

THE CORPORATION OF THE DISTRICT OF BURNABY

10 July 1970

MANAGER'S REPORT NO. 41, 1970.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Amendments to Burnaby Street  
and Traffic Bylaw No. 4299.

In dealing with a Report of the Traffic Safety Committee in which certain amendments to Bylaw No. 4299 were recommended to Council, Council required the opinion of the Municipal Solicitor as to the relevant effectiveness of adopting the terminology of the Department of Commercial Transport Act whereby "No person shall receive permission under this Section on an habitual or consistent basis" as opposed to the present wording of the Bylaw which provides that "such permission shall not be granted more than twice to any one person".

The Solicitor advises that in drafting the bylaw he felt that the wording in the Department of Commercial Transport Act was too general to be operative.

2. Re: Municipal Comprehensive Liability Insurance Policy.

Burnaby's Public Liability Insurance in the amount of \$2,500,000 for all damages arising out of one accident or occurrence, or series of accidents or occurrences, arising from one cause, underwritten by the British Canadian Insurance Company, expires on 30th June, 1970.

The premium for the three years ending 30th June, 1970 was \$14,625.

Block Bros. and Robertson Limited, who are the Municipality's insurance brokers, have canvassed all of the insurance companies known to be active in writing this type of coverage. They have been able to obtain only six bids, as follows:

Continental Insurance Company	-	\$59,000
Canadian Indemnity " "	-	57,795
Insurance Co. North America	-	48,000
St. Paul Fire & Marine	-	47,800
Yorkshire Group	-	32,000
Royal Insurance Company	-	32,000

All quotes are for a three-year policy.

It took some time to obtain these bids and advice was only forwarded by Block Bros. and Robertson Limited under date of 22nd June, 1970. However, the existing insurer is holding Burnaby covered until an award is made.

There is a very substantial increase in premium over the previous premium. Burnaby enjoyed a very favourable rate in the present contract and there has since been a decided tightening up of rates in the industry. Also, the Municipality is growing; and the loss ratio for the past three years has been unfavourable due largely to one outstanding claim for which no liability has been acknowledged.

It is recommended that the insurance be placed with the Royal Insurance Company, which has taken over from the Corporation's previous insurer, at a premium cost of \$32,000 for three years.

It is further recommended that the premium be paid annually at a rate of \$11,200 per annum.

Continued - -

*Letter McLean  
Municipal P.C.T.  
implement P.C.T.  
more like for  
webster  
Carrick*

*Table*

*Accepted*

3. Re: Rezoning Application #19/70  
Lots 13 - 16 inclusive, Block 9,  
D.L. 151/153, Plan 2155.

This property is known as 4280 and 4292 Kingsway and the rezoning applied for was from RMS Multiple Family to C3 Commercial.

Council did not accept the Planning Department recommendation against this rezoning and the Bylaw has now received two readings.

At that point Council asked for any prerequisites which should be considered. The Planning Department recommends:

1. That an undertaking be given that all existing improvements be removed within six months of rezoning.
2. That a suitable plan of development be presented.
3. The consolidation of the four lots into one site.
4. That 16.5 feet be dedicated for the widening of Kingsway.

These stipulations have been discussed with the applicant and are acceptable to him.

4. Re: Attack Warning Siren Agreements - D. N. D.

The Department of National Defence maintains Attack Warning Sirens at the following locations:

- Siren #52 - Cassie Street and B.C. Hydro Rlwy. R/W.
- #54 - Curle Street near Canada Way.
- #63 - Rumble and McPherson.
- #67 - Stanley and 6th Streets.

The Agreements covering these locations will expire on 31st July, 1970, and the Department of National Defence has requested that the Agreements, which are for a five year period, be renewed for another five years commencing 1st August, 1970.

It is recommended that the Agreements be renewed for a further term of five years as requested, and that the Mayor and Clerk be authorized to sign the documents.

5. Re: Easement to Greater Vancouver Water District -  
Portion of 15th Avenue.

Bylaw No. 5080 being "Burnaby Road Closing Bylaw No. 2, 1967" was passed on 28th March, 1967. This Bylaw closed a portion of 15th Avenue.

The Greater Vancouver Water District has recently advised that the District has a water main on a portion of the cancelled street.

It is recommended that Burnaby grant an easement to the Greater Vancouver Water District to protect the watermain and that the Mayor and Clerk be authorized to execute the necessary documents.

6. Re: Work Orders #32-781 to 789 inclusive.

These Work Orders have been tabled several times pending a report from the Municipal Engineer with reference to background of the project and any commitments made by the Municipality with respect to them.

The Engineer now advises as follows:

W.O. 32-781 - Construct and pave lane west of and parallel to Willingdon Avenue from Juneau Street to Alaska Street - approximately 200'.

This lane was obtained in land exchange related to the construction of the Willingdon Overpass and so far has not been constructed. As you are aware, it is in a commercial area and subject to industrial traffic warranting immediate paving. We are verbally committed to providing pavement with construction.

W.O. 32-782 - Construct and pave lane south of and parallel to Marine Drive from 10th Avenue to 12th Avenue - approximately 650'.

The construction of this lane was brought forward last year by a petition from the resident property owners. We were committed to paving in a letter to Mr. Melney last year. However, we have also forwarded a petition, through the cooperation of the Clerk's Office, to the residents for the paving as a local improvement. To date, we have no information as to the outcome of that petition.

W.O. 32-783 - This Canada Way lane and this work order have been cancelled as it was paved last year under then-existing policies. Our inventory map did not show it as having been paved.

W.O. 32-784 - Extend lane between Rumble Street and Irmin Street east of Royal Oak Avenue, a distance of 264'.

This has been a long-outstanding construction problem as a drainage easement must be acquired to complete the work. We are verbally committed to paving this lane.

W.O. 32-785 - Construct and pave "L" lane south of and parallel to Hastings east of Cliff Avenue - approximately 830'.

Construction of this lane was brought forward at the request of the residents for off-street secondary access to their properties, Hastings Street being exceptionally busy in this area. We are verbally committed to paving.

W.O. 32-786 - Construct and pave lane between Aubrey and Kitchener abutting Lochdale School site - length 580'.

This was brought forward as a request for secondary access to those properties abutting the school site and also to create a separation between the school site and private parcels. We are verbally committed to paving this lane.

W.O. 32-787 - Construct and pave Hastings lane from Holdom 132' west.

This is a lane extension to complete construction commenced last year. It relates to the Hastings Street widening between Springer and Holdom providing secondary access. The first portion of this lane is paved.

Continued - -

*Include  
32-782*

*As efficient  
petition  
now previous*

*Melney to  
Cliff Avenue  
Petition motion  
Adoption 5-3*

6. Re: Work Orders #32-781 to 789 inclusive. (Cont'd)

W.O. 32-788 - Construct and pave Eglinton-Gilpin lane between Mahon Avenue and Gatenby - length 500'.

Construction of this lane was brought forward to allow secondary access and off-street parking for the busy Gilpin thoroughfare, and also to create a separation between the school grounds and private parcels. We are verbally committed to paving.

W.O. 32-789 - Construct and pave extension to the Yeovil Place-Adair Street lane - approximately 150'.

This lane was created as a land-locked lane allowance in 1962 at which time construction costs in trust were not levied against subdivisions. As a consequence, we must honour the commitment to construct and pave which was confirmed in a letter to Mr. Jager, a copy of which is in your possession.

Consistent with our recommendations of 22 May, 1970, we respectfully request the approval of Council to include paving in all circumstances. If Council is desirous of changing the policy, it is respectfully submitted that it should coincide with our annual budget and that this year's commitments should be honoured as per budget provision recognizing heretofore-existing policies."

7. Re: Signing Officers.

Cheques drawn on the Corporation's non-personal savings bank account are required to be signed by:

Bart McCafferty	OR
H. B. Karras	OR
E. A. Watkinson	

and countersigned by:

H. W. Balfour	OR
E. A. Fountain	OR
J. H. Shaw	

With Mr. Fountain's retirement it is necessary to delete him as a signing officer on this bank account.

It is recommended that Mr. E. A. J. Ward be designated as a signing officer vice Mr. E. A. Fountain.

3. Re: Portion of Lot 32, D.L. 40, Plan 28710.  
Rezoning Reference #22/70.

The attached report of the Planning Director is submitted with reference to the letter to Council from Mr. John Mathews on 29th June, 1970.

9. Re: Award of Tenders -  
Kensington Park Field House.

Tenders were called for the construction of a Field House in Kensington Park and were opened by the Purchasing Agent at 3:00 p.m., 24th June, 1970, in the presence of Mr. Peter Smith, Architect, R. J. Constable, P. Stockstad, and representatives of the firms tendering.

The tender call was in three parts and submitted herewith is a tabulation of the bids received.

9. Re: Award of Tenders -  
Kensington Park Field House. (Cont'd)

Mr. Smith was not satisfied with the Mechanical and Plumbing trade price included in the low tender and he recommended that this price be deleted from the bid price and a P.C. sum of \$20,000 be included in its stead. A re-bid will be called for this trade under the direction of his mechanical consultant and quantity surveyor.

The tabulation was presented to the Parks and Recreation Commission which took the following action:

"That the Commission accept the low bid of Ridgeway Construction Limited with the direction that the mechanical bids be re-tendered."

Council approval for the signing of a contract with Ridgeway Construction Limited was requested.

The contract with Ridgeway Construction Limited would be:

Base Price as Submitted	\$83,000
Deduct Mechanical	<u>25,950</u>
	57,050
Add P.C. Sum for Mechanical	<u>20,000</u>
Adjusted Base Price	77,050
Separate Electrical and Telephone Service Price	5,325
Separate Gas Service Price	<u>535</u>
Total Contract	<u>\$82,910</u>

*adapted*  
A letter incorporating the above alterations and total price is on file from Ridgeway Construction Limited.

10. Re: Business Tax Court of Revision.

It would be helpful if it were possible to incorporate with Supplementary Business Tax Assessment Notices the date of the Court of Revision at which appeals would be heard by the Court. A simple way would be to establish the date of the Court of Revision early in the year so that this date can be printed on all Business Tax Notices issued during the year.

It is recommended that the date for the Business Tax Court of Revision for 1970 be held on November 26th, 1970, at 10:00 A.M.

*Concom*  
This Court will deal with appeals from 1971 Business Tax Assessments as well as the 1970 Supplementary Tax Notices.

A reminder will, of course, be forwarded to Council in advance of the date of the Court.

11. Re: Ravines in the South Slope Area.

On 17th February, 1969, Council adopted the recommendations contained in the Planning Director's Report dated 23rd January, 1970 relative to ravines in the South Slope Area. One of these recommendations was that the ravine area between Gilley Avenue and the 20th Avenue street allowance not be reserved for park purposes until the proposed route of the Edmonds-Marine Drive connection and the plans for the development of the adjoining Stride Avenue area are finalized.

*Concom*  
The Parks and Recreation Commission now requests Council to reconsider this matter and designate the ravine area extending from Ron McLean Park to Marine Drive as a park reserve. The Commission has received several

11. Re: Ravines in the South Slope Area. (Cont'd)

complaints regarding the condition of this ravine, particularly the area adjacent to Ron McLean Park, and it feels that if the land were under its jurisdiction the ravine could be maintained in a much more satisfactory condition.

Planning was directed to update its previous recommendation on this subject and the report of the Planning Department is attached hereto.

12. Re: Banks Acting as Collection Agents  
for the Municipality.

At the present time Municipal accounts may be paid at any branch of every bank in Burnaby and also at four banks located in other Municipalities but adjacent to the Burnaby Boundary. The Municipality pays 15¢ for each account collected.

A request has been received from the Canadian Imperial Bank of Commerce at 3680 Willingdon Avenue, Burnaby 2, B. C., for approval as a collection agent for Burnaby.

It is recommended that the Canadian Imperial Bank of Commerce at 3680 Willingdon Avenue be approved as a collection agent for the Municipality.

13. Re: Social Welfare Per Capita Costs.

The June 1970 per capita billing by the Provincial Government includes a retroactive adjustment charge of \$58,244.63 for the Province's fiscal year 1969-70. One year ago the retroactive adjustment for the 1968-69 fiscal year was a credit to Burnaby of \$1,120.00.

An adjustment charge for 1969-70 was anticipated but it was not expected it would run to \$58,000.

In November, 1969, the Government advised they had underbilled per-capita costs for the period April to October by 42¢ and that this would be recovered by an additional 6¢ per capita per month in the period November, 1969, to May, 1970. A liability was set up at 31st December, 1969, for the 30¢ remaining uncharged at that time. This liability amounted to \$33,611. In 1970 Burnaby has now been billed 6¢ per capita per month for January, February, and March, and the remaining 12¢ forms part of the adjustment billing of \$58,000.

Since there is a remainder in the liability set-up of \$13,441.08 there is a balance of the retroactive billing of \$44,303.60 to be taken care of in the 1970 budget. It was not budgetted.

Then, the revised per capita billing for April previously reported to Council, when the per capita rate was raised from 90¢ to \$1.06 created another short-fall in the Budget of \$26,332.00, making a total short-fall of \$71,635.60 to be taken care of in the recast budget.

To add to the above, the opinion is held that the present per capita charge of \$1.06 will not be sufficient according to the trend.

14. Re: Taxi Dispatch Offices.

Submitted herewith is a report and recommendations of the Planner with respect to changes in the Zoning Bylaw to differentiate between Taxi Dispatch Offices and Taxi Service Centres, and to permit these uses in various zoning categories.

15. Re: Local Improvement Temporary Financing.

There are several local improvement works underway which require temporary financing pending issue and sales of debentures. The list totals \$1,038,381.

The Local Improvement Fund as of 30th June, 1970, totals \$1,255,965. It is currently financing \$490,000 of works in progress, leaving \$765,965 available for financing the above.

It is recommended that Local Improvement Financing Bylaw #5735 be passed to authorize the financing of the above works, as they proceed, to the extent of funds available. The balance will be financed from current revenue or temporary borrowing, to be determined according to circumstances. The Bylaw actually covers borrowing from all sources, should that become necessary.

*adopted*

16. Re: Fire Prevention Bylaw No. 5096  
Section 3.2.2. - Fireworks.

It is the wish of the Chief of the Fire Department that Burnaby completely prohibit the sale and use of Firecrackers within the Municipality.

The Solicitor has prepared an amending Bylaw to Fire Prevention Bylaw No. 5096 which carries out this intent.

It is recommended that the Amending Bylaw be passed. As amended, the Fire Prevention Bylaw would permit sales and use of firecrackers through a permit obtainable from the Chief of the Fire Department.

*adopted*

17. Re: Apartment Study 1969  
Areas "G" and "H".

A Report of the Director of Planning with reference to:

North Road - Cameron (Community Plan #5) and  
Lougheed - Government (Community Plan #10)

is submitted herewith for the consideration of Council.

*Refer to Report*

18. Re: Rezoning Reference No. 58/68a.

Rezoning Reference No. 58/68a is an application to rezone Lot 13, Plan 35814, D.L. 2 from A2 (Small Holdings) to C4 (Service Commercial District).

The property is located in the vicinity of the North Road - Lougheed Highway Intersection and is shown outlined on the sketch provided herewith.

Submitted for the consideration of Council is a report of the Planner, dated 13th July, 1970, on this subject.

19. Re: Parcel A Ex. Pl. 7000, Lot 2, D.L. 175H $\frac{1}{2}$   
of S.W. $\frac{1}{4}$ , Plan 3668 (Papke).

Item No. 16 of the Municipal Manager's Report No. 39-1970, together with the Planner's report to the Municipal Manager, dated 29th June, 1970, refer.

Your Municipal Manager discussed the subject with Mr. Roberts by telephone on Tuesday, 7th July, 1970.

*Will be  
sent copies to  
- offer him the  
opportunity to appear  
at the meeting*

Continued - -

19. Re: Parcel A ex. Pl. 7300, Lot 2, D.L. 175N½  
of S.W.¼, Plan 366B (Papke). (Cont'd)

The points raised by Mr. Roberts in his letter to Council are summed up completely in the second paragraph of his letter, which reads:

"Mr. Papke has attempted to sell this lot on a number of occasions in the last year and has received offers as high as \$32,000 for it. Each time a prospective purchaser has interested himself in the lot that purchaser has been told by your Planning Department that the lot was not for sale, that no plans for subdivision of it would be considered, that the Municipality plans to acquire the property for a park, and that the property would be expropriated if negotiations for its purchase from Mr. Papke were not fruitful."

As evidence of the above a student from the Law Office attended at the Planning Department desk on 22nd February, 1970 and was told the same things by the Clerk at the desk, according to the letter.

Enquiry at the Planning Department brought the information that the standard and approved reply to questions about Expropriation before such is approved by Council is that Council has the power to expropriate. No opinion is permitted as to whether or not Council will expropriate.

In the Papke case the Clerk was asked by the student if the Corporation would expropriate and the standard reply was given. Mr. Roberts interpreted this as a threat that the corporation will expropriate and he still holds this opinion.

The matter of information supplied by Planning to enquirers or prospective purchasers of property in which there is a confirmed interest by the Municipality is a sensitive question. The stand has been taken that it is more ethical to reveal the Corporation's interest in the property than it is to conceal it. For that reason, when the Corporation has a confirmed interest in a particular property this information is permitted to be passed on. In the Papke case this information was transmitted, as an offer had already been made in writing to Mr. Papke in response to his offer to sell.

Mr. Roberts assumed that Mr. Papke had not responded to the offer made by the Land Agent with the authority of the Parks and Recreation Commission because the offer was so ridiculously low. This led to a discussion of the position of the Municipality as a purchaser vis-a-vis the vendor, because of the Corporation's power of expropriation on the one hand and the ability to put off other purchasers by making known the Corporation's interest in the property.

This can only be answered by re-stating the Corporation's policy of being prepared to negotiate a fair and reasonable price for any property it negotiates. Failing negotiation of such a fair and reasonable price the Corporation cannot force the owner to sell, but must expropriate if approved by Council. Expropriation can bring arbitration into play and in that manner a price is determined. The procedure followed appears to be very fair, bearing in mind the power of the Municipality.

The Corporation has no way to prevent any sale of private property but it cannot be denied that the release of advice of any Corporation interest in property would likely deter most prospective purchasers.

Regarding subdivision, no application to subdivide the Papke property has been made. Were such an application received the Approving Officer is required by law to process it and render a decision. His decisions are subject to appeal to a Judge-in-Chambers. But again, the confirmed interest of the Corporation in the property could well deter any subdivision application because of the cost involved.



19. Re: Parcel A ex. Pl. 7800, Lot 2, D.L. 1751½  
of S.W.¼, Plan 3660 (Papke). (Cont'd)

It would seem extremely doubtful that any completely satisfactory solution to the overall problem of the right of eminent domain and Municipal purpose can ever be achieved short of a policy of immediate purchase by negotiation or by expropriation of all property in which the Municipality has expressed an interest. Because of the necessity of long-range planning and the displacement of citizens which would occur - with the future maybe proving it needless because of changes in plans - this does not seem to be too practicable an approach, to say nothing of the financial problems which would be created. In the final analysis the crux of the matter is the price paid by the Corporation. If this is a fair and reasonable price, irrespective of how it is achieved, there should be little complaint and the question of timing loses significance. This would not hold true if the Corporation attempted to exploit its position as the only available purchaser.

As the transaction mainly involved the Planning Department the Head of the Department has produced his own report on the matter and this is submitted for the information of Council.

20. Re: Rezoning Application Reference No. 35/70.

*Brought in with rezoning notes*  
This application was received 6 days too late to be included with the next bunch of rezonings to be reported on to Council at its meeting of 27th July, 1970, in conformance with the policy and procedure laid down by Council with regard to rezoning applications.

The applicant has requested that his application be brought forward on 27th July, 1970.

Direction of Council is requested.

21. Re: Parcel "A", Explanatory Plan 11608, S.D. 1,  
Block 4, D.L. 2, Plan 4286 - Government Road.

The following information is supplied with reference to the letter to Council from Mrs. S. E. Robinson of Garden Bay, B. C.

"The information contained in Mrs. Robinson's letter, which she received from two representatives of Great West International Equities Ltd. regarding money paid to the Corporation, is not entirely correct.

The actual amount deposited with Burnaby on 3 July, 1969, was \$21,500 and was paid as a requirement for the closure of Government Road. Of this amount, \$10,000 was for storm sewers to drain the proposed cul-de-sac, and \$11,500 for street improvements.

The storm sewer on Government Road was not designed to drain Mrs. Robinson's property as this property falls to the south away from Government Road. The property thus is not serviced with storm or sanitary sewer and the nearest outlet is at Loughheed Highway."

The cost of \$4,200 for servicing is confirmed and Mr. Porter of the Engineering Department recently discussed these requirements with Mrs. Robinson.

22. Re: Watercourse Enclosure, 13th Avenue and 15th Street.

This information is supplied with reference to the letter on Council's agenda from the Stride Recreation and Community Association.

A contract has been awarded to enclose the Watercourse over the property

22. Re: Watercourse Enclosure  
13th Avenue and 15th Street. (Cont'd)

*Down this info to the Council*

in question and work will proceed as soon as the contractor is able to obtain concrete pipe, which is dependent upon settlement of the current Concrete Workers' Strike.

23. Re: Action Line Housing Society Development.

It was noted in the Financial Statements from Action Line Housing Society relating to its Low-Rental Housing Development that under "Fixed Assets" the units in the project were valued at approximately \$15,000 each.

*Rec'd*

Council desired to know what value was indicated when the project was discussed.

The Housing Committee Report to Council on 10th May, 1968, that the project unit cost was estimated at \$15,700.

24. Re: Proposed Lane Closure - Adjacent Lot 1, Block 26,  
D.J. 95, East of Salisbury, South of Kingsway.

The Planning Department was recently asked to examine the possibility of closing the subject portion of lane, to allow assembly of a commercial site consisting of that portion of lane together with Lots 1, 2, and 3 immediately to the east, as shown on the accompanying sketches.

This section of lane at present constitutes an undesirable access to Kingsway, and is redundant due to the east-west link which intersects Acorn Avenue south of Lots 1, 2, and 3. Furthermore, an 18-foot widening to the west side of Acorn Avenue is required to increase that road allowance to a 66-foot standard, and it is proposed that a straight exchange be entered into after closure has been accomplished, whereby the easterly 18 feet of Lot 3 will be dedicated for road purposes in return for title to the subject 20-foot lane allowance.

It is recommended that road closing procedures be started, with the understanding that title to the abandoned portion will be transferred to the owner of Lots 1, 2, and 3 only upon consolidation and dedication of the required road widening.

*Appl.*

Council authority is requested to introduce a Road Closing Bylaw, and that the Mayor and Clerk be authorized to sign the appropriate documents related to the petition to the Lieutenant-Governor for title to the allowance.

25. Re: Burnaby Sports Complex.

The following communication was received from the Parks and Recreation Commission:

"The land between Thomas Street and Still Creek, and between Kersington and the Burnaby Lake-Still Creek watercourse, as outlined on the attached plan is municipally owned and has been withheld from sale for future park purposes. It is included in the Burnaby Lake park zone and has been recognized as potential parkland in the regional plan established by the Lower Mainland Regional Planning Board, and in the Burnaby Park Site Studies of 1961 and 1967. The Parks and Recreation Commission wishes to expand its sports field complex and to commence work on the land outlined above. The Commission, therefore, wishes to request Council to officially approve the development of the land outlined on the attached plan as parkland." (Plan will be available at Council meeting).

25. Re: Burnaby Sports Complex. (Cont'd)

There were several questions which came easily to mind with reference to the proposal and the answers to these have now been obtained.

- (1) Is it part of the long-range plan to completely dispense with Sperling Avenue between Laurel and the G.N.R.?

Answer - Yes, qualified however, because some park service road access may be required, but only from Laurel Avenue vicinity because the G.N.R. crossing at Sperling will be abandoned when an alternative crossing (overpass at Kensington) becomes available.

- (2) Is there any necessity for any access road into this very large area east of Sperling and/or Kensington?

Answer - If the area referred to includes the area east of Still Creek up to the G.N.R. - part of the Regional Park facility - No - for the auto access east of Still Creek. This area could be left in a "natural" state with only a walkway for physical access.

- (3) Since the extension of Kensington is not even in the present 6-year C.I.P., how would development as proposed be possible as Sperling would have to remain open?

Answer - It is assumed the playfield outlines are somewhat schematic. The development illustrated assumes a major road alignment which has not yet been determined, although the approximate location of the crossing of the Railway and the Lougheed Highway is correct.

It is a question whether the development illustrated is intended to go ahead before the Kensington alignment is completed. Although the need for the latter is increasing rapidly it is not likely to be scheduled for the C.I.P. until possibly the 1975-80 period. There are some discrepancies in the location of the Still Creek Crossing and of the creek itself but as the creek could be relocated this is possibly of not too great significance, providing the timing were correct.

- (4) What about the Regional Park concept?

Answer - It would seem that before development of the land in question takes place, certain decisions are needed on an overall development plan for Burnaby Lake, and the role of the Regional Park District in such a plan.

The Burnaby Lake Study undertaken by Associated Engineering was intended to be a prelude to the preparation of a comprehensive park plan. Such a plan, which should be prepared in consultation with Regional Parks staff, has not yet been prepared, and the ever-increasing interest in Burnaby Lake by various private and public groups makes it imperative that a plan be prepared. This plan should deal, not only with land use, physical development and preservation factors, but also with the question of Regional versus Municipal responsibility for land acquisition, development, and maintenance of various parts of the total park.

Your Municipal Manager recommends that before Council officially approves or refuses the development outlined on the Parks Department plan, Council investigate, together with the Parks and Recreation Commission and the Regional Parks Authority, the preparation of a Comprehensive Development Plan for Burnaby Lake Park.

*Move to Act  
sup a Committee*

25. Re: Burnaby Sports Complex. (Cont'd)

Such a Comprehensive Development Plan, in addition to supplying positive answers to some of the questions dealt with herein, but also some relating to the possible use of Burnaby Lake for the next Canada Summer Games. A definite Plan for the area is overdue and is strongly recommended for the control of development in the Park area by any authority.

26. ✓ Re: Burnaby Garden Centre  
3807 East Hastings Street,  
Lot 19, Block 7, D.L. 116/186, Plan 1236.

Mr. Peter Wong has written to Council asking the Corporation to sell him the above property, which he is now leasing from Burnaby on a year to year basis.

This is a renewal of a request first made in 1964 which was rejected by the Council until after the widening of the 3300 and 3900 Blocks, Hastings Street, was accomplished, and the development potential of the area was clarified.

In 1965 Council agreed to lease the lot on a year to year basis.

For reasons beyond Council control the situation has not changed very much since 1965. Clearing has taken place on the south side of the 3300 and 3900 Block Hastings and final documents for a Proposal Call are now being packaged together for approval of the Provincial and Federal Governments and when these approvals are received, the Urban Renewal Co-ordinating Committee will be in a position to call for proposals.

The lot in question is on the north side of Hastings but pending development of the south side it would seem a wise policy to retain ownership of Lot 19 at this time. It might even be required for provision of off-street parking.

Burnaby Garden Centre has no prior right to the property and if it were the decision of Council to dispose of it, it would have to be placed in a sale position in the normal manner and any other interested party given an opportunity to bid on it.

It is recommended the request be not approved and that the lot continue to be leased on a short-term renewable basis.

27. Re: Plans Cancellation No. 54/63.

In 1968, Harrison Scalp Clinic Limited and Byron Laird Ferguson petitioned to close a portion of Cambridge Street west of Holdom Avenue. They were required by the Registrar to grant a 20 foot easement to the Corporation of The District of Burnaby over a portion of the road being closed.

Easement documents were to be prepared by the Solicitor for the applicants.

The Municipal Solicitor advises that he has received the executed easements.

It is recommended that Council authorize:

- accepted*
- a) acceptance of the easement;
  - b) the Mayor and Clerk to execute the easement documents.

28. Re: Sapperton - Wilberforce Area,  
Road Closing.

On the 22nd June, 1970, Council passed Bylaw No. 5720, being "Burnaby Road Closing Bylaw No. 7, 1970", which closed a portion of lane and road in the Wilberforce-Sapperton area. Some of these portions were closed previously by Bylaw No. 5620, being "Burnaby Road Closing Bylaw No. 12, 1969" and the Land Registry Office will not accept the latest bylaw (No. 7, 1970) until the earlier one has been repealed.

*accepted*  
It is recommended that Council pass Bylaw No. 5737, being "Burnaby Road Closing Bylaw No. 12, 1969, Repeal Bylaw 1970", which repeals the first Bylaw.

29. Re: Tender for 30 Compact Automobiles.

In accordance with the policy adopted when the Municipality purchased a fleet of Volkswagens for Municipal business, a tender call was sent out for the replacement of 30 vehicles, all of 1960 model.

Tenders closed at 3:00 p.m. local time, Wednesday, 8th July, 1970.

Ten bids were received and opened by the Purchasing Agent in the presence of Mr. R. J. Constable, and representatives of the firms tendering.

A tabulation of the tenders received is submitted herewith.

The low bid was submitted by Volkswagen Pacific for the sum of \$19,020.00.

*accepted*  
Volkswagen Pacific has given very good service to the Municipal fleet and it is recommended that their tender be accepted.

The supporting bid for Toyota-1200s was close and very appealing but the bidder was too far away to be considered from the servicing aspect. The local dealer did not bid.

30. Re: Hastings Street Redevelopment Project #1  
(Norburn Electric Limited).

The purpose of this item is to provide information with respect to the letter to Council from Norburn Electric.

It is not exactly understood why this letter was addressed Council as the matter could have been, and in fact has been resolved in a mutually-acceptable manner.

*approved  
this action  
13/7/70*  
Norburn Electric certainly have not been able to complete their contract but only because the Department of Highways has not carried out the widening project on Hastings.

It has now been agreed to terminate the contract, with Norburn being paid for work done. This is no problem because the contract was on a unit price basis.

31. Re: 7775 - 19th Avenue (Argentin).

This information is supplied with reference to the letter to Council from Mr. C. Argentin.

The lane in question was reported to Council in the report on Problem Lanes. It is Item 7 on that report. No action was directed by Council.

Mr. Argentin, along with others, has been using a private driveway and Mr. Argentin asks Council to take some action to ensure that his use of it is

31. Re: 7775 - 19th Avenue (Argentin), (Cont'd)

not impeded. As the driveway is private property the Council has no authority to do so.

From information since obtained, Mr. Argentin has now been denied use of the driveway by the owner.

Mr. Argentin has front access to his own property by a driveway and a drive-through carport but his problem appears to be with respect to a second car, which may at times block his own driveway. Hence his desire for rear access.

32. Re: Community Plan for the Area Extending from  
Gaglardi Way eastwards to Stoney Creek,  
Lake City East,

*Minor adaptation  
Council*

Submitted herewith with sketches is the recommendation of the Planner respecting a time schedule for dealing with this Community Plan and its related rezoning.

33. Re: Lot Sizes in the R4 (Two Family Residential) District,

*Refer to  
C.P.C.*

Submitted herewith for the consideration of Council is a report on this subject prepared by the Planner,

34. Re: Easements in Corporation Subdivisions;  
a) Sapperton/Wilberforce - S.D. No. 284/68  
b) D.L. 86 - S.D. No. 66/69

Easements will be required for the above Subdivisions. The lots involved are as follows:

S.D. #284/68 - Lot 133

S.D. #66/69 - Lots 215, 216, 217, 218, 219, 221,  
228, 227, 224, 206 and 207.

*adoption*

To facilitate the preparation of easement Agreements and Conveyances when these lots are transferred to private ownership it is recommended that Council grant a blanket authority for all such easements to be accepted, and for the Mayor and Clerk to sign the necessary documents.

35. Re: Estimates.

*adopt*

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$498,080.40.

It is recommended that the estimates be approved as submitted.

Respectfully submitted,



H. W. Dalfour,  
MUNICIPAL MANAGER.

HB:ep

Attachs.

36. Re: Rezoning Application No. 10/70  
Lot 12, D.L. 2, Plan 33637.

This is an application for rezoning to permit a car wash on the North-West corner of Lougheed and North Road.

It has been advanced to Public Hearing and the Bylaw has received two Readings. At that stage Council asked for any prerequisite conditions which should be considered.

The Planning Department recommends:

1. Submission of an undertaking that all existing improvements will be removed within six months of rezoning.
2. The submission of a suitable plan of development.

Resolution of the problems of crossings, stacking of parking, and details of flow will be dealt with as a part of the suitable plan of development.

Respectfully yours,

  
H. W. Balfour,  
MUNICIPAL MANAGER.

H:ep

EM. PCL. A

101 102 103 104 105

EXPL. PLAN

PLAN

9133

LANE  
35990

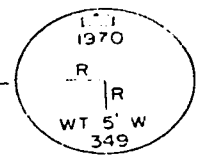
110 109 108 107 106

OP 65.50' P 65.50' P 65.85' IP

S. 87° 33' 10" E.  
688.70'

STREET

District Lot Bdy.



O.S.M. fd. destroyed  
set conc. nail at cor.

BLK. 17

W1/2E1/2

DL. 1

MERVYN RD.

1 2  
BLK. 16  
PLAN 3043

S.D.# 284/68  
STAGE I

EASEMENT ON  
LOT 133.

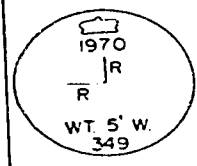
LOT 30

PLAN  
28587

The Corp.

Mayor :

Municipal



PLAN

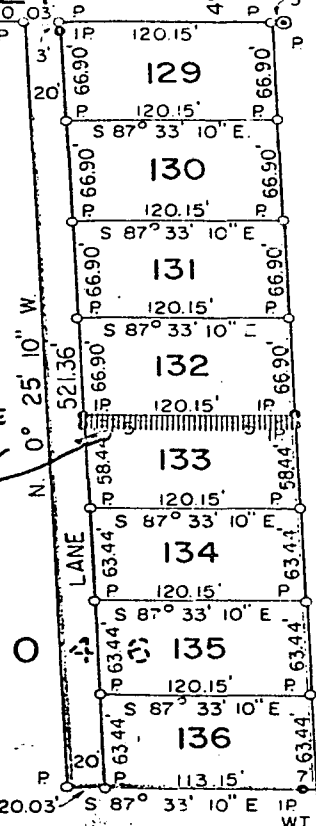
GP. I.

BLK. 15

5' DRAINAGE  
EASEMENT

PLAN

30



AVENUE

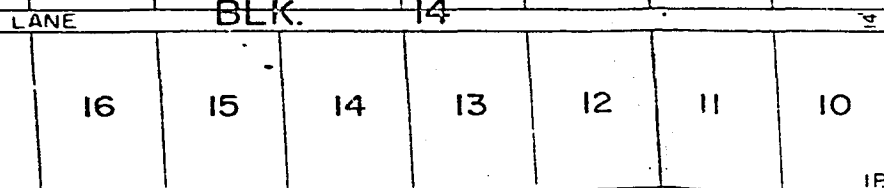
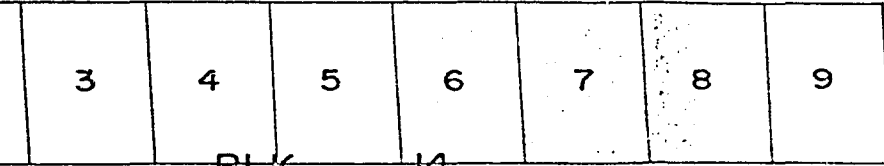
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894.53'

SAPPERTON

315.35'

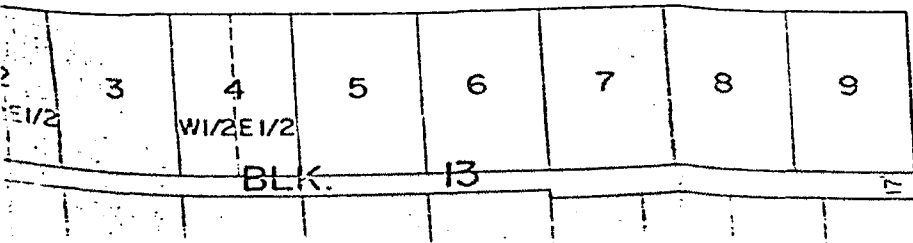
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300.90'

FTON STREET



BERFORCE STREET

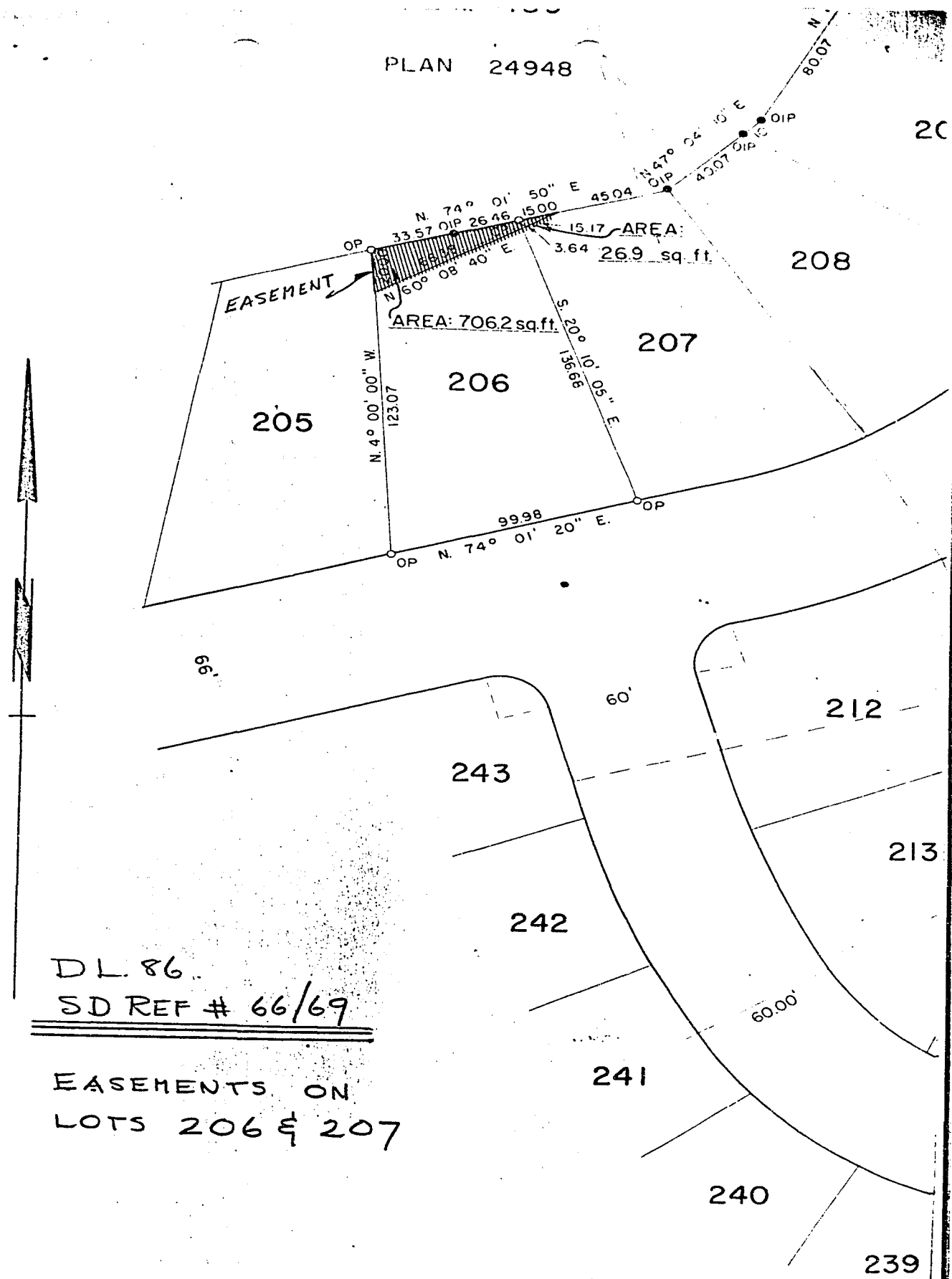
S. 87° 33' 50" E.  
689.70'



BLK. 13



PLAN 24948



DL 86  
SD REF # 66/69

EASEMENTS ON  
LOTS 206 & 207

