

'31 March, 1967.

REPORT NO. 19, 1967

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

Gentlemen:

Your Manager reports as follows:

1. Re: Silk Screening Seminar

Authority is recommended for the attendance of Mr. D. Baker, Paint Shop Foreman, at a Seminar being held in Seattle on 7th and 8th April, 1967.

This Seminar is of a Technical Nature and is being put on by fifteen companies dealing in Silk Screening Materials and Processes.

The estimated cost is \$80.00.

2. Re: American Water Works Association

The Annual Conference of the above mentioned organization is being held, in Tacoma, Washington, on 27th and 28th April, 1967.

The Municipal Engineer recommends that Mr. L. Francis and Mr. V. Kennedy be authorized to attend. The estimated cost is \$280.00.

It is recommended that the Municipal Engineer's recommendation be adopted.

3. Re: Cancellation of an Easement

The Corporation has an easement over the east five feet of Lot 270, D.L. 129, Group 1, Plan 29674, which was acquired for a sanitary sewer.

Due to a change in the design of the sewer installation the easement is not required.

It is recommended that the easement be cancelled and that the Reeve and Clerk be authorized to sign the necessary documents.

4. Re: Traffic and Sidewalk Conditions in the vicinity of Stride Avenue School

Mr. Peter C. Gordon protested to Council on the lack of sidewalks in the above area.

He claimed that Canada Safeway Ltd. had promised to construct sidewalks on 15th Street between 10th Avenue and Stride Avenue.

Council asked for answers to these two questions:

- (a) Did Canada Safeway Ltd. make such a commitment?

There is no knowledge or record of any such commitment by Canada Safeway Ltd.

- (b) Have sidewalks ever been considered for construction on any of the streets in the subject area?

Sidewalks have never been considered for construction on 15th Street from Stride to 10th Avenues. An assessment by the Traffic Supervisor indicates that the need for such installation is minor based on the fact that the asphalt is 30' wide on 15th Avenue which, incidentally was paid for by Canada Safeway, and the traffic on 15th Street is very light.

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5. Re: 60 foot Residential Strip Adjoining South Side of the Loughheed Highway

Submitted herewith is a further Report on this subject from the Director of Planning.

6. Re: Correction to Local Improvement Construction B/L #4483

By-law #4483, enacted 23 September, 1963, calls for the construction of asphaltic pavement twenty feet in width on 52 separate streets, one of which was numbered 28 on Marlborough Avenue between Newton and Dover Streets, to cost an estimated \$10,160.00.

This work has been abandoned for the reason that the road allowance has been annexed as part of the Marlborough School Site.

The Municipal Solicitor has prepared amending By-law #5089 to correct By-law #4483 for the abandonment of this proposed project.

It is recommended By-law #5089 be passed.

7. Re: Subdivision - Mrs. W.M. Nickerson

On March 15th, 1965, the Council approved a joint subdivision of land owned by Mrs. Wava May Nickerson and adjacent land owned by the Corporation. The property is located at the south-east corner of Holdom Avenue and Curtis Street.

Part of the Corporation land was park land and this factor, together with the need to cancel portions of rights-of-way in the subdivision, caused a lengthy delay in completing the subdivision.

Mrs. Nickerson was required to, and did deposit, \$1,750.00 as her share of the servicing costs on April 23rd, 1965, but was unable to sell the property until December 15th, 1966, due to the subdivision being incomplete.

It is recommended that Mrs. W. Nickerson be paid 5 1/4% on \$1,750.00 from April 23rd, 1965, to December 15th, 1966, which amounts to \$151.28.

8. Re: Municipal Golf Course Site

During the survey of the Golf Course site a three acre surplus strip of land has been discovered between District Lots 137 and 138 owned by the Corporation.

The Registrar of the Land Registry Office considers the best method to resolve the problem would be to amend the Special Survey Plan 3073 by having the northerly boundary of Lot 137 shifted about 66 feet north along the westerly boundary and about 33 feet north along the easterly boundary. This will require additional survey work.

Eventually other survey work will be required in the area to create a park-school site, cancel and establish highway rights-of-way, and cancel an existing subdivision pattern of Corporation-owned property in the area. It will be more economical to have all the survey work done at one time at an estimated cost of \$3,230.00.

It is recommended that survey work to correct the above mentioned error, create the parcels and rights-of-way as outlined on a Planning Department drawing dated March 1967 (to be presented at the Council meeting) at an estimated cost of \$3,230.00 be authorized.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$33,100.

It is recommended that the estimates be approved as submitted.

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10. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 19 March, 1967, in the total amount of \$1,583,617.

It is recommended that the expenditures be approved as submitted.

11. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period February 27th to March 24th, 1967.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

HWB:at

12. Re: Section 712(A) Municipal Act

The Approving Officer reports that a parcel of land is being created in Lake City Industrial Park which does not comply with the minimum 10% of perimeter for frontage.

The Section also provides that Council has the authority to waive the 10% frontage requirement.

The Approving Officer recommends, and your Municipal Manager concurs, that Council waive the frontage requirement for the lot being created in Lake City Industrial Park as outlined in Red on the sketch submitted.

13. Re: Acquisition of easements - Sanitary Sewer Projects

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

(i) Oakalla Sewer Area #21

- (a) Owner - Henry Scott Alexander and Shirley Martha Patricia Alexander, 6230 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet Lot 2, Block 3, D.L. 94, Group 1, Plan 1117, N.W.D.
Location of easement - 6230 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Raymond A. Scheiber and Irene J. Scheiber, 6250 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet Lot 3, Block 3, D.L. 94, Group 1, Plan 1117, N.W.D.
Location of easement - 6250 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - John F. Allen and Jean Allen, 6110 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet of North 50 feet of Parcel 1, Expl. Pl. 6997, D.L. 94, Group 1, N.W.D.
Location of easement - 6110 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Bill John Pundick, 6130 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet of South 50 feet of the North 100 feet of Parcel 1, (Expl. Pl. 6997), D.L. 94, Group 1, N.W.D.
Location of easement - 6130 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.
- (e) Owner - William Muhlbach and Lora May Muhlbach, 6312 Selma Avenue, Burnaby 1, B.C.
Property - Easterly ten feet Lot 6, Block 3, D.L. 94, Group 1, Plan 1117, N.W.D.
Location of easement - 6312 Selma Avenue, Burnaby 1, B.C.
Consideration - \$8.00 plus restoration of the easement area.
Amount includes compensation for loss of one Forsythia shrub and miscellaneous plants which will be destroyed.
- (f) Owner - Florence G. House, 6210 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet Lot 1, Block 3, D.L. 94, Group 1, Plan 1117, N.W.D.
Location of easement - 6210 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.

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(Item #13 - Re: Acquisition of easements - Sanitary Sewer Projects cont.)

- (g) Owner - Thomas C. Hawkins and Margaret N. Hawkins, 6190 Selma Avenue, Burnaby 1, B.C.
Property - East ten feet Parcel 1 (Expl. Pl. 6997) D.L. 94, Group 1, Except the North 100 feet thereof and Except Parcel "A" (Expl. Pl. 11597) N.W.D.
Location of easement - 6190 Selma Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) Burnaby Hospital Sewer Area #20

- (a) Owner - Frans Herman Kielinen and Tyne Katherine Kielinen, 3842 Norfolk Street, Burnaby 2, B.C.
Property - Westerly ten feet Lot 3, Block 45, D.L. 69, Group 1, Plan 1321, N.W.D.
Location of easement - 3842 Norfolk Street, Burnaby 2, B.C.
Consideration - \$1.00 plus restoration of the easement area and a free house connection. This is a flankage easement.
- (b) Owner - George Waterman, 6388 Denbigh Street, Burnaby 1, B.C.
Property - North ten feet Lot 10, Block 45, D.L. 69, Group 1, Plan 1321, N.W.D.
Location of easement - Vacant Lot - West of 3841 West Grandview-Douglas 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.

14. Re: Letter received from Mr. Denis Roberts, 6422 Walker Avenue

A letter has been received from Mr. Roberts complaining of the nuisance of litter and garbage on the streets in the residential area adjacent to Bernie's Grocery at 6308 Walker Avenue. The letter also refers to litter in other areas in the Municipality.

The Chief Public Health Inspector advises that several inspections have been made of the area adjacent to Bernie's Grocery and reveal that the quantity of litter is not of the magnitude that would necessitate firm action of the Department. The premises have recently changed ownership and the new owners are co-operating in keeping the area free of litter.

Areas close to schools, bus stops and shopping centres are troublesome insofar as litter is concerned. It is hoped that the general situation can be improved with the installation of more litter receptacles, and the co-operation of the public including the school children.

At the present time two persons have been charged under the provisions of the "Unightly Premises By-law, 1965". Both have pleaded "not guilty" and trials have been set for April 6th and April 10th, 1967. These are the first test cases under the By-law. The decisions of the Court will have a bearing on the application of the By-law in the future.

In the event the By-law is upheld in the Court, enforcement will proceed and recommendations as to the control of litter will be presented to Council.

However, should the "Unightly Premises By-law" be found inadequate the whole situation will require review.

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15. Re: Government Road Industrial Collector Street Study

A delegation appeared before Council in 1966 to request that the alignment of the presently proposed Government-Winston industrial collector street be changed to eliminate or minimize the possible incompatibility that the present alignment would have with residential development in the area.

The proposals of the delegation have been very carefully examined from both the planning and economics aspects. A report has been prepared by the Planning Department, which is submitted herewith for the consideration of Council.

Your Municipal Manager supports the recommendation that the present alignment be retained.

While there is some reference to the Government Road Study in the Planner's Report, your Municipal Manager well recalls the differences of opinion which had to be overcome, in some instances by mutual compromise, in order to achieve the Master Plan for the Government Road Area. Many of these differences concerned land use and the Plan ultimately agreed to attempted to resolve this question of land use in particular.

The present alignment of the Government-Winston Street was selected as the divider between Residential and Industrial use and subsequent subdivision pattern was insisted upon to preserve this identify of the street. To vary from it now could result in the "backs" of industry being exposed to Winston Street rather than the "fronts" which Winston Street as proposed would encourage.

In the three alternative routes there are sections common to all or two as follows:

East end - common to all	\$112,000.
West end - common to "A" & "B"	30,000.

From this information the cost of the three alternate routes are calculated as:

Alt. "A" - Phillips to Lozells -	\$ 71,000.	
Lozells to Piper	71,000.	
Piper to Brighton	<u>172,000.</u>	\$314,000.
Alt. "B" - Common - West end	\$ 30,000.	
Common - East end	112,000.	
Alt. "B"	<u>250,000.</u>	\$392,000.
Alt. "C" - Common - East end	\$112,000.	
Alt. "C"	<u>360,000.</u>	\$472,000.

The estimated cost of completing Government from Bainbridge to Phillips is:

Road -	\$ 50,000.	
Drainage	<u>12,000.</u>	\$ 62,000.

Combining Acquisition and Construction Costs then we get the following picture:

<u>Alt. "A"</u>	
Cost of completing Government	\$ 62,000.
Road costs as above	314,000.
Acquisition costs	<u>29,000.</u>
	<u>\$405,000.</u>

<u>Alt. "B"</u>	
Cost of Completing Government	\$ 62,000.
Road costs as above	392,000.
Acquisition costs	<u>54,500.</u>
	<u>\$518,500.</u>

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(Item #15 - Re: Government Road Industrial Collector Street Study cont.)

Alt. "C"

Road Costs as above -
Acquisition costs -

\$472,000.
128,900.
\$600,900.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

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