is recommended that Council concur in the proposal to cul-de-sac Phillips Avenue at the north side of Winston Street. A road closure by-law will be prepared if approved by Council, to be timed with construction work.

3. Re: Junior Amateur Sports Stadium.

On 28 March 1967, Council committed the Corporation of the District of Burnaby to a contribution of \$100,000. to the Junior Amateur Sports Stadium Fund.

This commitment was tied to an offer of the Provincial Government to match \$1.00 for every \$2.00 raised by the Junior Amateur Sports Stadium Society, up to a total of \$425,000.00. The Provincial contribution would then be up to \$141,666.00 in total. Mr. Eryson, Deputy Minister of Finance, has confirmed this arrangement by letter dated 19 September 1967 to the Chairman of the Society.

The source of funds as designated by Council for the Burnaby contribution is the Tax Sale Monies Fund.

Mr. Swangard, Chairman of the Society, advises that present plans are for the Central Park Committee to call for tenders toward the end of October and then let tenders for as much work as the Committee has money for, which is hoped to be for all but the stands on one side.

In order to call for tenders and let them, it is necessary that the money be on hand.

(.....2)

(Item 3...re Jr. Amateur Sports Stadium....continued)

The Solicitor has prepared a Tax Sale Monies By-law for \$100,000. for Burnaby's contribution.

It is recommended this By-law be passed.

4. Re: Local Improvement Programme - Stage 2.

Tenders have been received for the following listed local improvement works and opened in the presence of Messrs. E. E. Olson, V. Kennedy, J. R. Hagen, R. J. Constable and representatives of the firms bidding.

A tabulation is attached hereto.

The work to be executed under this contract consists of the construction of monolithic portland cement concrete sidewalks 5' wide, P.C. concrete curb and gutters, asphaltic concrete pavement and the grading and dressing of boulevard areas on streets specified hereunder and referred to as Schedule "A".

5' concrete curb sidewalks both sides and asphaltic concrete pavement 28' wide measured between curb faces:

- Hunter Street from Lakedale Ave. to Hunter Court.
- Hunter Court from Hunter Street to NPL Lot 24, D. L. 58.
- Lakedale Avenue from Govt. St. to NPL Lot 5, D. L. 68, Pl.16041
- Arthur Avenue from Rumble Street South to SEL Lot "A", D. L. 48, E.P.3672
- Hythe Avenue from Cambridge Street to lane south of Bessborough Drive.
- David Drive from Willoughby Avenue to North Road.
- Grant Street from Fell Avenue to EPL Lot "D", D. L. 129, Pl.21355.
- Warren Street from Boundary Road to Smith Avenue.

5' concrete curb sidewalks and asphaltic concrete pavement 36' wide measured between curb faces:

- Halifax Street from Sperling Avenue to Yeovil Avenue.

15' concrete curb sidewalks and asphaltic concrete pavement widening each side of existing pavement:

- Halifax Street from Yeovil Avenue to Cliff Avenue (8' widening)
- Grant Street from EPL Lot "D", D. L. 129, Pl.21355 to Holdom Avenue (4' wdg.)

Concrete curbs and gutters and asphaltic concrete pavement 28' wide measured between curb faces:

- Moore Avenue from Halifax Street to Karen Street.
- Yeovil Avenue from Halifax Street to lane south of Karen Street.
- Adair Street from Sperling Avenue to Cliff Avenue.
- Venables Street from Carleton Avenue to Gilmore Avenue.

4' concrete sidewalks:

- Curtis Street both sides - Sperling Avenue to Phillips Avenue.

It is recommended that the low tender submitted by Columbia Bitulithic Ltd. be accepted.

5. Re: Ornamental Street Lighting Programme.

Submitted herewith is the Municipal Clerk's Certificate of Sufficiency for the 1967 Local Improvement Initiative Ornamental Street Lighting Programme as outlined in the certificate.

(.....2)

6. Re: Street Sign Agreement -
Diamond Neon (Manufacturing) Ltd.

On 10th August 1967 the Zoning Board of Appeal permitted Diamond Neon (Mfg.) Ltd. to erect a sign on the Lougheed Highway, subject to a legal agreement being drawn up guaranteeing the removal of the sign at no cost to the municipality.

The sign is located at 4247 Lougheed Highway and the permission granted was to erect it upon that portion of the land which lies between the Lougheed Highway and the building line lawfully established by the Municipality for the purpose of widening Lougheed Highway.

The Agreement gives the Corporation the right to demand removal of the sign upon 30 days notice without cost to the Municipality.

It is recommended that the Reeve and Clerk be authorized to execute the Agreement.

7. Re: 3933 E. Pender Street - Mrs. K. Bains.

This Report Item refers to the letter from Mrs. Bains appearing on the Agenda under correspondence by direction of His Worship, the Reeve.

3933 E. Pender Street was purchased in connection with the Hastings Street Redevelopment Project #1. The market value of the house and lot was \$13,400.00; Central Mortgage and Housing approved a valuation of \$15,500.00 and it was finally purchased at a negotiated price of \$16,500.00. The negotiated price is considered to be fair.

The house is now vacant and because of vandalism some fixtures have been removed and stored. It was advertised for removal but no bids were received. Demolition would cost in the neighbourhood of \$300. to \$400. The Corporation has the consent of C.M.H.C. to dispose of houses purchased with the proceeds to be credited to the Development.

The lot referred to is on Napier Street between Esmond and Ingleton Avenues. At present it is one lot with two-thirds of a lot adjoining it. The proposal would be to consolidate into one 83 2/3 foot lot and subdivide this into two lots with one of them being of a width to accommodate this house. Such a lot should be 43' + in width. The estimated value of such a lot is \$5,000.00.

Mrs. Bains has made written offer to the Lands Department of \$500.00 for the house.

Since the house was advertised there is no problem of its sale. The Municipal lots to be created would normally be advertised for sale by tender.

8. Re: Eurnaby Transportation Study.

The 1967 Planning Department budget includes an appropriation for the commissioning of a Consultant to carry out a transportation study of the Municipality.

Terms of Reference for the Study were sent to six Engineering firms requesting that they submit proposals should they be interested in the commission. The Engineering firms were:

1. Associated Engineering Services Ltd.
2. Willis & Cunliffe Engineering Ltd.
3. Acres Western Ltd.
4. Foundation of Canada Engineering Corp. Ltd.
5. Reid, Crowther & Partners Ltd.
6. N. D. Lea & Associates.

During the period August 15th to September 15th, 1967, representatives from each firm met with the Planning Director and Municipal Engineer to discuss various aspects of the proposed study.

Proposals were received from five firms, while one firm advised by letter dated September 12, 1967 that they would not submit a proposal due to prior commitments. The Planning and Engineering Departments have now reviewed and discussed the various

(.....4)

(Item 8...re Burnaby Transportation Study...continued)

proposals submitted in the light of the study content, experience and local knowledge offered by each firm, and the duration and cost of the study.

It is recommended that N. D. Lea and Associates be retained by the Corporation to perform the study as contained in their proposal dated 14 September 1967 and that a formal agreement be entered into.

The cost of transportation studies varies according to the exact requirements of the work to be done. These requirements often alter throughout the course of the study as client and consultant become aware of variables needing study not specifically covered in the initial scope of work.

N.D. Lea and Associates realize the need for a fee basis so that the Corporation has some limitation on liability and yet provide a basis for some variation in the work outline and an incentive to the Consultant to stay within the budget. To this end, it is proposed that remuneration should be on a salary cost plus percentage basis, with a target fee, reducing overrun fee and a maximum fee. The following budget amounts are suggested:

Target Fee	-	\$ 50,000.	Salary cost plus 125%
Over-run fee	\$ 50,000.-	55,000.	Salary cost plus 75%
Maximum fee	-	55,000.	

Reimbursible items at cost

Any cost incurred above this maximum limit will be assumed by the Consultant, unless he is instructed by authorized persons in Burnaby to do additional work than that outlined in this appraisal, and the additional cost is approved in writing by Burnaby.

An estimated breakdown of costs by phase is as follows:

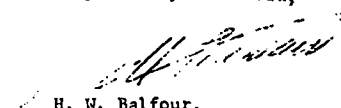
Phase I	-	\$ 2,000.
Phase II	-	17,000.
Phase III	-	16,000.
Phase IV	-	10,000.
Phase V	-	5,000.

9. Re: Allowances.

Submitted herewith is the Municipal Treasurer's Report covering applications received for allowance of percentage additions under Section 411 of the Municipal Act in the total amount of \$183.51.

It is recommended the allowances be approved.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb
Attach.

10. Re: Valleyview Community Hall.

The Fraternal Order of Eagles made a presentation to Council on 25th September 1967 asking for a contribution of \$5,600. from Council to cover the costs of moving the Valleyview Community Hall to a site on Douglas Road owned by the Fraternal Order of Eagles. Mr. H. J. Ferry, Secretary of the Eagles, appeared on behalf of the Eagles.

Council was informed that complete reports from departments concerned were not available; and that another organization had expressed an interest in the building but at that time had made no formal submission.

The Municipal Treasurer advises that in his opinion Council has no authority to grant money to the Fraternal Order of Eagles for the purpose of relocating the building. This Organization cannot be classified as a charitable organization, nor can it be brought under any of the other headings set out in Section 202 of the Municipal Act. This opinion has been confirmed by the Municipal Solicitor.

It is confirmed that the site owned by the Eagles is properly zoned; is large enough to accept the building; and a Removal Permit could be issued.

The other organization which is interested in the main hall of the Valleyview Community Centre is the Burnaby Fish and Game Club, which is a member of the B. C. Wildlife Federation. The Fish and Game Club has obtained approval in principle for a lease of about 9 acres of land on the Barnet Highway, owned by S.F.U. The site is immediately west of the Coast Marksmen Range at 8530 Barnet Road.

This building, if obtained by the Fish and Game Club would be used for an indoor range for use primarily in the Club's Junior Firearms Safety Training Course which is conducted in Burnaby Schools by the Club. This course has always been very successful and well-attended and it is offered to any junior - aged 12 - 16 - through the Burnaby Night School Courses each fall. The Club provides qualified instructors and each junior is subsequently examined by a representative of the B. C. Game Department, to show his or her knowledge in the safe handling of firearms.

To complete the course, the Club has had to go outside Burnaby for range facilities. The last three ranges rented by the Club for the course are no longer in existence; first, the Burnaby Revolver and Rifle Club at St. John's Anglican Church on Kingsway, second, the Marpole-Richmond Range on Lulu Island, and third, the Vancouver Rifle and Revolver Club at 1100 Parker Street in Vancouver. At present the Club cannot start a new Junior Firearms program for lack of a range.

The Club would like to obtain the main Hall of the Valleyview Community Centre for \$1.00 and would agree to remove the entire building and clean up the site within a period of approximately 30 days.

The Burnaby Fish and Game Club could qualify for municipal assistance.

Since two organizations have expressed an interest in this building it is recommended that it be offered for sale for removal from its present site. The advertisement should stipulate that in awarding the building the Council would take into consideration not only the offered purchase price, but also the proposed use of the building, its location for removal and also the development plans if it is to be relocated in Burnaby.

11. Re: Subdivision Reference #104/67.

The subdivision of Lot "B", Plan 20110 of Block 39 and the remainder of Lot 39, D.L. 126, Group 1, Plan 3473, Reference 104/67 creates a lot that cannot conform to Section 712A of the Municipal Act which requires that the frontage of a lot not be less than 10% of the perimeter.

Section 712B of the Act empowers Council to waive the provisions of Section 712A.

It is recommended that Council waive the provisions of Section 712A as it applies to Lot 328 created by the subdivision.