

16 October 1970

MANAGER'S REPORT NO. 61, 1970.

His Worship, the Mayor,  
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Miscellaneous Easement.

The Corporation requires an easement over the westerly 10 feet of Lot 101, D.L. 87, Group 1, Plan 29523 (6326 Canada Way) for the construction of a storm sewer.

The owner will grant the easement for the sum of \$1.00.

It is recommended that the easement be acquired for \$1.00 and that the Mayor and Clerk be authorized to sign the necessary documents.

2. Re: Frontage Requirements.

Subdivision Reference No. 56/70

S 100' of Lot 1, Block 10 and the north and south halves of  
Lot 2, Block 10, and Lot 23 of Lot 13, D.L. 44, Plan 3049.

Subdivision No. 56/70 is located on the east side of Bainbridge Avenue and north side of Buffalo Street in D.L. 44. See attached sketch.

Five of the lots, created by the subdivision, cannot meet the requirements of Section 712(1) of the Municipal Act which requires that a lot have a frontage of not less than 10% of its perimeter.

Section 712(2) of the Act empowers Council to waive the requirements of Section 712(1).

It is recommended that the requirements of Section 712(1) of the Act be waived as they apply to Subdivision No. 56/70.

3. Re: Transient Trailer Accommodation.

On September 8, 1970, Council received a letter from Anmore Recreations Limited requesting that certain lands near the Clifton G. Brown Memorial Swimming Pool and Deer Lake be rezoned to allow the Company to develop and operate a Holiday Trailer and Campground Complex.

Submitted herewith is the report from the Planning Director requested by Council.

4. Re: Dawson Developments Limited Housing Development Eastlake and Gagliardi Way.

Servicing of the above-named multiple family housing development involves the installation of an oversize water main and an oversize sanitary sewer. Dawson Developments Limited have applied for a 50% cost sharing of the water main as was applied to Lake City in the construction of the same size (16" diameter) water main on Eastlake between Production Way and Underhill. The sanitary sewer is 12" diameter to provide capacity for upland development, and in this case they have applied for the Corporation's sharing of the difference in cost between an 8" diameter and 12" diameter which is in accordance with the policy of the sewer utility.

Continued --

4. Re: Dawson Developments Limited Housing Development  
Eastlake and Gaglardi Way. (Cont'd)

The total cost of the water main is \$23,303.69 and with 50% cost sharing, the Corporation's share would be \$11,651.85.

The difference in cost between installing the 3" diameter and the 12" diameter sanitary sewer is \$3,687.

It is recommended that the Corporation share the cost of the installations as hereinafter indicated

Water	\$11,651.85
Sanitary Sewer	<u>3,687.00</u>
	<u>\$15,338.85</u>

5. Re: Burnaby Firearm Regulation By-Law 1964, No. 4669.

Attached hereto is a copy of the above mentioned By-Law for the information of Council.

The R.C.M.P. conducted a survey to determine the feasibility of continuing to permit shooting in the area defined in Clause 5 (1) (a) of the By-law and came to the conclusion that shooting should be eliminated as it presents a safety hazard due to the dwellings and industries now situated in the area.

The Officer in Charge of the Burnaby Detachment of the R.C.M.P. recommends that shooting of any kind be banned in the Municipality with the exceptions being as provided in Clauses 5(1)(b), (c) and (d) of the By-law.

6. Re: Lot 37, D.L. 97, Gp. 1, Plan 25527  
South West Corner of Imperial and Waltham Streets.

The Planning Department has recently been engaged in discussions regarding the state of the subject property, at the south-west corner of Imperial and Waltham. This site was the subject of a rezoning adopted November 30, 1964, whereby the C4 Service Commercial zone was extended northward to cover Lot 37, with the exception of the northerly 20 feet, where R5 Residential zoning was retained to serve as a buffer between the Commercial use and the residences on the north side of Imperial.

Among the stipulations which were agreed to by the owner at the time, Mr. A. Roadburg, prior to finalization of this rezoning, were the following:

- (a) the north 20 feet of the site adjacent Imperial Street should remain residentially zoned;
- (b) a cedar horizontally-louved fence, 6 feet high, be erected on the north side of the 20 foot buffer strip; and,
- (c) a standard crossing would be permitted from Imperial Street at the extreme westerly end of the site adjacent to the existing service station crossing.

Since completion of the rezoning, however, the property has been put to commercial use as a storage or display lot for a Kingsway auto dealership, while the terms of Council's approval have apparently been ignored. Repeated efforts by the Corporation to secure compliance with these points have been unsuccessful, and the resulting situation has been a serious blight to the surrounding area, and a source of complaints from adjacent property owners.

Continued --

6. Re: Lot 37, D.L. 97, Bp. 1, Plan 25527  
South West Corner of Imperial and Waltham Streets. (Cont'd)

The Planning Department again became directly involved in this matter in May of this year, when application was made for Preliminary Plan Approval for a free-standing sign on the property. At that time representatives of the users of Lot 37 were advised not only of the fact of non-compliance with Council's conditions, but also of the non-conformity which existed as a result of infractions of the Zoning By-law. Specifically, the residentially zoned portion of the site was being put to the same commercial use as the rest of the property, the fence which had been agreed to was never constructed, two crossings from Imperial Street to Lot 37 had been installed without approval, Preliminary Plan Approval had not been obtained for the establishment of the commercial use, and the required landscaped areas and screening had not been provided, while automobiles were being stored right up to and in some instances across the property lines, encroaching onto the Imperial Street and Waltham Avenue road allowances. The property is now owned by Riddell-Wiltse (1969) Limited, and the incumbent conditions were not made known to the new owners. The present users claim they would find considerable hardship in observing the 20 foot residential buffer condition, and it was suggested that some other means might be found to accomplish the objectives implicit in this stipulation.

Since the first meeting the Planning Department has been working with principals of the firms involved, seeking an acceptable solution. It was proposed that a development plan be prepared for the property, reflecting current Zoning By-law standards and the intent of Council's original conditions, and presenting a high quality appearance which could possibly form the basis for a bid to rezone the northerly twenty feet of the property for commercial use.

A proposal has now been received for development of the property, which would provide screen fencing on a line set back 6 feet from the north and east property lines, with a good standard of landscape development in the remaining 6 foot strip.

It is suggested that a higher overall standard may be achieved as a result of such a layout than would follow through strict application of the rezoning conditions, and that there is here an opportunity to eliminate a problem that has existed for several years, while protecting the interests of the neighbouring residents and the community in general.

It is recommended that the Planning Director be authorized to continue working with the current owners of the property to resolve the problem and submit a report to Council.

*Black Entries*

7. Re: Service Commercial Districts (C4)  
Proposed Zoning Bylaw Amendments.

*Submitted*

Submitted herewith is a report of the Planning Director in connection with the above subject matter.

*Handled*

8. Re: Tree Heights.

Submitted herewith is a report of the Planning Director in regard to Tree Heights for the consideration of Council.

9. Re: Lots "A" and "B", Block 25, D.L. 80N, Plan 16273  
(5584 Kincaid Street)  
Rezoning Reference No. 17/70.

Submitted herewith is the Planning Director's report requested by Council.

10. Re: Rezoning References No. 42/70 and 46/68.

Submitted herewith is a report from the Planning Director in connection with the above-mentioned rezonings for the consideration of Council.

11. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$32,050.

It is recommended that the estimates be approved as submitted.

12. Re: Revenue & Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Revenue and Expenditures for the period January 1st to September 27, 1970.

It is recommended that the expenditures be approved as submitted.

13. Re: Allowances.

Submitted herewith for your approval is the Municipal Treasurer's report covering applications received under Section 411 of the Municipal Act in the total amount of \$41.68.

It is recommended that the allowances applied for be granted.

14. Re: Street Lights.

Submitted herewith for your approval is the Municipal Engineer's report covering suggested street light installations.

It is recommended that the installations be approved.

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 September 14 to October 2, 1970.

16. Re: Fire Department.

Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of September.

17. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department for the four week period ending September 27, 1970.

Respectfully submitted,

E. A. Fountain,  
MUNICIPAL MANAGER.

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Attachs.