

10 November 1967.

REPORT NO. 74, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Acquisition of Easement - Portion of Lots 15, 16, 17, 18, 19, 20, 22, 23, 24, 25 and 26, D.L. 135, Group 1, N.W.D.

An easement is required, in order to finalize a subdivision, over a portion of Lot "B" (Plan 16725) of Lots 22 and 23; E. 132 feet (Expl. Plan 9539) of Lots 15 and 16 (Plan 3234); Lots 17, 24, 25, 26, and part of Lot 18 (Plan 3234) and Part of Lot "E" (Plan 19280) of Lots 19 and 20; all of D. L. 135, Group 1, N.W.D., from M.L.K. Development Co. Ltd., 3851 East Hastings Street, Burnaby 2, B. C. The easements are required for drainage purposes and are to be provided at no cost to the Corporation. The property, on which the easements are located, is situated on the south-west corner of Duthie Avenue and Curtis Street.

It is recommended that authority be granted to acquire the easements and that the Reeve and Clerk be authorized to execute the documents on behalf of the Corporation.

2. Re: Lot 26, Block 1, D. L. 30, Plan 3030.
7092 Linden Avenue.

This property is owned by the Municipality. It is one of many acquired by the Corporation years ago through Tax Sale proceedings and the owners of these properties were permitted to retain possession by payment of a nominal rental charge. Mrs. L. Howard was the former owner of 7092 Linden and has occupied the house until 1st November 1967. She has now moved into the apartment building known as 7052 Linden Avenue and the house is vacant.

The lot is 55.5' x 158' and it is zoned RM 3. There is a very small house on the front part of the lot and this house is old and in not too good repair. It is not in keeping with the apartment development which has taken place on the street. There are large apartment blocks on both sides of this lot. The one known as 7052 Linden Avenue was constructed prior to by-law requirements for parking and so is very deficient in this respect, even including three parking spaces actually located on Lot 26 by arrangement between Mrs. Howard and the builder of 7052 Linden.

The apartment block on the Edmonds side was built several years later and is better equipped with parking facilities. From personal knowledge of your Municipal Manager there is no question but that the best use of Lot 26 would be to add parking area for the use of 7052 Linden. Discussions have been held in recent years with the Rental agents for 7052 Linden but the problem of the tenant of Lot 26 could not be resolved.

It is recommended that Lot 26, Block 1, D. L. 30, Plan 3030 be offered for sale by public tender, subject to it being consolidated with an adjacent lot, and further that the residence on the lot be demolished by the successful bidder prior to the lot being conveyed.

3. Re: Acquisition of Easement - Stanley Street Sanitary Saver Project.

An easement is required in connection with the above sewer project as follows:

Owner - Keith Edgar Falconar and Betty Falconar, 7809 Nursery Street, Burnaby 1, B.C.
Property - Portion of Lots 8 and 39, Block "A", D. L. 87, Group 1, Plan 1494.
Location of easement - 7809 Nursery Street.
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 documents on behalf of the Corporation.

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4. Re: Demolition of Buildings.

The Corporation owns the property located at 4937 Regent Street which is now vacant.

All the buildings are beyond repair, unsightly and should be demolished.

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

5. Re: Grandview Motel and Trailer Court.

On 30th October, Mr. F. Maczko, Barrister and Solicitor, appeared before Council on behalf of the occupants of trailers located in the above mentioned Trailer Court.

The statements made by Mr. Maczko were referred to the Municipal Solicitor and Council asked for answers to the following questions:

(a) indicate the course of action that is open to the municipality in respect of the allegations that were made concerning the arrangement between the Pacific Mobile Home Company and the owner of the Grandview Motel and Trailer Court whereby purchasers of trailers from that Company are provided with a trailer space at the Court and then, after moving there, are evicted by the owner of the Court.

(b) submit a report on the other aspects of the matter which are of more direct concern to the aggrieved trailer owners indicating whether there is any way Council can ease their plight.

The following is the opinion of the Municipal Solicitor as requested:

"The first question requests me to indicate the course of action open to Council in respect to the allegations made by Mr. Maczko. Before answering this question and before Council deals further with the matter, I would suggest that Mr. Maczko be asked to submit documented proof of all of his allegations.

I am also asked to submit a report indicating whether there is any way Council can ease the plight of the tenants who are to be evicted from the trailer court. Unless Council wishes to turn a blind eye to its by law, there is nothing it can do. It seems to me that from the moment a charge was laid against Mr. Shiskin for violating the zoning by-law, he has raised one delay after another. Although the first charge was laid, I believe, in July, 1966, it was not until March, 1967, that the case was finally concluded and Mr. Shiskin convicted. He thereupon filed an appeal from that conviction in the County Court at New Westminster and served appeal notices on the magistrate and informant and filed affidavits of service in the Court Registry. Since April, 1967 nothing has been done to bring the appeal on for hearing and no transcripts have been ordered. It was only after he was charged again with violating the zoning by-law that the question of tenants being evicted arose."

6. Re: Hastings - Sperling Area Study.

Resulting from a number of enquiries regarding possible apartment development immediately south of the Hastings-Sperling Commercial area, Council required that a Study be made of this area rather than be placed in position of dealing with applications for rezoning on a piece-meal basis.

The Planning Department has now completed its Study of the area and the Report of the Planner is submitted for the consideration of Council.

7. Re: Screening Requirements for Auto Wrecking and Junk Yards.

The Planner has prepared a further report on this subject, which is submitted herewith for consideration of Council.

The matter was discussed in Council on 2nd October 1967 with reference to a report from the Planner dated 6 September 1967, and the subject was tabled by Council to permit members to view an existing fence, and to permit the Planner to consider alternative requirements to those presently provided for in the Zoning By-law.

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Re: Ornamental Street Lights- Grandview Highway.

Four tenders were received for the above mentioned project and opened on Friday, November 3, in the presence of Messrs. R. J. Constable, J. Hagen, K. F. Williams, and representatives of the firms tendering. A tabulation is attached hereto.

The work to be executed under this contract consists of the complete installation of approximately 59 ornamental street standards, including luminaires, lamps, photo cells and duct work, and hook-up to B. C. Hydro and Power service points on the Grandview Highway from Smith Avenue to Westminster Avenue and on Gardner Court from the Grandview Highway south to and including cul-de-sac.

It is recommended that the low tender submitted by Norburn Electric Ltd. be accepted.

Re: 1968 Business Tax Assessment Roll.

1968 Business Tax Notices were mailed recently to conform to the procedure initiated last year.

Comparative figures for Business Tax are listed in the following table with the data for 1968 subject to modification by decisions reached by the Local Court of Revision to be held on November 29, 1967.

<u>Year</u>	<u>Number of Accounts</u>	<u>Gross Business Tax.</u>
1965	1,904	\$ 780,150
1966	1,960	820,400
1967	2,022	909,400
1968	2,098	939,400

The amounts shown include Supplementary Roll figures in 1965, 1966 and 1967, but do not take into account instances where Business Licence Fees govern.

This tax reflects the level of business activity in the Municipality. It is, therefore, of interest to note that the total collectible has increased at a rate of 6% per year since 1965.

Re: Proposed Broadway Extension to North Road.

Last year your Municipal Manager and Engineer met with a delegation from Coquitlam to discuss with them their proposal that Broadway be improved westward from North Road and access provided to Gagliardi Way.

Your officials did not consider the proposal to be practical because of the point of entry to Gagliardi Way. The point of entry would be on the curve of Gagliardi Way. This opinion was checked with the Department of Highways and concurred in.

It has been planned for many years now that the approximately 800 feet offset between the two sections of Broadway be corrected by a diagonal road extending from the projection of Broadway eastward along the alignment of Still Creek Avenue, to the intersection of Como Lake Road and North Road. Extensive acquisitions have been made to facilitate this plan.

At this moment it is not possible to determine the actual alignment of Broadway as this will have to be governed to a large extent by contour of the land, and to the final degree by the location and geometrics of the Broadway Overpass and Interchange on Gagliardi Way.

According to information received this week, instructions have been issued by the Department of Highways for a full field survey and design of the proposed structure. This is quite significant as the development of this general area is proceeding at a rate which has made it imperative to look at road access into it on both a temporary and permanent basis.

To revert to the problem raised by Coquitlam it would have to be stated that a road connection from Gagliardi Way to Como Lake Road could not be conceived to be for Bumpby
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(Item 10...re Proposed Broadway extension to North Road...continued)

residents though it can be foreseen that Burnaby will have to pay for its construction. That is not to say that Burnaby would not benefit as such a connection would be helpful to students attending Simon Fraser University and it would also provide a great deal of relief to Lyndhurst, Noel Drive and Bell Avenue, which are now being used as a by-pass for North Road to the great discomfort of the people living on these streets.

Rough estimates have been made of the cost of constructing a road from Como Lake and North Road to Gagliardi Way, to an interim standard. Excluding land acquisition the estimates vary from \$172,000. to \$313,000. The variation is dependent upon the means used to cross Stoney Creek. For example, a 60" diameter culvert would cost \$9,000.; a twin culvert would cost \$105,000.; and a bridge structure would cost \$150,000. These alternatives have been examined from the point-of-view of aesthetics on the one hand, but more importantly from the point-of-view of effect on the strip park system and the need to avoid impedence of pedestrian and equestrian traffic. A single culvert would block such traffic; a twin-culvert or a bridge could accommodate it. Between the twin-culvert and a bridge structure there are the matters of acceptability and expense.

Your Municipal Manager will continue his contact with the Department of Highways concerning the Overpass and Interchange but he has gone about as far as is reasonable concerning the Gagliardi Way - North Road connection without receiving advice from Council.

During a visit to Victoria on 9 November 1967, the subject of the Broadway Interchange was discussed with Mr. Miard and it was ascertained that the Department of Highway studies have advanced to the point that it should be possible for the Department to indicate the optimum location of the Interchange within a period of two months. This would enable completion of the road design and more accurate estimating of construction costs.

11. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering estimates of work in the total amount of \$50,500.
It is recommended the estimates be approved.

12. Submitted herewith for your approval is the Municipal Treasurer's report covering expenditures for the period ended 29 October 1967 in the total amount of \$2,275,300.

It is recommended the expenditures be approved as submitted.

13. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period 9 October to 3 November, 1967.

14. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the period - October, 1967.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

15. Re: Lane between Francis and Georgia Streets,
from Delta to Springer Avenues.

On 2nd October Council authorized negotiations to acquire portions of properties to complete the above mentioned lane right-of-way.

The following acquisitions have been negotiated for the considerations indicated:

- (a) the south ten feet of the $W\frac{1}{2}$ of Lot 5, Block "H", of the W $3/4$ D.L.127, Group 1, Plan 1254. Consideration is \$ 46.00 which includes \$45.00 for the loss of an old fence.
- (b) The South ten feet of the $E\frac{1}{2}$ of Lot 5, Block "H", W $3/4$ D.L.127, Group 1, Plan 1254, Consideration is \$1.00.
- (c) The south ten feet of the $E\frac{1}{2}$ of Lot 6, Block "H", W $3/4$ D.L. 127, Group 1, Plan 1254. Consideration is \$100.00 which includes compensation for the loss of an old shed. An additional \$10.00 is also payable if two pear trees and two small shrubs are destroyed during construction.

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

16. Re: Rezoning Applications.

Submitted herewith for your consideration are two reports submitted by the Municipal Planner as follows:

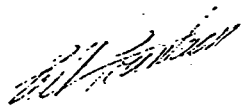
- (a) Polish Veterans' Association - D. L. 175NW $1/4$.
- (b) Intensive Care Unit for Central City Mission, Willington Avenue.

17. Re: 8029 Texaco Drive.

On November 6th, Council directed the Chief Building Inspector, Chief Public Health Inspector and Fire Prevention Officer to have the dwelling located at the above address inspected.

Inspections have been carried out. The tenants vacated the property over the weekend of November 11th-12th. The owner has assured representatives of the Corporation that the premises will remain vacant until necessary repairs have been carried out.

Respectfully submitted,


E. A. Fountain,
ASSISTANT MUNICIPAL MANAGER.

EF:cb