

THE CORPORATION OF THE DISTRICT OF BURNABY

11 December 1970

MANAGER'S REPORT NO. 76, 1970

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

Gentlemen:

Your Manager reports as follows:

1. Re: Symposium on Occupational Health and Hazards
of the Fire Service.

The International Association of Fire Fighters is holding the above symposium at Notre Dame University, South Bend, Indiana, on January 11, 12 and 13, 1971.

As the International Association of Fire Fighters is sponsoring the symposium, the local Union (#323) has authorized Lieutenant William Copeland to attend. The Union will supply substitutes so no leave of absence is required. Estimated cost of Lieutenant Copeland's attendance is \$350.00.

Lieutenant Copeland is the department's unpaid First Aid Instructor. He has done an outstanding job to the extent that the Burnaby Fire Department has far more qualified "first-aiders" than is required by the Workmen's Compensation Board. In addition he has given his time without question to the Parks Department, Burnaby Safety Council, Burnaby schools and Simon Fraser University.

Your Municipal Manager is satisfied with the content of the Symposium and in view of the above it is recommended that the Corporation contribute 50% of Lieutenant Copeland's costs up to a maximum of \$175.00.

2. Re: 1971 Business Tax Assessment Roll.

The Local Court of Revision dealing with the Business Tax Assessment Roll considered and approved the 1970 #1 and #2 Supplementary Rolls and the 1971 Business Tax Assessment Roll.

The #1 and #2 Supplementary Rolls were confirmed by the Court of Revision.

Two appeals were received against the 1971 Business Tax Assessment Roll. Consideration of these and the Assessor's recommendations resulted in the Roll being changed as indicated below:

	No. of Account	Assessed Rental Value	Taxable Value Personal Property
Before Court of Revision	2374	\$22,519,940	\$23,005,798
After Court of Revision	2344	22,430,060	23,005,798

3. Re: Subdivision Reference #69/70
Lot 142, Plan 1492 and Lot 145, Plan 24688, D.L. 129.

This property is at present one large parcel from which one 58' x 122' lot had been subdivided out. The subdivision reference #69/70 takes out two more lots, one 60' x 122' and one 72.04' x 122'.

The property is located on the north side of Halifax Street, 200' east of Holdom Avenue.

Continued --

3. **Re: Subdivision Reference #69/70**
Lot 142, Plan 1492 and Lot 145, Plan 24688, D.L. 129. (Cont'd)

*adopted
14/12/70*

The remainder of the original parcel (which will become Lot 333) requires Council authority to waive Section 712(1) of the Municipal Act relating to frontage requirements. Authority for this is contained in Section 712(2).

It is recommended this waiver resolution be passed.

4. **Re: Shops Closing Bylaw and**
Mac's Milk Limited.

Mac's Milk Limited applied to Council to have the permitted shopping area of 1,000 square feet which is the maximum permitted under the Bylaw as a "Corner Store", extended to 1,200 square feet.

Item No. 3 of the Municipal Manager's Report No. 72, 1970, dated 27th November, 1970 refers.

Council required further information concerning the number and size of stores in Burnaby now licensed as Corner Stores.

*M.F.C. to be
taken
14/12/70*

There are 80 such stores in Burnaby of which 65 are of less than 1,000 square feet of selling area. One of the ones which conforms is a Mac's Milk store. 15 are oversize, i.e. exceed 1,000 square feet but most of these excesses are minimal. Only one exceeds 1,100 square feet. Mac's Milk have 3 of these 15 and they run around 1,090 square feet. One store is 1,010 square feet.

Disregarding other considerations, extending the floor area to 1,200 square feet is not too serious a matter. The "other" considerations are the original intent of the corner store exemption. It was originally intended to assist the small entrepreneur. Recently chain operations such as Mac's Milk and 7-11 have moved into the field to a great degree. By leasing and franchising to a family they are able to qualify these stores for corner store exemption. This was obviously not the intent of the Bylaw but it is being used in this way.

5. **Re: Widening of Boundary Road**
from Kingsway to Imperial Street.

With reference to the letter to Council from the Central Park Committee, which was received by Council at its meeting of 3rd November, the following answers are supplied to the questions asked by Council:

Q.- Is the median planned to be provided on the widened Boundary Road required, in part, for left-turn slots? If not, is the median needed at all?

A.- A median is planned for Boundary Road and is in part required for left-turn slots.

Q.- Is it necessary to devote the curb lanes on the subject portion of Boundary Road for the parking of vehicles? It does not seem likely that such parking facilities will be in demand because there is ample off-street parking in the area.

A.- It is expected that initially parking will be required and permitted in the curb lane. However, as the needs of moving traffic increases as expected, parking would be eliminated in favour of 3 moving lanes of traffic in each direction.

Q.- What is the full extent of the road planned, including the ultimate standard that is intended to be applied?

*Sent to C.P.
Committee*

Continued --

5. Re: Widening of Boundary Road
from Kingsway to Imperial Street. (Cont'd)

A.- This is an inter-municipal road and the design of the road has been agreed upon by Burnaby and Vancouver Traffic and Planning Departments. The full extent of the road plan includes two 35 foot roadways with a 24 foot median. Total width curb to curb is 94 feet.

Boundary Road in this section is 66' in width. Acquisition of a further 66' from Central Park from Kingsway to a point 450' north of Imperial Street, the acquisition tapering from that point down to zero at a point 105' north of Imperial is required. From Imperial south the widening moves over to the Vancouver side, as planned, with a 66' widening from Vancouver in that section.

This widening of Boundary has been planned for many years and the lease between the Province and Vancouver and Burnaby includes a Section 8, which reads:

"Provided also that there is hereby received to the Lessor during the term of the lease the right to enter and take for highway improvement or relocation purposes, parts of the said lands being (1) a strip of land 150 feet in width measured inward from the perimeter of the demised premises, and (2) a strip of land 50 feet in width measured from the North Boundary of the right-of-way of the Westminster and Vancouver Tramway Company (British Columbia Electric Railway Company) as shown on Plan S tube 109 Railways, on file in the Department of Lands and Forests, Victoria, B. C. "

By the above Section 8, actual control over this strip is retained by the Province, if needed for highway improvement or relocation. Only 66' of the 150' is being asked for.

6. Re: Superannuation.

The following information was requested by Council in connection with the proposed amendments to the Municipal Superannuation Act as contained in the letter to Council from the Union of British Columbia Municipalities.

For 1970 the Corporation's share of the cost of providing superannuation allowances for personnel currently on staff is estimated at \$288,834. The Corporation pays a further \$4,447 per annum to upgrade pensions for personnel retiring prior to 1957.

The financing of the proposed new benefits as set out in the letter from the U.B.C.M. is:

- "(a) The employer to pay an additional one-half of one percent of payroll to pay the costs of the increased benefits for employees who retired prior to January 1st, 1971.
- (b) The employer to pay an additional one-half of one percent of payroll to be matched by the same amount to be paid by the employee. The total amount of one percent of payroll plus the increase in the investment return by broadening the present range of securities of the fund will pay the cost of the increased benefits for employees who retire after December 31, 1970."

The 1970 payroll subject to superannuation is roughly \$6,000,000. Therefore the proposed new benefits would have cost \$60,000. if they had been in effect during 1970.

Council's attention is drawn to the fact that in the Terms of Reference supplied to the Municipal Advisory Committee on Pensions, increases in pensions were to be financed within the limitation of a 1% increase in contributions by both employee and employer.

The Committee has stayed within this limitation.

Continued --

7. Re: Acquisition of Easement -
Subdivision Reference No. 143/70.

This property is located between Gardner Court and Wayburne Drive and is part of the Dominion Construction industrial park.

In connection with the Subdivision a 20' easement is required, as shown on the attached sketch, for sewer and drainage purposes.

No consideration is payable by the Corporation.

The legal description is:

Old - Lot 14, D.L. 73, Plan 31812
New - Lot 17, D.L. 73, Plan number to be assigned on registration.

The property is owned by Dominion Construction Limited, General Contractors and Structural Engineers, 2100 One Bentall Centre, Vancouver, B. C.

It is recommended that Council grant authority to accept and execute this easement.

8. Re: Rezoning Reference No. 23/70 - D.L. 86 - Lesosky
Lot 39 except Parcel "A", E.P. 16876, D.L. 86, Plan 1203.

As directed by Council at its meeting held 7th December, 1970, the Planning Department has reviewed the proposal by Mr. Anderson of Simon Fraser Realty Limited concerning rezoning of the subject property and reports as follows:

"A careful layout of the Stage 3 - D.L. 86 subdivision has been made. From this it is apparent that it would be possible to rezone Mr. Lesosky's property to R2 permitting him two single family building lots each 62.5 feet wide. The remainder of the privately owned lots on Malvern would be rezoned R1 to be in keeping with the adjacent Corporation development.

We believe this proposal is an acceptable compromise and is preferable to pushing for R1 zoning which might not be successful. Since Mr. Anderson represents Mr. Lesosky in this matter, we assume that the R2 proposal is satisfactory to the owner.

It is, therefore, recommended that approval be sought for the subject property to be rezoned from R5 to R2 residential and the remaining properties listed on the rezoning report of May 21, 1970, under Rezoning #23/70 to be rezoned R1 residential as shown on the attached sketches. "

9. Re: Winston Street.

The alignment of the Winston collector has been developed along old existing rights-of-way, as well as along newly acquired rights-of-way. This has resulted in some confusion as to what each section of street should be called. For example, that section from Sperling Avenue to Greenwood was, and, as far as we know, is officially called Greenwood, although it is signed Winston. The section from Greenwood to Phillips is officially Government, but has been signed in places as Winston. The new section from Phillips to Lozells has been signed as Winston Street.

In addition to the above, enquiries have been received from various business along Government as to the possible date of name change as they are not only in confusion at the present time but some are preparing to order new stationery and wish to put on a proper address.

It is recommended that Council determine the name to be used for this street.

10. Re: Government-Winston Industrial Collector Street.

At its meeting of 30th November 1970, Council directed that an up-dated estimate of the cost of acquisition of Route E, which is one of the alternative routes under discussion, be provided.

This has been done and the Land Agent reports:

- (1) The estimated cost of the 66' right-of-way through 11 properties is: \$ 195,000
- (2) The route E presents some major problems in view of the fact that 5 of the properties are severed by the route. Cost of this severance is estimated at approximately: 150,000
- (3) The correspondence indicates that there may be a reclassification of some of the property north of Route "E", and south of the present Winston Street alignment. If expropriation was required to acquire some, or all of the right-of-way, it may provide the present property owners with a legal right to claim any injurious affection to their property that may be caused by a rezoning. Furthermore, at least one of the owners (Rolco Pipe Supply Ltd.) is on record of claiming that his entire business would be jeopardized by Route "E".
- (4) In summary, it is estimated that the original cost of acquiring the road allowance and the severed property would be: \$ 345,000
- (5) Over and above this cost there is the possibility of further claims for injurious affection.

*Brook's former
with letter of
a. R. C. Report.*

11. Re: Municipal Land - Acquisition, Development and Sales.

Noted

The attached corres. dence with the Municipal Treasurer on this subject is reproduced for the information and consideration of Council.

It is recommended that the Tax Sale Monies Bylaw be passed.

12. Re: Rezoning Reference No. 57/70
Lot 19, Block 2, D.L. 29, Plan 3035.

This property is known as 7595 Kingsway and is located on the north-west corner of Kingsway and Fourteenth Street.

The proposed rezoning is from Residential District Five (R5) and Service Commercial District (C4) to Parking District (P3) and Service Commercial District (C4).

At its November 16, 1970, meeting, Council established the following as a prerequisite to the above rezoning:

"Deposit of sufficient monies to cover the cost of constructing the lane and necessary storm sewer facilities to the site."

The Engineering Department has completed a detailed examination of the servicing related to this rezoning which has shown that a storm sewer to service this site would have to be brought a distance of 950' at a cost of \$19,000.00 to the developer.

12. Re: Rezoning Reference No. 57/70 (Cont'd)

The developer has taken out building permits to construct a building on the already commercially zoned front portion of the subject property and can construct this building without providing storm sewers.

Therefore, in view of the fact that the applicant only wishes to extend the commercial zoning by 20 feet it is felt that the storm sewer requirement is unreasonable.

It is recommended that the requirement relating to storm sewers be deleted as a prerequisite to the rezoning.

13. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$7,000.00.

It is recommended that the estimates be approved as submitted.

14. Re: Revenue & Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Revenue and Expenditures for the period 1 January to 22 November 1970.

It is recommended that the expenditures be approved as submitted.

15. Re: Building Department.

Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period November 9 to December 4, 1970.

16. Re: Medical Health.

Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of October, 1970.

17. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department up to November 22, 1970.

Respectfully submitted,

H. W. Balfour

H. W. Balfour,
MUNICIPAL MANAGER.

HD:ep

Attachs.