

THE CORPORATION OF THE DISTRICT OF BURNABY

6 January, 1967.

REPORT NO. 1, 1967

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

Gentlemen:

Your Manager reports as follows:

1. Re: 1967 Assessment Roll

The Municipal Assessor, Mr. N.J. Goode, has provided the following interim information on the 1967 Assessment Roll:

<u>Classification</u>	<u>Taxable Values</u>	
	<u>General Purposes</u>	<u>School Purposes</u>
Land and Improvements	\$236,398,132.	\$256,378,611.
Utilities	<u>Nil</u>	<u>14,919,569.</u>
1967 Totals	<u>\$236,398,132.</u>	<u>\$271,298,180.</u>
Comparative Totals for 1966	\$219,882,480.	\$252,007,509.
Increase (1966 to 1967)	\$ 16,515,652.	\$ 19,290,671.

2. Re: Sign Agreement

On November 30th, 1954, the Corporation granted permission, by agreement, to the owner of Lot 7, of Lots 6, 7 & 8, Block "D", D.L. 96, Group 1, Plan 1740, to erect a sign on the north 16.5' of the said lot owned by the Corporation.

The sign has been removed and the owner requests that the agreement be cancelled.

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

3. Subdivision Reference #126/65

At the time Blocks 2 and 3, D.L. 126, Group 1, Plan 3473, were subdivided the owner was required to dedicate a 10 foot wide lane allowance at the rear of Lots 123 to 127 inclusively created by the subdivision.

The owner has now offered to convey sufficient land to increase the width of the lane to 20 feet. There is no consideration payable by the Corporation.

It is recommended that the offer of the owner be accepted and that the Reeve and Clerk be authorized to sign the necessary documents.

4. Re: Willingdon Avenue Widening

The Corporation owns Lot 1, Block 7, W $\frac{1}{2}$ of E $\frac{1}{2}$ D.L. 70, Group 1, Plan 1397, located on the east side of Willingdon Avenue approximately 106.1 feet north of the Grandview Highway. The west 12 feet of the lot is required for the widening of Willingdon Avenue.

It is recommended that the west 12 feet of the said lot be conveyed to the Province of British Columbia for the widening of Willingdon Avenue, and that the Reeve and Clerk be authorized to sign the necessary documents.

.... Cont. Page 2.

5. Re: Rezoning Reference #93/66
Lot 9, S.D. 12, Block 1, D.L. 120, Group 1, Plan 9413

Council has given three readings to an amendment by-law which, when passed, will rezone the above property at Madison Avenue and Charles Street from Commercial to Multiple Family. The Planning Director did not recommend rezoning, but in view of the action of Council the application has now been reviewed and it is recommended that the following conditions be met by the owner before the by-law is reconsidered and finally passed by Council:

- (a) Submission of an undertaking that all structures will be removed within 6 months of the passage of the zoning by-law;
- (b) Submission of a deposit to cover the cost of paving the lane at the rear of the property.

6. Re: North-South Major Road - D.L. 73

Negotiations to provide a right-of-way for a major north-south road east of Willingdon Avenue, between Moscrop Street and the Grandview Highway, have taken place over a considerable period of time.

The Provincial Government Department of Public Works has now consented to dedicate the required right-of-way from District Lots 71 and 72, Group 1, Plan 3059. These properties are located on the east side of Willingdon Avenue between Moscrop Street and Grandview Highway. The right-of-way is 86 feet wide and the portion contributed without cost by the Department of Public Works contains 5.906 acres. This acquisition completes the major right-of-way between Moscrop Street and Grandview Highway.

A by-law to acquire and dedicate the above mentioned acquisition will be presented for the consideration of Council.

7. Re: Willingdon Avenue Widening

The Corporation requires a 10' x 10' truncation from the north east corner of the property located at the south west corner of Willingdon Avenue and the Loughheed Highway.

The truncation can be acquired for \$1.00.

It is recommended that the truncation be acquired from Lot 9, Block 6, D.L. 119E $\frac{1}{2}$, Group 1, Plan 2855 for \$1.00 and that the Reeve and Clerk be authorized to sign the necessary documents.

8. Re: Rezoning Application Reference #107/66
(a) Lot 1, S. 100', Block 4, D.L. 2, Plan 4286
(b) Lot "A", Block 3, D.L. 2, Plan 7780

The subject property is located in the triangle formed by Loughheed Highway, North Road and Government Street. The northeast corner of the site is 177.53' south of Government Street.

The By-law covering the rezoning of this property to Service Commercial District (C4) was introduced by Council on 21st November, 1966.

Some concern was expressed regarding the desirability of rezoning the Westerly extremity of Lot "A" because this part of the property would seem to be more logically oriented for development in conjunction with other adjacent land. In addition, it was mentioned that, since this extremity fronts on Loughheed Highway and it is understood the Department of Highways would not allow access to or from the Highway at that location, there would not seem to be any merit in rezoning the extremity in conjunction with the remainder of the subject parcels.

(Item #8 - Re: Rezoning Application Reference #107/66 - cont.

In view of the situation, the Council:

1. deleted this Westerly extremity from the Amendment By-law at hand and asked that you delineate this portion,
2. directed that you discuss with the applicant the possibility of him severing this deleted portion with a view to it being considered for consolidation with other adjoining property for a separate development at some time in the future.

The Planning Director now advises:

"We have met with the applicant and a representative from the White Spot to discuss Council's proposal that the westerly portion of Lot "A" be severed from the parent parcel and would advise that they are not prepared to accept this proposal. They require this Loughheed frontage to allow right turn only entrances and exit from Loughheed Highway. They have discussed this proposal with the Regional Engineer for the Department of Highways and it is our understanding that he will probably grant such a crossing. We discussed also the deletion of this projection from the proposed rezoning and they are prepared to accept this, agreeing that the portion of the parcel not used for access will be landscaped. The access and landscaping are shown on a preliminary plan which has come to us through the Department of Highways.

In conclusion, the deletion of the westerly tip of Parcel "A" is acceptable but we must agree that the severance of this projection and consolidation with the adjacent site may not be too realistic. We would recommend that Council reconsider this request in the light of the foregoing."

9. Re: Correspondence from F. Kranz in respect to:
- (i) The Springer Avenue Diversion
 - (ii) The Subdivision of Lot 65, Plan 25437, D.L. 126
 - (iii) The Subdivision of Rem. of Lot 47, D.L. 126, Plan 26298

The Planning Director has prepared a long report on the subject matters and copies of this report with supporting sketches is herewith submitted for the consideration of Council.

10. Re: Rezoning Reference R.Z. #118/66
Lot 5, Block 12, D.L. 93, Plan 3019

The subject property is located on the northeast corner of Imperial Street and Russell Avenue. It is 1.07 acres in size and is a rectangular parcel 137' x 340'.

Application was made for rezoning from R5 Residential to P1 Institutional. The By-law to effect the rezoning has been given two readings.

A prerequisite of rezoning was the dedication of a 50' wide road allowance. Council asked that a formal report be submitted in regard to the pattern which will be created by the road system.

The Planning Director reports as follows:

"The block bounded by Imperial Street, Russell Avenue, Bryant Street and Waltham Avenue is composed of a number of awkward shaped parcels and development is confined to the periphery. Most of the properties have a subdivision of only one lot except the subject parcel and the one to the east which is larger in size. The subdivision pattern proposed for this block involves a street running south from Bryant down the centre

(Item 10 - Re: Rezoning Reference R.Z. #118/66 cont.

of the block and turning west to Russell through the subject property. The street does not run right out to Imperial as there are two houses on the properties involved and as we do not want another street entering Imperial so close to the Kingsway intersection. The actual location of this street has not been tied down as it depends on the house location or the removal of the house if the applicant wishes to remove it.

In conclusion, the request for the dedication was made to ensure proper access for the ultimate subdivision of the block. If the land was not being rezoned and were to be subdivided for the zoned use, the same dedication would have been requested and in addition, the construction of the necessary services."

11. Re: Letter from G. Kolos -
120 S. Howard Avenue

Mr. Kolos in his letter requests the Corporation to erect an iron fence along the retaining wall bordering his property.

The above property is a corner property. Its north boundary abuts on Pandora. Pandora sidewalk and boulevard is retained by a concrete bound rock wall with a flat concrete topping. The fence in question should be perhaps more properly referred to as a 2" x 4", approximately 18" high railing which at no time could prevent anybody from falling down from the street level to the garden level below.

Mr. Kolos states himself, originally there was a steep bank in that place and it was he who created the wall and the drop he considers as being dangerous. While the Corporation nowadays protects the banks where the sidewalk construction took place and created difference in levels, it has not been the Corporation's policy to erect fences on any so affected property lines.

It is recommended that the request be denied as it would create what could develop into a very costly precedent.

12. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$2,000.

It is recommended that the estimates 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 December 5th to 30th, 1966.
14. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of November, 1966.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER

HWC:cc

15. Re: Multiple Family Rezoning

A question was asked in Council on 19th December, 1966, as to whether it is legally possible, after holding a Public Hearing on a proposal to rezone property to one Multiple Family zoning category, to consider rezoning the property to a lower density Multiple Family category without holding another Public Hearing.

The question was referred to the Municipal Solicitor who has given this opinion:

"Section 703(5) of the Municipal Act provides that Council may after holding a public hearing without further notice, in the zoning by-law as adopted, give such effect as it deems fit to representations made at the hearing. This, in my opinion, is sufficient authority for Council considering a rezoning to Multiple Family Type 3 to rezone without a further public hearing to Multiple Family Type 2, providing some representation of that nature has been made at the public hearing."

16. Re: Acquisition of easements - Oakalla Sanitary Sewer Area #21

Easements are required in connection with the abovenoted Sanitary Sewer Project as follows:

- (a) Owner - Eugene R. Antoniuk and Jeanne L. Antoniuk
6311 Denbigh Avenue, Burnaby 1, B.C.
Property - 6311 Denbigh Avenue, Burnaby 1, B.C.
Location of easement - West 10' Lot 13, Block 3, D.L. 94,
Group 1, Plan 1117, N.W.D.
Consideration - \$1.00 plus restoration to the easement area.
- (b) Owner - Ted Frank Weibelzahl, 6337 Denbigh Avenue,
Burnaby 1, B. C.
Property - 6337 Denbigh Avenue, Burnaby 1, B.C.
Location of easement - West 10' Lot 12, Block 3, D.L. 94,
Group 1, Plan 1117, N.W.D.
Consideration - \$1.00 plus restoration to 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.

17. Re: Lane Acquisitions - Oakalla Sanitary Sewer Area #21

The following lane acquisitions are required for the abovenoted Sanitary Sewer Project as follows:

- (a) The East 10 feet of Lot 4, Block 2, D.L. 94N, Group 1, Plan 1117, N.W.D., owned by David Angus Bellinger and Grace Eileen Bellinger, 6270 Pearl Avenue, Burnaby 1, B.C. The consideration is \$1.00.
- (b) The East 10 feet of Lot 7, Block 2, D.L. 94, Plan 1117, N.W.D., owned by Florence Lamb, 6338 Pearl Avenue, Burnaby 1, B.C. The consideration is \$20.00, which includes compensation for loss of an old fence.

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

18. Re: Approving Officer

Mr. A.L. Parr will be on vacation from January 9th to January 27th inclusively.

It is recommended that Mr. L. Armstrong be appointed the Approving Officer during the above mentioned period.

19. Re: Acquisition of Easement - D.L. 216

An easement is required for sanitary sewer purposes as follows:

Owner - Raymond James Beaton and Jean Mary Beaton,
7370 Barnet Road, Burnaby 2, B.C.
Property - 7370 Barnet Road, Burnaby 2, B.C.
Location - Portion of Lot 132, Block 1, D.L. 216, Group 1,
Plan 11241, N.W.D.
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 easement documents on behalf of the Corporation.

20. Re: Development of the Area Bounded by
Sussex, Grange Extension, Nelson and Kingsway

Five alternative schemes prepared by the Planning Department were submitted to Council on 24th October, 1966, in connection with a proposed road paralleling Kingsway, and linking Hazel and Sanders Streets.

While deliberating the matter, the suggestion was made that possibly the area outlined might qualify for redevelopment under the Urban Renewal provisions of the National Housing Act.

Council favoured the redevelopment of this area, provided it took place in a comprehensive fashion, and further provided it is shown to be feasible, and directed that Planning investigate and report.

The Planner is interested in the proposal and it is recommended that authority be granted for an expenditure of \$1,160.00 to retain the services of an outside consultant to prepare preliminary redevelopment plans.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

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