

THE CORPORATION OF THE DISTRICT OF BURNABY

18 December 1970

MANAGER'S REPORT NO. 78, 1970

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

Gentlemen:

Your Manager reports as follows:

1. Re: Subdivision Reference No. 50/70  
Acquisition of Easements.

This is a 15-lot subdivision of land bounded by Hurst, Patterson, Imperial and Willingdon. The majority of the land fronts on Willingdon with a small "finger" 90' wide extending south to Hurst Street.

In order to complete this subdivision, drainage easements are required as shown in the sketch appended.

The legal description is:

Old - Lot 6, D.L. 149NW $\frac{1}{2}$ , Plan 10020  
New - Lots 70 and 71, D.L. 149NW $\frac{1}{2}$  - Plan to be assigned upon registration.

This land is owned by Macaulay, Nicolls, Maitland & Company Limited, Realtors, 435 Howe Street, Vancouver, B. C.

The easements are 6' wide and are located on the easterly sides of Lots 70 and 71, and on the southerly end of Lot 70. They are required for drainage works and are to be provided at no cost to the Corporation.

It is recommended that Council grant authority to accept and execute these easements.

2. Re: Tax Adjustments -  
Section 376 Municipal Act.

In the ordinary course of events, property owners have the right of appeal of assessments to the Annual Court of Revision. Once confirmed by the Court, the assessments become taxable in the ordinary way.

However, property owners, if they are not satisfied with a decision of the Court of Revision, have the right of appeal to a Board of Appeal set up by the Provincial Government.

Occasionally, too, errors are found in the assessment roll, in which case an order for correction may be issued by the Provincial Assessment Commissioner.

Orders of the Board of Appeal and the Assessment Commissioner are binding on the Municipality; nevertheless, Section 376 of the Municipal Act requires that corrections in assessments be placed before Council for their information.

Attached is a report of the corrections made during 1970. Tax refunds have been made with respect to thirteen of these properties on which the taxes were paid in full before notification of the adjustments reached this office.

It is recommended that Council ratify the adjustments to the Tax Roll and authorize adjustments to the accounts and refunds made where necessary.

Continued --

3. Re: Municipal Land - Acquisition, Development and Sale.

Item No. 11 of the Municipal Manager's Report No. 76, 1970, dealt with this subject by submission of correspondence with the Municipal Treasurer. It recommended passing a Tax Sale Monies Bylaw for \$900,000 and the Bylaw appeared on the same Agenda.

Your Municipal Manager withdrew the Bylaw and explained that a series of Bylaws would be substituted.

The Inspector of Municipalities has accepted the principle of using tax sale monies to purchase and develop real property and is prepared to accept a program of \$900,000 in total for 1970 - 1971.

A Bylaw has now been prepared for \$226,756.23 to pay for the cost of land purchased by the Municipality in the year 1970. This sum was part of the provision for land acquisitions shown in the report given to the Inspector of Municipalities.

A schedule of the lands so acquired is appended.

It is recommended this Bylaw be passed.

From time to time, as need arises, further Bylaws will be placed before Council.

*App'd  
2/11/70*

4. Re: Norburn Electric -  
Local Improvement Street Lighting - Contract No. 2.

Norburn Electric wrote to Council pointing out that they had not been permitted to carry out certain works in the contract and requesting that:

- a) some decision be arrived at with regard to closing out the contract, and
- b) they be allowed to complete the contract when the Corporation sees fit, at unit prices prevailing at the time they are asked to recommence.

The contract could not be accepted as completed at the time Norburn Electric wrote because one street other than three to be deleted was not complete. Final invoicing on this one street was received 15th December, 1970.

There are three streets, Sapperton Avenue, Wilberforce Street and Mona Avenue which cannot be lighted at this time due to problems of finalizing the Local Improvement due in turn to delay in the legal creation of parcels.

It is recommended that the Norburn Electric Local Improvement Street Lighting Contract No. 2 be now considered complete with the removal of the three streets named above.

Regarding the second request of Norburn Electric it is recommended that this not be approved and that the three streets named be included in a future tender call for street lighting.

*App'd  
2/11/70*

5. Re: Rezoning Reference No. 56/70,  
From RM3 Multiple Family Residential to  
Residential District Five (R5).

The property affected by this rezoning is Lots "A" and "B", Block 30, S.D. 22/23, Plan 13874, D.L. 152, and is known as 6515 and 6525 Burlington Avenue.

Further to Council's directive of November 16, the Planning Department has been in contact with the two applicants to discuss the recommendation that the subject lots be rezoned to RM2 instead of R5 as requested by the applicant. The applicants were informed that rezoning to RM2 would reduce

5. Re: Rezoning Reference No. 56/70 (Cont'd)

their present tax bill. The applicants were also advised of the Planning Department's views in the matter, namely that apartment zoning is consistent with present and expected future land usage in this area.

The Planning Department has now received replies from the applicants (copies of which are attached) in which they formally express their objections to the Planning Department's proposal.

This information is forwarded to Council for consideration along with the original recommendation of the Planning Department that the properties be rezoned to RM2 Multiple Family.

6. Re: Contract with Donmac Contractors Limited.

Burnaby has a contract with Donmac Contractors Limited for the construction of Storm and Sanitary Sewers on Imperial Street and Bainbridge Avenue. Completion date of the contract is 31 December, 1970.

Because of very difficult excavation problems encountered on Bainbridge, and because of the recent continuous wet weather, the Company, by letter dated 9 December, 1970, has requested an extension of time for completion date to 21 January, 1971.

This request is reasonable and it is recommended that the completion date of the Donmac Contractors Limited contract be amended to 21 January, 1971, without application of the \$100 per day liquidated damages charge until after that date.

7. Re: Electronic Data Processing.

By Special Report No. 8, 1970, submitted to Council on 13th October, 1970, the matter of new Electronic Data Processing equipment was presented to Council.

Council had three specific questions on which it desired further information:

- (1) the increase in the number of staff members that has occurred since the Corporation first began using the IBM Electronic Data Processing Equipment?
- (2) the cost per unit of work produced compared to the cost that would be expected if such work was produced manually?
- (3) an amplification of the use being made of the IBM equipment by all departments of the Corporation?

Alderman Marcier asked the Treasurer to supply this information direct to Council.

Mr. McCafferty's letter to the Municipal Manager, dated 1st December, 1970, is submitted herewith.

8. Re: Rezoning Reference No. 46/70.

The property is:

Lot 14, Block 22, D.L. 151/3, Plan 3471,  
Lots 15 and 16, Block 22, D.L. 152, Plan 3471,  
and is known as 6539, 6549 and 6557 Bonsor Avenue.

Proposed Rezoning is from C2 Commercial to Comprehensive Development.

*Response to  
R.S.  
P. Aty.  
21/12/70*

*adopted  
21/12/70*

*Labelled  
A/A - Marcier  
reports*

8. Re: Rezoning Reference No. 46/70. (Cont'd)

Planning recommend the following be set as prerequisites to this rezoning:

1. The deposit of monies to cover the cost of providing storm sewers to the site.
2. The consolidation of the subject properties into one site.
3. The submission of an undertaking to remove all existing improvements within 6 months of the rezoning being effected.
4. The submission of a suitable plan of development.

*advised  
21/12/70*

9. Re: Pay for Election Workers.

It is recommended that Council confirm the following pay scale for election workers as informally approved to the Returning Officer on 15th December, 1970.

Presiding Officer:

<u>Pre 1970</u>	<u>1970</u>
\$25.00 plus \$1.00 for each Poll Clerk in afternoon shift plus \$3.50 transportation.	\$30.00 plus \$1.50 for each Poll Clerk in afternoon shift plus \$4.00 transportation.

Poll Clerk:

<u>Pre 1970</u>	<u>1970</u>
\$20.00 full day; \$12.00 afternoon shift.	\$20.00 full day (small station) \$12.00 morning shift; \$15.00 afternoon shift.

*Advised  
21/12/70*

Total cost for Polling Station staff in December 1969 was \$3,951.00, compared with \$4,925.00 for December 1970 Election.

Additional funds were included in the Recast Budget to cover this cost.

10. Re: Waste Oil Disposal Proposal - Stride Avenue Area - (Imperial Paving Limited).

At its meeting held 14th December, 1970, Council received a request from Imperial Paving Limited to lease one acre of land in the "Stride Pit" area, on which the Company could locate facilities required to reprocess used lubricant oils.

Council took no action pending a report from the Planning Department and consideration of the Kaller Report.

Your Municipal Manager directed Mr. Kaller to obtain technical information on the process being used by Imperial Paving, with particular respect to volume, nuisances such as odour, waste product etc. At time of writing this report item, this information is not available. It is understood, however, that the process being used is one developed by Standard Oil.

The Report by the Planning Department is appended. To it could be added that B.C. Hydro is still very interested in that part of the Stride Area which is now designated for future M2 use, and a meeting was held with Hydro representatives on Tuesday, 15th December, 1970. Discussions are still continuing.

*Talbot  
Management to  
see if there is any  
pieces in Bureau  
which can be  
recommended  
for this area*

11. Re: Request for Easement -  
11th Avenue and Cumberland -  
Greater Vancouver Water District.

The Greater Vancouver Water District has made an application for a perpetual 10' easement for purposes of the 48-inch Westburnco Joing Main.

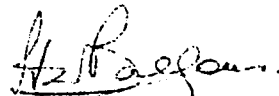
It was found virtually impossible to avoid all the existing services with a route through the intersection and the District therefore proposes to cross over the park at the corner of 11th Avenue and Cumberland.

The Parks and Recreation Commission has considered this request and recommends that the easement be granted, subject to the area being restored as near as possible to its existing condition.

It is recommended that the Greater Vancouver Water District be granted a 10' easement in perpetuity through Lot 2, Block 3, D.L. 13 as shown on the sketch supplied by the Greater Vancouver Water District, and subject to the condition suggested by the Parks and Recreation Commission.

It is further recommended that authority be granted to execute all necessary documents.

Respectfully submitted,



H. W. Baifour,  
MUNICIPAL MANAGER.

HB:ep

Attachs.

*app  
7/11/70*

12. Re: Subdivision Reference #50/70,  
Easement.

Item #1 of the Municipal Manager's Report No. 78, 1970, recommends acceptance of certain easements from this Hurst, Patterson, Imperial and Willingdon subdivision.

✓ The Right-of-way plan has now been received for this subdivision and it is noted that a 10' drainage easement at the rear of Lot 58 was inadvertently omitted from Item #1.

It is further recommended that Council authorize the acceptance of a 10' easement over the south 10' of Lot 58, in addition to the other easements.

13. Re: Vancouver Enterprises Ltd.

By Item No. 4 of the Municipal Manager's Report No. 74, 1970, it was recommended that Council authorize execution of a Supplementary Agreement to the Master Agreement in effect between Burnaby and Vancouver Enterprises Ltd. to cover the placement of vending machines in James Cowan Centre to those already provided for in the Master Agreement.

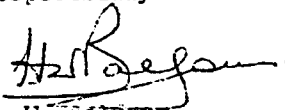
Item No. 4 was tabled pending information as to the formal decision of the Parks and Recreation Commission with respect to the Supplementary Agreement.

At its meeting held December 16, 1970, the Parks and Recreation Commission approved execution of the Supplementary Agreement and it is so recommended.

14. 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 November, 1970.

Respectfully submitted,

  
H. W. BATEOUR  
MUNICIPAL MANAGER

H. W. B.

*Approved  
21/12/70*

*Rec'd*

FOR  
RECORD

GREATER VANCOUVER WATER DISTRICT

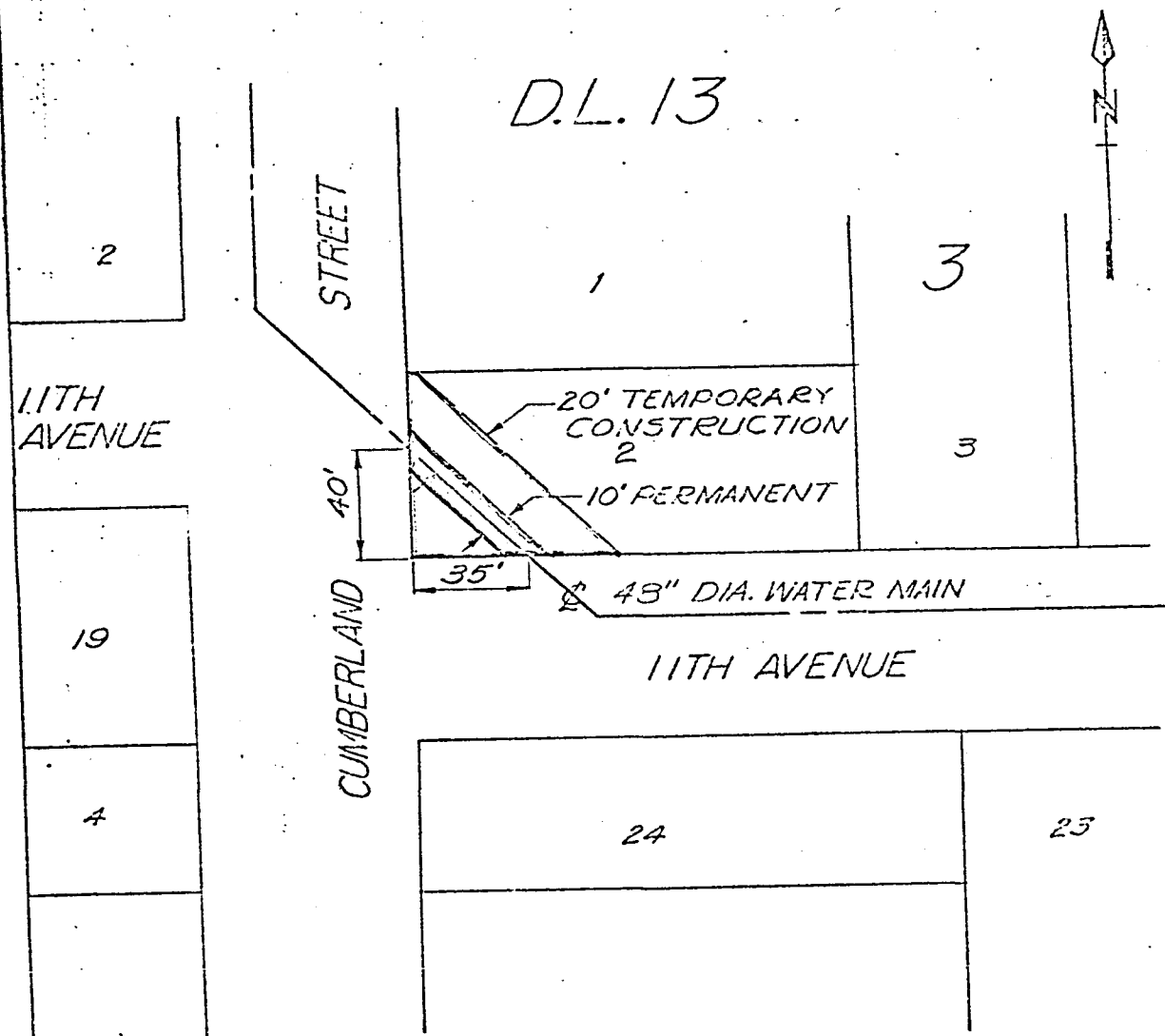
SKETCH SK.10WF-1257

PROJECT WESTBURNCO INS  
TITLE PROPOSED EASEMENT THROUGH LOT 2 BLOCK 3 D.L.13

MADE BY *W.E.B.*

CHECKED K.D.

DATE NOV. 17, 1970



A 10 FT. PERMANENT EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT AS SHOWN ARE REQUIRED ON THIS PROPERTY

MANAGER'S REPORT

ITEM No 11