

THE CORPORATION OF THE DISTRICT OF BURNABY

12 June 1970.

MANAGER'S REPORT NO. 37, 1970.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Sale of Municipal Property,  
Napier Street and Ingleton Avenue.

*adoption*  
The Corporation owns  $2\frac{2}{3}$  of Lot 7, Block 2, D.L. 117 W $\frac{1}{2}$ , Plan 1003. It is a small vacant lot, with dimensions 33' x 135', with an area of 4455 square feet.

It is proposed to place this lot in a sale position. The Land Agent has placed a value of \$7,000 on it.

Council's approval is recommended.

There are a number of small lots in this area.

2. Re: Proposed Demolition of a Municipal House.

*adoption*  
~~7689 Marine Drive~~ <sup>5111 Ave.</sup> was recently acquired for the Marine Drive project. The house is old and in such poor condition that it is considered unsafe for occupancy.

The Building Department has made a survey of the building and recommends demolition of the house and the three sheds on the property. The cost of even minimum repairs to the house cannot be justified in view of its age and general run-down condition.

This property is rented for \$50.00 per month.

It is recommended that the Corporation obtain vacant tenancy and then demolish the buildings. There is no reason why the Corporation cannot give 60 or even 90 days for the tenant to re-locate.

3. Re: Municipal House known as  
4500 East Georgia Street.

*adoption*  
The above property is Municipally-owned. It has recently been surveyed by the Building Department which declares it unsafe for occupancy. The cost of bringing this building into compliance with bylaw standards is economically unreasonable.

It is now rented for \$75.00 per month.

The Land Agent and the Chief Building Inspector both recommend demolition of the building.

It is recommended that the Corporation obtain vacant possession and then demolish the building.

Continued - -

4. Re: Contract Strength -  
Burnaby Detachment R.C.M.P.

Advice has recently been received that Burnaby's application for an increase of 8 members for the fiscal year 1970-71 has been approved. The addition of these 8 members will bring the total Municipal Contract strength to 161 members.

As in past years, it is unlikely that all positions will be filled before Fall.

It is now necessary to consider any further increase in establishment for the fiscal year 1971-72. The Officer-in-Charge is required to place his requisition, with Council approval, very shortly.

In his annual Report, Supt. Gibbon referred at length to the strength requirements for Burnaby in the next fiscal year. Because no confirmation had been received regarding the additional four members included in the eight referred to in paragraph 1 he was unable to firm up his new recommendation. It would be for eight or twelve, depending upon the additional increase requested for 1970-71.

Because approval for these additional four has now been received the Officer-in-Charge recommends that Council give approval for an increased complement of 8 members for the 1971-72 Fiscal year.

It is so recommended.

5. Re: Fraser Valley Mosquito Control Board

It is necessary each year for each municipality forming part of the F.V.M.C.B. to apply to the Regional Superintendent, Air Regulation, Department of Transport for a waiver of Section 529, A and B of the Air Regulations pursuant to aircraft used in spraying for mosquito control.

The Regulations refer to low-flying aircraft over built-up areas and set a minimum of 1000 feet.

Con Air Aviation have the contract for air-spraying in 1970.

It is necessary that the Company have a valid insurance policy in force providing for public liability and property damage coverage of \$1,000,000 for general liability and \$100,000 for chemicals. The insurance company must also agree to provide Burnaby with a certified copy of the insurance policy, which is to contain an endorsement naming Burnaby as an additional insured, and that the policy include a cross liability clause.

It is recommended that application be made to the Department of Transport for a waiver of Sections 529, A and B, as they apply to aircraft owned and operated by Con Air Aviation, used in mosquito control in Burnaby during the year 1970.

It is understood that the conditions set out in paragraph 4 of this Report Item must be met before the Waiver, when received, is forwarded to Con Air Aviation.

6. Re: Proposed Senior Citizens' Recreation Centre -  
Kingsway and Edmonds Site

By Memorandum dated 13th May, 1970 the Parks and Recreation Commission advised that a Staff Report to the Commission respecting the merits of locating the recreation centre on the New Vista site instead of at Kingsway and Edmonds had been tabled until a report is received from the Planning Department on the New Vista project.

Continued - -

*adopted  
15/6/70*

*adopted  
15/6/70*

6. Re: Proposed Senior Citizens' Recreation Centre -  
Kingsway and Edmonds Site --continued--

The Commission now advises that at its meeting of 3rd June, 1970 it received the Planning Department report of 22nd May, 1970 together with that department's proposal for the future development of the area surrounding the New Vista property, and the appropriate sketches.

In the opinion of the Commission, the Senior Citizens' Recreation Centre should be located on the Kingsway-Edmonds site.

7. Re: Proposed Land Exchange  
between Burnaby and New Westminster

The City of New Westminster owns part of Lots 1,2,3 of Lot 13 of Lot 1, Group 1, Plan 2342, Title #118955E, all as shown on the attached Plan (hatched green). These part lots are now located in Burnaby as a result of the recent change in boundary between Burnaby and New Westminster in this location.

On the other side of the border, in what is now New Westminster, Burnaby owns:

- a) Lot 4, ex pt. within City of New Westminster, Blk. 13, D.L. 1, Plan 2342 (Title #505808E).
- b) Lot 27, Pt. Blk. 12 west part, and 13 northwest part, D.L. 1, Plan 3043 (Title #117322E).
- c) Lot "C", Blk. 12 north east part, D.L. 1, Plan 3043 (Title #155574E).
- d) Lot "D", Sk. 4880, Blk. 12, northeast part, D.L. 1, Plan 3043 (Title #155574E).

all as shown hatched in yellow on plan attached.

For convenience sake, the proposition is for a straight exchange of these properties.

This has been examined by the Lands Department and the Planning Department. The portions of lots which the Municipality owns and which are now in New Westminster are in the main insufficient for building or are located over the edge of a ravine. The property Burnaby would acquire would enable Burnaby to have 3 reasonable-sized lots (40'x123') which front to an existing street and water main. They could not be sold at this time because sewer service is not available. The Planning Department and the Land Agent agree that the proposed straight exchange is favourable to Burnaby and should be effected.

It is recommended that:

- a) Council agree to the straight land exchange between the Corporation and the City of New Westminster as detailed herein.
- b) This agreement be forwarded to the City of New Westminster.
- c) The Mayor and Clerk be authorized to sign the necessary documents to effect the exchange.

*adopted*

8. Re: Egler vs. Burnaby

For the information of Council.

*Re: v.*

This case has been before the Courts three times and each time the Plaintiff has lost. It is unfortunate that all three applications have been dismissed on technical grounds so there has been no argument or adjudication on the merits of the matter.

Continued - -

9. Re: 5317 Highfield Drive,  
Lot 20, Blk. 32, D.L. 219, Plan 4953

The following report has been received from the Chief Building Inspector subsequent to the last appearance of this subject on Council Agenda. The report is self-explanatory.

"This Department has been asked to report on certain comments made by the owner of the above property and respecting a proposed "holiday-type chalet" which the owner wishes to construct on his property.

This matter arose in the first instance as a result of the referral to Council by this Department of the application for a building permit, pursuant to Section 13(1) of Burnaby Building By-law No. 5557.

We would report as follows on the comments of the owner which were made before Council on June 1st, 1970:

A) Floor Area

The building plans presented to this department, entitled "a three bedroom house by Bodel Prefab", show dimensions of 20' x 32' 3½" on centre lines of exterior walls, for an area of 645 sq. ft. The figure quoted by the owner is 672 sq. ft.

The dimensions of the upstairs bedroom as shown on the plans are 16' x 20' on centre lines of exterior walls and interior partition, for an area of 320 sq. ft.

The minimum area by Zoning By-law for a single family dwelling on the above property in an R2 Zone is 600 sq. ft., and hence this building meets that requirement, and the small discrepancy between quoted figures and dimensions shown on plan is of little significance.

B) Cost

We provided Council with an estimated figure of \$9,000. as the completed cost of this building. The shell of this building including main floor, upper floor, arches and exterior wall planking is supplied, delivered and erected on the subject property for \$3,995.

In addition the above figure includes the supply and delivery of exterior shake covering, insulation and interior partition material. The owner is required to provide his labour to install this supplied material.

Further, the owner is required to provide a foundation for the building and all services including wiring, plumbing and heating for the building.

For the supply of labour and material by the owner we allowed \$5,005. in the estimate of \$9,000. total cost of this building. We regard our estimate as ample in the circumstance.

C) Compatibility

Section 13(1) of Burnaby Building By-law No. 5557 is intended to alert Council to building proposals which depart substantially from established building values and which could thereby cause depreciation or lessening of value of established buildings. The Section comes at this intent through the use of the term "architectural design".

It has to be understood, therefore, that the depreciating effect might be as a result of architectural design, per se, or as a result of design which produces a minimum floor area and building bulk, and consequently a building of much lesser cost than the neighbouring existing buildings. In the latter case the "architectural design" might be charming, attractive and totally acceptable.

9. Re: 5017 Highfield Drive,  
Lot 20, Blk. 32, D.L. 218, Plan 4953 ---continued---

The proposed subject building we regard as a very simple architectural statement of shelter, and as such have no criticism of the design. Our referral has been made on the basis of building values. In this connection we would point out that the average indicated market value of building improvements on the six properties whose owners were notified of this intended development is about \$14,000.

The Municipal Clerk, by letter of May 20th, 1970, notified the owners of six neighbouring properties of this intended development. Of those six, one owner replied in writing indicating no objection to the proposal. Of the remaining five, this Department was able to contact four; we have been unable to reach one party after repeated phone calls. Of the four contacted the replies are:

- 'No objection provided the building is completed promptly'.
- 'Design acceptable provided trees retained to preserve natural environment'.
- 'Objects on grounds that building may depreciate property due to small size. No objection to appearance'.
- 'No objection provided building is finished in reasonable time'.

For your information we enclose photos of two recent newspaper advertisements for the subject type of building. It should be noted that both advertisements depict the buildings in treed or lakeside settings, or in settings associated with "holiday" or "leisure" pursuits. Both of these advertisements show a vestibule side entrance. This feature is an "extra" and is not included in the standard building package. (The plans for the building on Highfield do not include a vestibule).

Regardless of advertising techniques or embellishments the subject type of building has long been associated with holiday shelter, and such shelter has generally been of lesser cost than conventional permanent residential shelter or construction.

In the case of holiday buildings there is often a reduction of basic area of rooms over the areas used in permanent housing. Also in holiday buildings there is often a reduction in the amount of construction material over material of permanent housing. These facts in themselves are not cited as a criticism of holiday home construction. The matter for consideration is simply that of value, brought about mostly by size, and partly by construction materials. The question to be answered is, "Are holiday-type buildings to be accepted as permanent dwellings, provided such buildings meet the minimum By-law floor area for single family dwellings and meet the structural fire and health requirements of the Building By-law of this Municipality?"

10. Re: Community Plan for Area "L"  
(Kingsway-Nelson Area)

Council referred to the Parks & Recreation Commission a suggestion by the P.A.C. that the adequacy of park space in this area be reviewed.

Attached is a report made to the Parks & Recreation Commission by the Planner and Parks Department on 3rd June, 1970.

The Parks & Recreation Commission advises that the Commission concurred with this report.

Continued --

*Moved. Merri - M. Jan  
By. Permit to issue.  
Carrick.*

*Rec'd.*

11. Re: Ornamental Tubs - Hastings Street

With reference to the Deputy Clerk's memo. of May 21, 1970, the Parks and Recreation Commission has received and accepted the following explanation from its staff.

The tubs in question were purchased complete with trees planted therein by the 1967 Centennial Committee. At the time that this was done, Parks and Recreation staff expressed a good deal of doubt as to the suitability of these small tubs for the growing of trees. However, the decision was one for the Centennial Committee and the tubs and trees were installed along Hastings Street.

Time has shown that the trees simply did not survive. The small tubs exposed the roots to severe heating and drying in summer and to freezing in the winter. The tubs were placed along a narrow sidewalk where the trees were subject to frequent damage by vandals and many were struck by parking cars. The Parks maintenance forces found it virtually impossible to maintain these to a reasonable standard and they have since been removed to the Parks Nursery. All of the trees are dead and the remaining tubs are in storage at the Nursery.

12. Re: Sale of Lots by Advertisement.

Lots 111, 112, 115, 118, 119, and 121 to 128 incl.,  
D.L. 13, Group 1, Plan 37082. Monroe Avenue.

The above lots were advertised for sale by public tender, with bids to be received up to 4:30 p.m. local time 10th June, 1970.

The following is a tabulation of the bids received -

	<u>Lot</u>	<u>Amount</u>
1. G.W. Allen 7387 - 19th Avenue, Burnaby 3	127	\$ 7,500.00
2. D.E. Harris 8094 - 14th Avenue, Burnaby 3	126	9,155.00
3. W.H.D. Fairbank & Pamela Fairbank 7755 Langley Street, Burnaby 3	127	13,263.00
4. Florence Bitzer 7919 Elwell Street, Burnaby 1	115	6,000.00
5. Larry Lee 4510 Kingsway, Burnaby 1	121 122 123 124 125 126 127 128	3,250.00 3,250.00 3,250.00 3,250.00 3,250.00 3,250.00 3,250.00 3,250.00
6. Martin Klatt 5962 Leibly Street, Burnaby 1	123	9,150.00
7. Burnaby Housing Enterprises Ltd. 5416 Buckingham Ave., Burnaby 2	111 112 115 118 119	3,300.00 3,900.00 7,700.00 7,600.00 7,500.00

Continued --

*Rec'd.*

*Approved P. Allen  
15/6/70*

12. Re: Sale of Lots by Advertisement -  
 Lots 111, 112, 115, 118, 119, and 121 to 128 incl.,  
 D.L. 13, Group 1, Plan 37088. Monroe Avenue. ---continued---

	<u>Lot</u>	<u>Amount</u>
	121	\$ 3,500.00
	122	3,500.00
	123	3,500.00
	124	3,500.00
	125	9,000.00
	126	9,000.00
	127	9,000.00
	128	9,000.00
8. Hi-Grade Construction Ltd. Box 1037, Coquitlam, B. C.	115	6,100.00
9. Hi-Grade Construction Ltd. Box 1037, Coquitlam, B. C.	119	5,500.00
10. A.S. Gregson Greg Investments Ltd. 6376 Burns Street, Burnaby 1	118	5,029.00

It is recommended that bids be accepted as follows:

Lot 111 - Burnaby Housing Enterprises	3,800.00
112 - " " "	3,900.00
115 - " " "	7,700.00
118 - " " "	7,600.00
119 - " " "	7,500.00
121 - " " "	3,500.00
122 - " " "	8,500.00
123 - Martin Klatt - 5962 Leibly	9,150.00
124 - Burnaby Housing Enterprises	3,500.00
125 - " " "	9,000.00
126 - D.E. Harris - 8094 - 14th Avenue	9,155.00
127 - W.H.D. & P. Fairbank - 7755 Langley Street	13,263.00
128 - Burnaby Housing Enterprises	9,000.00

Certified cheques were submitted with all bids. These have been deposited with the Treasurer for safe-keeping.

13. Re: Application for Rezoning for two Senior Citizens' Housing Sites  
 a) Kingsway - Edmonds R.Z. #25/70  
 b) Stratford Avenue R.Z. #26/70

The Corporation of the District of Burnaby has initiated rezoning applications to have the above two Senior Citizens' Housing Sites rezoned for their intended use.

A report on the applications by the Planner is attached hereto.

14. Re: Proposed Commercial Development in D.L.'s 137 and 133

Submitted herewith is a report of the Planner with reference to this property.

Continued --

*Adopted  
15/6/70*

*Advised to  
P.H.*

*Rec'd*

*Home Dept.  
15/6/70*

15. Re: P.P.A. Application #1163  
Lot "C", Blk. 24, D.L. 32, Plan 3963

On 16th March, 1970 Council directed the Planning Department to withhold Preliminary Plan Approval for the proposed development of this property for a period of 30 days. The Planning Department had sought Council direction with respect to the P.P.A. because the proposed use was at variance with concepts accepted by Council relative to commercial core development and the Community Plan prepared for the area in question.

The 30 day hold was extended by Council for a further 60 days on 15th April, 1970, and it was resolved to reinstate Lot "C" into the areas proposed for establishment of a C3a Zone.

The C3a Zoning category text amendment proposal was put forward by the Planning Department to provide for implementation of the Community Plan concepts as approved in principle by Council; the intent was to ensure a high density of commercial use not only on this site, but also in all other proposed core areas, and to prevent low intensity uses which would inhibit site assembly and major development and thus frustrate accomplishment of the Community Plan's objectives.

A motion to introduce this text amendment was defeated 1st June, 1970 and the zoning category of the subject property remains unchanged. The Planning Department now has no alternative but to issue Preliminary Plan Approval once all relevant conditions have been met.

The 60-day period expires 15th June, 1970.

For the information of Council.

16. Re: Proposed Church Site -  
Morley at Buckingham

A Brief on this subject is on the Council Agenda.

Submitted herewith is a letter from the Municipal Planner outlining the problems being dealt with in respect to the proposed Church site.

With reference to the "offer" made by the Church the representatives of the Church have been aware of the requirements of disposition of municipal land and no offer or option is possible.

17. Re: Rezoning Application #4/70  
Lots 24 to 27 inclusive, Blk. 2, D.L. 23, Plan 24032

Council has considered the above rezoning to be of merit and has given it two readings. The following prerequisites to this rezoning are now recommended:

1. The deposit of monies to cover the cost of paving the lane at the rear of the site.
2. The consolidation of the four lots into one site.
3. The provision of a suitable plan of development respecting the surrounding residential area.

Continued --

*Rec'd  
15/6/70*

*PPA  
to be issued*

*Rec'd  
16/5/70*

*Present on  
Council  
15/6/70*



18. Re: New Vista Society Proposed  
Senior Citizen's Project

The attached report from the Planning Director is submitted for the information of Council in accordance with direction given at the informal meeting between Council and New Vista directors. N/A

19. Re: Development Proposals in  
Community Plan Areas

Submitted herewith for the consideration of Council is a letter received from the Planning Director.

The problem of conflict between existing zoning and the objectives of various Studies and Community Plans which have been presented to Council and in general "approved-in-principle" is one which is causing increasing concern and is seriously complicating and compromising discussions with prospective developers who are interested in the ultimate objectives of these Community Plans and Studies. Sudden removal of a key area for development within existing zoning can effectively destroy weeks of work designed to achieve the higher objectives.

One or two failures of this nature can also have an effect on the possibility of future discussions of a like kind. Developers capable of organizing and putting together a large project in accordance with objectives do not take too kindly to having the whole project fail because of new developments which are not compatible with such new objectives.

The Planner is faced with a real problem and so is Council. Council has rejected one possible method of dealing with it by the establishment of a new zoning category. (C3a) In this one instance of P.P.A. #1237 the Planner suggests the possibility of rezoning to ultimate use.

There may be other methods of achieving the same result. The question mainly is whether it is desired to maintain possibilities of developments in accordance in general with the Community Plans.

It has always been accepted that the acceptance of a Community Plan is only a guide toward the ultimate development with many variations in detail likely between the present and future objectives. Nevertheless, it has also been assumed that the broad concept of the Plan would not be subject to the same variation.

This report item specifically relates to P.P.A. #1237 and the direction of Council is required.

Your Municipal Manager recommends that, consistent with the intent of Council, the Planning Director be instructed to examine and report upon possible means to protect the interests of the Council in any Community Plan or Study approved by the Council in-principle. adopted  
15/6/70

20. Re: 1970 Capital Improvement Program  
Major Road Program

Council approved this Program in total amount but reserved decision on items of work included in it.

A Special Report is being prepared with reference to all items in the C.I.P. referring to Willingdon Avenue extension south of Kingsway. These items are #6, 7, 8, 10, 19, 20, 21, 37, 38 and 39.

It is recommended that all other items in the Major Road 1970 program be cleared so the necessary steps can be taken to put the work in hand.

Continued --

adopted  
15/6/70

21. Re: Local Improvement  
Lane Paving

The Local Improvement Lane Paving Program is proceeding very satisfactorily and the contractor has now moved into Phase VI of the Program.

There were three items which have shown up in the construction to date. Of these three, two of them could well have been foreseen and included in the tender call but were not. The third item is one which would be of convenience to complete the whole program expeditiously.

Item 1 - Hand-laid asphalt

The tender call did not include a price for this. Such work is more expensive than machine work and in cases of tie-ing in the lane pavement with strip paving with the required flares hand work is the only reasonable method.

J. Cewe has submitted a price of \$1275 per ton for hand-laid asphalt. The Municipal Engineer considers this price reasonable, the effect of this item on the entire program will be about \$15,000.

It is recommended this be approved.

Item 2 - Extruded Asphalt Curbing

The tender call did not include a price for this. It was found, particularly in the Capitol Hill section that curbing had to be installed in order to satisfy property-owners and ensure that no run-off occurs onto private property.

J. Cewe has submitted a price of \$.58 per lineal foot for this work and the approximate length installed was 12,000 feet.

It is recommended this be approved.

Item 3 - Tie-ins to garages etc.

This work was proposed to be, and is being done by municipal forces. It is working reasonably well but the speed of the paving program is leaving the crews far behind.

J. Cewe has submitted a price of \$2.10 per square yard or \$17.90 per ton as an alternative for this work. The tonnage basis is more convenient for costing purposes. This rate can also be used for any further asphalt curbing required.

It is recommended this be approved. Municipal forces would also continue so the project can be cleaned up.

J. Cewe Ltd. has also submitted a price of:

- (1) 25¢ per sq. yd. to remove surplus debris or excavated material. or
- (2) a machinery rental basis for the same work of:

Rubber tired backhoe and operator -	\$ 14.00 per hr.
Single Axle truck and driver -	\$ 8.00 per hr.

Mr. Olson reports that he does not intend to use this service but he asks for approval just in case the department runs into a problem of excess burden.

It is so recommended.

Continued --

*adopted  
15/6/70*

*adopted  
15/6/70*

*adopted  
15/6/70*

*adopted  
15/6/70*

22. Re: Petition - Sumas and Halifax Streets

Submitted herewith is a report by the Planning Department with respect to the subject of the Petition. ✓

23. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$29,200.00.

24. 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 April.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER.

HWB:bp

Attachments

*added  
12/16/70*

*Res'd  
12/16/70*