

THE CORPORATION OF THE DISTRICT OF BURNABY

30 October 1970

MANAGER'S REPORT NO. 64, 1970.

His Worship, the Mayor,
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Parcel "B", Plan 17411, Block 12, D.L. 10, Gp. 1,
Plan 3054 - 3720
Love's Kennel Property.

Beck
Submitted herewith is a report from the Planning Director in connection with the above mentioned property.

2. Re: Lot 102, D.L. 85, Gp. 1, Plan 30131
Subdivision Reference No. 148/70.

An application (148/70) for approval to subdivide the remainder of Parcel 1, R.P. 7036, D.L. 85, Gp. 1 has been received. The proposed subdivision of the property requires the inclusion of Lot 102, D.L. 85, Gp. 1, Plan 30131, which is owned by the Corporation. See sketches attached.

The Land Agent considers a fair market value for Lot 102 to be \$13,000.00.

It is recommended that the Land Agent be authorized to place Lot 102 in a sale position subject to

- (a) It becoming part of subdivision 148/70;
 - (b) A minimum price of \$13,000.00.
 - (c) The purchaser paying the legal and survey costs.
- Advised*

3. Re: Government Road Closure
Edper (B.C.) Limited.

A portion of Government Road east of the Lougheed Highway was closed and abandoned and conveyed to Edper (B.C.) Limited in connection with the Lougheed Shopping Mall development. The abandoned portion is now legally known as Lot 78 of D.L. 2 and 4, Group 1, Plan 35966.

Utility installations of Burnaby, the B.C. Hydro and Power Authority and the B.C. Telephone Company remain in the said Lot 78.

An easement document has been drawn between the parties which grants B.C. Hydro and B.C. Telephone an easement over the said Lot 78.

An easement document has also been prepared which grants an easement over the said Lot 78 to the Greater Vancouver Water District.

It is recommended that the Mayor and Clerk be authorized to sign the documents on behalf of the Corporation.

Advised

Continued --

4. Re: Initiative Local Improvements -
 Ornamental Street Lighting.

Submitted herewith is the report prepared by the Municipal Treasurer in accordance with Section 601 of the Municipal Act, referring to a proposed Ornamental Street Lighting Local Improvement under the Initiative plan on Sapperton Avenue, Mona Street and Klenner Drive.

"Sapperton Avenue from Holmes Street to Klenner Drive

Klenner Drive from Sapperton Avenue to the W.P.L. of Lot 101,
 P.35990, D.L. 13

Mona Avenue from Sapperton Avenue to the W.P.L. of Lot 110,
 P.35990, D.L. 13

Estimated cost	\$ 13,600
Estimated owner's share - privately owned lots	\$ 1,074
- Corporation owned lots	\$ 1,414
Estimated Corporation share - other	\$ 11,112
No. of lights	17
No. of properties	30
Actual frontage	3,759.14
Taxable frontage	858.00
Corporation frontage	1,112.00
Years of levy	10
Estimated lifetime of works in years	20
Annual rate per property	\$ 13
Annual rate per property additional for electrification for indefinite period	\$ 3 "

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5. Re: Road Construction Costs.

On October 13th Council requested the Municipal Engineer to provide an estimate of the costs of constructing a four-lane road to normal standards vis-a-vis one that is constructed in a "cut".

The Municipal Engineer reports as follows:

"The estimate of costs are as follows:

(a) 46' road - no cut	.....	\$ 35/lin.ft.
(b) 46' road with 5' of cut	.....	59/lin.ft.
(c) 46' road with 10' of cut	.....	87/lin.ft.
(d) 46' road with 15' of cut	.....	123/lin.ft.
(e) 46' road with 20' of cut	.....	163/lin.ft.

These costs only include road construction costs including paving and curb and gutter, but do not include any installation of services such as storm, sanitary sewers, water mains, street lighting, etc.

5. Re: Road Construction Costs. (Cont'd)

"Disadvantages of constructing a road in cut other than extra cost are as follows:

1. Extra right-of-way widths are required for all roads in cut from 5' to 20'. For example, at 20' of cut, a right-of-way width of at least 116' would be required.
2. Roads constructed in cut present difficulties at intersections, i.e., the separation of the intersecting road and the connection of intersecting utilities such as sewer and water. If crossing an existing street, all utilities would have to be lowered or attached to an overpass which may be required.
3. Roads constructed in cut present serious problems in providing either pedestrian or vehicular access to the abutting properties and would probably require separate frontage roads on either side to service the properties, certainly at 20' of depth and probably at lesser depths. "

6. Re: Proposed Church Site - Kitchener and Augusta.

Prompted by an enquiry from the Baptist Church, the Planning Department has examined locations for a church site in the north central part of the Municipality. Several sites were examined and the site outlined on the attached sketch (1), owned by the Corporation, was chosen to be the most feasible. Detailed examination reveals the site can be created at little cost and placed in a sale position.

Services.

Water and sanitary sewer service are available. Kitchener is constructed east to Augusta and Augusta is constructed as far north as Kitchener. Neither road is proposed to extend beyond these points. Drainage is to an open ditch on Kitchener.

Land Use.

The site is presently zoned R4 Residential and rezoning to P1 Institutional will be required. The Planning Director recommends the rezoning as already indicated in the Community Plan for the area. See sketches (2) and (3) attached.

Road Closure.

In order to create the site it will be necessary to abandon that portion of unconstructed Augusta allowance between Kitchener and the D.L. 137 major road to the north. It will be necessary to retain an easement as shown on sketch No. (1).

It is recommended that Council

- (a) Approve in principle the use of the site for church purposes. The Planning Department will include it in the next group of rezonings.
- (b) Authorize the preparation of a Bylaw to abandon the portion of Augusta Avenue hereinbefore referred to.
- (c) Authorize the Land Agent to offer the site for sale by public tender as a church site subject to the purchaser
 - (i) granting an easement to the Corporation over a portion of the site as shown on sketch No. (1);
 - (ii) providing preliminary drawings for the building and the site acceptable to the Corporation; and
 - (iii) providing a construction schedule acceptable to the Corporation.

Continued --

7. Re: Service Commercial Districts (C4).

Rec'd
Submitted herewith is a report from the Planning Director indicating the advisability of establishing a separate commercial category for those uses presently permitted under numbers 1, 2, 3, 10, 13, 23, 24, 27, 28, 30 and 32 of Section 304.1 of the Zoning By-law.

The report was requested by Council.

8. Re: Loughheed Hotel Limited.

In 1955, C. B. Riley Industrial Corporation Limited granted Burnaby the option of purchase a 0.025 acre portion of Lot 1 of Lot "A", Block 4, of the East half of D.L. 119, Gp. 1, Plan 16108. At that time it was considered it might be necessary to acquire the said portion for the eventual widening of Douglas Road. See attached sketch for location of Lot 1.

Douglas Road has been constructed to final standard in this area and the portion of the property is not required. The option expired on November 23th, 1965.

The option was registered against the property under No. 194374 and the current owner (Loughheed Hotel Limited) requests a Quit Claim Deed to clear the title.

advised
It is recommended that the Mayor and Clerk be authorized to sign the Quit Claim Deed.

9. Re: Local Improvement Cost Report Per Section 601 Municipal Act.

A sufficient petition has been received for lane paving "L" Lane east of Davies Street from Davies Street to 16th Avenue. The following is an outline of the data required relative to it.

Length of work	730 ft.
Estimated cost of work	\$ 1,460.00
Actual frontage	1,336.60 ft.
Taxable frontage	811.15 ft.
Municipal frontage	66.00 ft.
Owner's share of the cost of the work	\$ 811.15
Estimated lifetime of work	10 years
Frontage tax levies	5 annual installations of \$.257 per taxable front foot.

10. Re: 1971 Centennial.

Rec'd
In connection with the Centennial Committee's presentation to Council of 19 October, Council asked to be advised of the relationship between the account shown in the current Treasurer's Statement of Revenue and Expenditure and the one mentioned by the Centennial Committee in its submission.

The Treasurer's Report of 27 September shows:

Centennial Celebration 1971	
Increase to date	\$ 63,103
Expenditure to date	<u>2,496</u>
	<u>\$ 60,607</u>

10. Re: 1971 Centennial. (Cont'd)

This may be broken down as follows:

Burnaby's 1970 share of contribution towards the Capital project (Total 1970-71 share \$73,030)	\$ 36,930
Provincial interim payments towards \$48,720 grant for administration	24,360
Interest earnings	<u>1,813</u>
	\$ 63,103
Administrative expenditures	<u>2,496</u>
Funds on hand Sept. 27, 1971	<u>\$ 60,607</u>

The original cost sharing formula was:

<u>Administration</u>	
Province 40¢ per capita on 121,800 population	\$ 48,720
<u>Project</u>	
Province 60¢ per capita	73,080
Burnaby 60¢ per capita	<u>73,080</u>
	<u>\$146,160</u>

The new formula is:

<u>Administration</u>	
Burnaby - no specified sum per capita but whatever agreed to by the Municipality.	
Burnaby agreed to 40¢ per capita	\$ 48,720
<u>Project</u>	
Burnaby - Baker property	\$ 110,134
- Dowad property	18,000
- 20¢ per capita	<u>24,350</u>
	\$ 152,494
Province \$1.00 per capita	121,800
Government of Canada \$1.00 per capita	<u>121,800</u>
	<u>\$ 396,094</u>

Plus interest earnings from time to time on cash on hand.

11. Re: Proposed Commercial Development in D.L.'s 137 and 138.

Submitted herewith for the information of Council is the Planning Director's report in connection with the above subject.

12. Re: Hastings Street Widening Esmond to MacDonald - Springer to Holdom.

The Department of Highways has approved Burnaby carrying out the work for the improvement of Hastings Street in the above locations and undertaken to include in future work the construction of the sidewalk between Springer and Holdom Avenues.

Submitted herewith is a report from the Municipal Engineer.

Continued --

*Hastings Street
 adjacent to the
 a road extension*

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13. Re: 1970 Recast Budget.

[Handwritten signature]
Submitted herewith is the Recast Budget for the year 1970 for the consideration of Council.

14. Re: Rezoning Reference No. 84/69.

The above rezoning refers to an area in D.L. 75, 76 and 77, Group 1, north of Lougheed Highway and south of Ericson Drive.

Four easements are required to complete the rezoning and they are described as follows:

Easement 1

Legal description - Lot 75, D.L. 4, Plan 35319.

Details of ownership - Walnut Enterprises Limited, c/o Brown Bros. Holdings Ltd., Seaview Construction Ltd., and Simco Rentals Ltd.

The above companies of 5690 Granville Street, Vancouver, B. C.

Description of easement - This easement is of varying width and geometry and is located on the south side of this parcel and parallel to the east property line at a distance of approximately 40 feet from this property line.

This easement is required for sewerage and drainage works and is to be provided at no cost to the Municipality.

The property is located at 9411 Lougheed Highway.

Easement 2

Legal description - Lot 76, D.L. 4, Plan 35319.

Details of ownership - This property, a previous 33 foot road allowance, is now owned by the Corporation and, as part of the land exchange related to this rezoning and approved by Council on March 16, 1970, will be conveyed to Walnut Enterprises. Therefore, this easement document will be registered in the name of Walnut Enterprises and will follow the conveyance of this parcel from the Corporation to Walnut Enterprises.

Description of easement - This easement is 15 feet wide and is located on the south side of lot 76.

This easement is required for sewerage works and is to be provided at no cost to the Municipality.

The property is located at 9381 Lougheed Highway.

Easement 3

Legal description - Lot 77, D.L. 4, Plan 35319.

Details of ownership - Walnut Enterprises Ltd., c/o Brown Bros. Holdings Ltd., Seaview Construction Ltd., and Simco Rentals Limited.

The above companies of 5690 Granville Street, Vancouver, B. C.

Description of easement - This easement is of varying width and is located on the south side of lot 77.

This easement is required for sewerage works and is to be provided at no cost to the Municipality.

The property is located at 9353 Lougheed Highway.

14. Re: Rezoning Reference No. 84/69. (Cont'd)

Easement 4

Legal description - S $\frac{1}{2}$, Block 2, D.L. 4, Plan 845.

Details of ownership - Bay Centre Apartments Ltd., c/o Eirikson & Husband of 314 - 6th Street, New Westminster, B. C.

Description of easement - This easement is 13 feet wide and is located on the south side of this parcel.

This easement is required for sewerage and drainage works and is to be provided at no costs to the Municipality.

The property is located at 9645 Lougheed Highway.

advised
It is recommended that the easements be acquired and that the Mayor and Clerk be authorized to sign the necessary documents.

15. Re: Estimates.

advised
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$88,560.00.

It is recommended that the estimates be approved as submitted.

16. Re: Allowances.

advised
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 \$19.62.

It is recommended that the allowances applied for be granted.

17. Re: Medical Health.

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

18. Re: Social Service.

Rec'd
Submitted herewith for your information is a report prepared by the Social Service Administrator indicating Social Allowance Disbursements and Case-loads for select months in 1970 as compared to those same months in 1969.

Respectfully submitted,

E. A. Fountain
E. A. Fountain,
for MUNICIPAL MANAGER.

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- Attachs.