

THE CORPORATION OF THE DISTRICT OF BURNABY

5 May, 1967.

REPORT NO. 28, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Sanitary Sewer Extension

An extension of the Sanitary Sewer is required to the corner of S.D. Ref. No. 27 & 28/67 and 55/67.

The Subdivision is located on the east side of Springer and an extension of 350 feet is required from the sewer on the Springer Diversion.

Including built-upon lots, the subdivision contains 30 lots. Estimated cost of the extension is \$3,100.

Council approval is recommended.

2. Re: Grandview Highway Re-construction

The Corporation requires a narrow strip of land on the north side of Grandview Highway between Smith Avenue and Boundary Road for the above mentioned project.

"Burnaby Road Acquisition & Dedication By-law No. 9, 1967" for authority to acquire the property has been prepared for the consideration of Council.

Submitted for the information of Council.

3. Re: Juvenile Detention Home

Burnaby has an Agreement with the City of Vancouver for use of the Vancouver Juvenile Detention Home. The Agreement expires on 30th April, 1967, and provides for a per diem rate of \$18.270.

Advice has now been received that the per diem rate for the period 1st May, 1967, to 30th April, 1968, is set at \$18.010.

It is recommended that the Agreement be renewed for the period 1st May, 1967, to 30th April, 1968, at a per diem rate of \$18.01, and that the Reeve and Clerk be authorized to sign the Agreement.

4. Re: Remainder of Lot "V", Explanatory Plans 13792 & 14066, D.L. 92
Group 1, Plan 13612

The above described property contains 9.22 acres and is located between the lane north of Burns Street and Oakland Street, and Gilley and Lakeview Avenues. It is owned by Messrs N. Kalyk and A.H. Clary.

On February 6th, 1967, Council received a letter from the owners requesting that the land be acquired by the Corporation on an exchange basis. The following reasons were given:

- (a) A North-South major road has been planned for the area, even to the extent of one suggested location for the road passing right through the middle of the property, thus preventing us from proceeding with subdivision and a resulting hold-up of approximately 14 years in development of the property. It is our understanding that the location of this road in this area is even now not finally resolved and even presently we cannot proceed with development on an assured basis.

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(Item No. 4 - Re: Remainder of Lot "V" cont.)

- (b) Because of (a) above, necessary pre-filling of the property was not proceeded with to the extent necessary for fill-consolidation for suitable development. Further, the location of a sewer on Oakland Street on the North side of the property makes it absolutely necessary for the filling to precede development.
- (c) A water main and a gravel road has encroached on the West side of the property (Gilley Avenue side) for many years. The extent of the encroachment is some 25 to 30 feet.
- (d) At least two streams traverse the property and one of these (the one located near Lakeview side of the property) has now undercut the property some 20 feet or more deep because the Municipality is turning water onto the property from a drain pipe on Lakeview.
- (e) The property is eminently suited to Municipal use inasmuch as for public benefit the problems associated with required filling of the property should come under Municipal control. Furthermore, it is our opinion that the Municipality could use the property for its own disposal of surplus fill to great advantage.
- (f) The Property is linked directly with Municipal property extending to Deer Lake and as such could perform an essential public use in fulfilling an existing need for park and public facilities in this area.

observations on the above points are as follows:

- (aa) Council has made a decision regarding the location of the major north-south road. It will not pass through the property. Eventually a 56 foot wide strip will be required from the West side of the property for the proposed right-of-way.
- (bb) There is a sanitary sewer contained in a fill on the Oakland Street right-of-way on the north boundary of the property. Oakland Street, when constructed, will also be on a fill in this area. It is observed that a considerable amount of fill has been placed on the property during the past several years. Additional fill will also be required before the property could be subdivided for residential purposes which is the current zoning.
- (cc) Part of the gravel portion of Gilley Avenue and a watermain do encroach on the property. The owners have always been aware of the encroachment. Eventually both the watermain and the road will be contained in a widening strip acquired from the property.
- (dd) There is a natural watercourse on the property which eventually should be contained in a storm sewer. The Corporation has the right to use natural watercourses for drainage purposes.
- (ee) The Corporation could use the property for the disposal of surplus material but this is not essential for the operation of the Corporation.
- (ff) The Parks & Recreation Commission has determined that the property is not required for the neighbourhood parks system.

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(Item No. 4 - Re: Remainder of Lot "V" cont.)

This property will require a large amount of fill material before it can be completely developed as a residential area for which it is zoned. An examination of the subdivision servicing requirements indicates an estimated cost of approximately \$4,100.00 per lot.

Acquisition of the property by the Corporation on an exchange basis cannot be justified.

5. Re: Vancouver Terminal Project
Willingdon Avenue Overpass

The Corporation's consultants for this Project, N.D. Lea and Associates, have produced a design and estimates for the proposed Overpass.

The design and estimates are being examined in relation to the requirements and restrictions of the Board of Transport Commissioners for such revisions as may be necessary for the purpose of an Application to the Board of Transport Commissioners in accordance with previously determined cost-sharing arrangements.

It is recommended that Council authorize the submission of an application as soon as the necessary supporting documents are put in order. It is anticipated the application can be made during the week of May 8th.

6. Re: Centennial Project

The following communication has been received from the Secretary, Burnaby Parks and Recreation Commission:

"At the Parks and Recreation Commission meeting of May 3, 1967, I was directed to request a letter from the Municipal Council setting out the Commission's position with regard to the above project both physically and financially. In the meantime, I would confirm that the Commission is assuming responsibility for the buildings, etc. as they are completed."

7. Re: One-way Traffic Restriction - Lane South of Brentlawn
Between Beta Avenue and Delta Avenue

As a result of a request from a Mrs. L.R. Busse of 4831 Ridgelawn, for the captioned traffic control, the following investigation was conducted.

The lane in question is a paved lane that is in direct alignment with the exit from the upper parking facilities of the Brentwood Shopping Centre. This, together with the fact that it is a paved lane, no doubt attracts excessive amounts of traffic as well as contributing to a speed problem.

As lanes are primarily used as secondary access to only those properties abutting the lane, we felt that the requested restriction to a westbound movement only could be applied providing all abutting owners agreed. Twenty-seven of a possible forty homes were contacted. Of these, eighteen were in favour of a one-way restriction, while nine were opposed. Of the total homes, six have driveways angled in such a manner that they are really only compatible to an eastbound movement. Four of these homes were contacted with three being opposed to a restriction.

It was felt from the start that any restriction placed on this lane should have an almost unanimous approval of the block. As thirty-three percent of those contacted were opposed, it is recommended that no action be taken on the requested restriction.

Respectfully submitted,


H. H. Relfour

H. H. Relfour

8. Re: Acquisition of Easement - the easterly 15 feet of Lots 34 & 35, the southerly 7.5 feet of Lot 35, the northerly 7.5 feet of Lots 36 & 37, the easterly 10 feet of Lot 37, the westerly 5 feet of Lot 38, of a subdivision of Lot "C" of Lot 3 of Lot "A", Block 4, D.L. 38, Plan 18354

An easement is required, in order to finalize a subdivision, over the easterly 15 feet of Lots 34 & 35, the southerly 7.5 feet of Lot 35, the northerly 7.5 feet of Lots 36 and 37, the easterly 10 feet of Lot 37, the westerly 5 feet of Lot 38 of a subdivision of Lot "C" of Lot 3 of "A", Block 4, D.L. 38, Plan 18354, as shown on plan prepared by V.H.E. Crockford, B.C.L.S., dated 21 February, 1967, from Seymour Holdings Ltd., 4611 Alpha Avenue, Burnaby 2, B.C. The property, on which the easement is located, is on the northeast corner of Moscrop Street and Carleton Avenue. The easement 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 on behalf of the Corporation.

9. Re: Lot 4, Block "R", D.L. 79/35, Group 1, Plan 11109

The Land Agent, acting on behalf of the Parks & Recreation Commission, has been negotiating acquisition of the above described property which is located on the North West side of Dale Avenue. Negotiations have not been successful.

The Parks & Recreation Commission recommends that the property be expropriated. Negotiations will continue.

10. Re: Moratorium - Illegal Suites

Council directed that information be obtained from the City of Vancouver concerning details of the "moratorium" which the City had established in connection with illegal suites in the City.

In 1959 the Vancouver City Council adopted a Report submitted to it entitled "Procedure for Implementing Council Policy related to the removal of Illegal Occupancies in the RS-1 One-Family Dwelling Districts". The Report was quite long, consisting of ten pages and it recommended that a reasonable period of time should elapse in which to eliminate the illegal occupancies in the RS-1 One-Family Dwelling Districts. The recommended period was ten years, on the firm understanding that no consideration could be given to any illegal installations made after June 18th, 1956, the date when the existing Vancouver Zoning and Development By-law came into force.

The dates set out on Page 7 of the Report are for varying periods of limited consent allowed such illegal accommodation, with the periods reflecting both the quality of the accommodation and the amenity of the area.

The only action taken by City Council since this Report was on February 9th, 1967, when the Director of Planning was instructed to extend until December 31st, 1967, those Development Permits approved under this previous policy that had a final expiration date of December 31st, 1966. Otherwise, the previous policy stands firm.

11. Re: Refrigerated Tanks of Trans Mountain Oil Pipe Line Co.

The Municipal Clerk forwarded three questions concerning the above installation.

The questions were:

(Item No. 11 - Re: Refrigerated Tanks of Trans Mountain Oil Pipe Line Co. cont.)

(1) When are the tanks in question to be painted?

A. - The contract for the painting of the tanks was let months ago but the contractor had to wait for weather.

On 5th May, 1967, the contractor was observed applying the prime coat on one tank.

By letter dated 4th May, 1967, to Mr. Wm. Fox, President, Westridge Community Association, the Company indicates that it proposes to paint the tanks which in accordance with the recommendation of the Board of Transport Commissioners in Order O-32. The contract calls for white paint.

(2) When are the trees that are to screen the tanks from nearby residential development to be planted?

A. - Mr. Stockstad, Park Planner, has a proposed planting lay-out prepared.

He has so-far been unable to get in touch with his contact man at Trans Mountain as Mr. Lockwood is away.

Arrangements have been made with Trans Mountain for some other member of the firm to contact Mr. Stockstad.

(3) When will the adjustment be made in the flaring operation associated with the refrigerated tanks so that it will be more efficient than at that moment?

A. - There were really two questions regarding flaring, quality and quantity.

The firm installed an air-ring to improve quality of the flare. The first installation did not prove too successful so an improved ring was put in and this did improve quality by increasing combustion.

Quantity of flaring was a more difficult problem requiring engineering research. The Company now advise that the engineers have ordered material to modify the condenser chillers. When the material arrives it will be installed. The excessive flaring costs the Company \$3,000. per month and it is quite concerned about getting the right answer to this.

The Sanitation Department advises that the flare no longer offends the Air Pollution By-law at any inspection made.

12. Re: Claim of Mrs. F.E. Woods, 4290 Frances Street

This is a claim for a specific sum for repair of a sump pump and an unspecified amount for a sewer connection.

The basis of the claim by Mrs. Woods is on information gained by telephone by Mrs. Woods prior to her purchase of 4290 Frances Street. Mrs. Woods' enquiry was to find out whether the house was served by septic tank or by sanitary sewer, and whether or not the drains had a sewer connection. On the strength of the Departments records Mrs. Woods was informed that the house was served by a Combined Sewer since 1963. Between 1943 and 1963 it was served by a sanitary sewer. Mrs. Woods subsequently enquired as to why there was a sump pump in the house and was informed that these are sometimes left in.

In August 1966 Mrs. Woods had trouble and telephoned the Engineer's Department. The call was answered immediately and it was found that the former owners had not complied with instructions issued by the Engineering Department in 1963 and the drains were still feeding to the ditch. The sump pump had burned out and had to be repaired at a cost of \$41.35.

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(Item No. 12 - Re: Claim of Mrs. F.E. Woods, 4290 Frances Street cont.)

Mrs. Woods has obtained estimates of connecting to the combined connection varying from \$150. to \$400., all depending upon what is necessary in making the connection. She claims the Municipality is responsible for all this because of the misleading information obtained by telephone from the Engineer's Office.

Mr. Reed has investigated this claim for the Corporation and states that while any legal responsibility is a doubtful matter he recommends settlement on an "ex gratia" basis in view of the circumstances.

13. Re: Western Pacific Projects Ltd.
Development Proposal in D.L. 136

On April 10th Council considered a proposed land exchange with the above mentioned Company in connection with a development in D.L. 136, Group 1, north of Halifax Street and west of the golf course site.

The square foot value of the property to be exchanged was questioned and the Municipal Manager was directed to engage the services of an independent appraiser to give an opinion as to the value of the property.

Mr. Ronald Grant has been appointed to provide the opinion.

14. Re: Rezoning Applications

Submitted herewith for the consideration of the Policy and Planning Committee is the Municipal Planner's report regarding the above subject.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

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