

THE CORPORATION OF THE DISTRICT OF BURNABY

18 September 1970

MANAGER'S REPORT NO. 53, 1970.

His Worship, the Mayor,  
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: Swangard Stadium.

*Tabled  
for one  
week.*

Council directed that information be obtained through the Parks and Recreation Commission concerning booking procedures at Swangard Stadium, with particular reference to prejudice to amateur and junior events by non-amateur and non-junior bookings.

Attached is a copy of a letter from the Secretary of the Central Park Committee, received through the Parks and Recreation Commission - together with the Rental Structure as approved by the Central Park Committee.

2. Re: Next Phase of Development of Buckingham Heights,  
D.L. 86 - Stage 3 - Phase I.

Of the thirty-eight lots recently put on sale by the Corporation in Buckingham Heights only four remain unsold. The experience of having this type of Municipal property available for sale has been most encouraging and satisfactory.

It is now proposed to proceed with Phase I of Stage 3 of Buckingham Heights development. Only Municipal land is involved in this Stage, and it is in accordance with the Municipal Land Development Program 1970-1979 which was in support of the Report entitled "Municipal Land - Acquisition, Development and Sales" which was adopted in principle by Council on 22nd June, 1970.

The above report envisaged complementary programs of land sales and acquisition. It is expected that a program will shortly be placed before Council for assembly and development of the first stage of development proposed for the Cariboo Area. This would be a follow-up on the Monroe, Sapperton, Wilberforce project already partially sold.

Phase I of Stage 3 would create 20 lots with a cul-de-sac. Submitted with this Report Item are:

1. Sketch of the proposed Subdivision.
2. Critical Path Schedule.
3. Schedule of Operations.

Servicing costs are estimated at \$5,430 per lot, with a total cost estimated at \$108,600.

*Approved*

It is recommended that Council authorize that development of Phase I of Stage 3 - D.L. 86 proceed as outlined.

3. Re: Reservoir and Water-mains - Tenth Avenue.

At its meeting held 8th September 1970, Council adopted the recommendation of the Municipal Manager in Item No. 23, Municipal Manager's Report No. 49, 1970.

This recommendation was that the bid of Manson Construction of \$107,132 for Item a) of the tender call be accepted, subject to written consent of the bidder to removal of Items b) to f) from the tender award.

Continued --

3. Re: Reservoir and Water-mains - Tenth Avenue. (Cont'd)

The Municipal Engineer has discussed this with Manson Construction, having regard to the problems which would be created by the segregation of the work contained in Item a) from all the work contained in Items b) to f) by the possibilities of 2 contractors working in the same area, and the close liaison which must be effected between some of the work. The result of these discussions is that the Municipal Engineer now recommends that the following items be performed by the low bidder, Manson Construction:

a) For the construction of the pre-stressed concrete reservoir, including all the metal work and piping within the reservoir and 2 feet beyond . . . . .	\$107,132.
b) For the construction of the 2 valve chambers, including all the miscellaneous metal work but excluding all the electrical installations, valves, pipes and controls . . . . .	7,428.
f) For the installation of the fence, backfilling and miscellaneous work and incidentals . . . . .	9,169.
g) Permit and bonding cost . . . . .	<u>1,083.75</u>
	<u>\$124,812.75</u>

*Approved*

Your Municipal Manager concurs and so recommends.

4. Re: Tenders for the Construction of Storm Drainage.

Tenders were called and closed at 3:00 p.m. local time, Friday, 11th September, 1970, for three Storm Drainage Projects:

- a) Halifax Street
- b) Cameron Street
- c) Bainbridge Street.

Six bids were received and opened by the Purchasing Agent in the presence of Messrs. V.D. Kennedy, C.R. Walters, R.J. Constable, and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

Each project is an independent bid.

It is recommended that contracts be awarded to the low bidders as follows:

*Approved*

a) Halifax Street - H. J. Rai Limited	\$44,407.00
b) Cameron Street - H. J. Rai Limited	\$38,583.00
c) Bainbridge Street - Construction Cartage Ltd.	\$45,996.80

with actual payments to be based on the unit prices quoted.

*Engin. to negotiate with Lang Cos. to come up with satisfactory answer.*

An error was discovered in the quantity estimated in the tender call for a determinable unit (Manholes). As payments are based on unit prices/quantities, the tender values have been adjusted accordingly. A revised tabulation is submitted with respect to Bainbridge Street.

5. Re: Lot Sizes in the R4  
(Two-Family Residential District).

*Concurred with the recommendation.*

Submitted herewith is a report from the Planning Department on this subject, prepared subsequent to the Report of the Advisory Planning Commission to Council.

The Planner's Report dated 13 July 1970 is herewith returned to Council for disposition.

6. Re: North Road-Cameron Street (Community Plan Area No. 5)  
Lougheed Highway-Government Street (Community Plan Area No. 10)  
Bell Park.

*Adopt the Community Plan as a Guide.*

Submitted herewith is a Report from the Planner prepared subsequent to the Report of the Advisory Planning Commission received by Council 14th September, 1970.

7. Re: Edmonds - Kingsway (Community Plan Area No. 6)

*Concurred with the recommendation.*

Submitted herewith for the consideration of Council is a Report of the Planner, prepared subsequent to the Report of the Advisory Planning Commission received by Council 14th September, 1970.

8. Re: Sanitary Sewer Tenders -  
Stride Avenue - 20th Street.

*Award to Greenwood.*

Item No. 2 of the Municipal Manager's Report No. 51, 1970, was withdrawn from Council consideration because it had been discovered that one section of the tender call had been interpreted in a different manner by the tenderers.

It does not seem possible now, to resolve this difference in tendering by any negotiation with the tenderers.

It is therefore recommended that all bids for the construction of sanitary sewers - Stride Avenue-20th Street be rejected, and the project recalled in conjunction with two additional projects now at the tender call stage.

9. Re: Craven Property - 5175 Sperling Avenue  
Westerly portion of part of an acre (0.91) Sketch 8331  
of Lot 2 of part of D.L. 85, Plan 3404.

The rear portion of the property known as 5175 Sperling Avenue was obtained by the Corporation for Park purposes. There is a dwelling on it.

The dwelling has now been vacated by Mr. Craven. As it has no access to a public road except through the rest of the Craven property it cannot be re-occupied.

*Approved.*

Mr. Craven has given permission up to 30th October, 1970, to traverse his property for the purpose of demolition of the old dwelling.

It is recommended that Council authorize the Parks and Recreation Commission to demolish this building.

10. Re: Storm Drainage  
Miller Cartage and Contracting Limited  
Enclosure of 12th Avenue-15th Street Watercourse.

On 27 July, Council approved a recommendation to extend the completion date of the above-named contract to the 15th of September, 1970, without application of the \$100/day liquidated damages because of strikes in the

10. Re: Storm Drainage  
Miller Cartage and Contracting Limited  
Enclosure of 12th Avenue-15th Street Watercourse. (Cont'd)

construction industry. This extension was subject to review to consider the necessity of any further extension.

Because of delay in the supply of 30" diameter concrete pipe subsequent to settlement of the strikes, Miller Cartage was subject to further delays and we now have a letter from them dated 15 September, 1970, requesting a further extension of time to 15 October, 1970, without application of the \$100/day liquidated damages.

It is recommended that the application for extension to 15 October, 1970, be granted as the circumstances have been verified.

11. Re: North 165.5 feet of Lot 2, Except Northly 123 feet,  
Block 5, D.L. 32, Plan 6123 - RZ No. 24/70.

On August 10, 1970, Council considered the above application and instructed the Planning Department to continue discussions with the applicant, to explore the possibility of development of the site for high-density residential purposes without a further land assembly and, to arrive at a mutually acceptable development scheme that would reflect the objectives of the McMurray Community Plan.

A meeting was held with the owner and a representative for the applicant and it was established that the applicant would instruct his architect to work with the Department towards an acceptable plan of development.

Discussions were held with the architect and a preliminary sketch has been submitted. A 10-storey building has been proposed located in the north-west corner of the site to provide ample setbacks from Nelson Avenue and the future Hazel Street extension to the south. This location would provide a possibility to physically integrate the proposal in the McMurray Community Plan and would provide a proper relationship between this proposal and the future highrise buildings envisaged by the Community Plan. However, it should be realized that the location of the proposed building on this small site will dictate to some degree the siting of the future high-rises on the adjacent properties to the west.

The setbacks from the north and west property lines would not comply with the bylaw regulations and this coupled with the desire for maximum flexibility in design has brought Planning to the conclusion that CD Comprehensive Development zoning would be a necessity.

From the above observations it appears that the preliminary proposal has merit and could form a basis for a development plan which would reflect the objectives of the McMurray Community Plan. It is, therefore, recommended that Council endorse this proposal in principle. This will enable the applicant to prepare detailed drawings suitable for CD zoning and presentation to a Public Hearing. Once these drawings have been prepared a further report will be submitted to Council together with the conditions which should be attached to the rezoning of the site under the Comprehensive Development section of the bylaw.

12. Re: Lot 20 Except E. 10', S.D. 4, Block A, D.L. 91 S.W., Plan 1346  
6642 Strathmore Avenue.

The following information is submitted with reference to a petition to Council, from several residents in the area.

The License Department has investigated the petition of complaint regarding the above mentioned premises.

12. Re: Lot 20 Except E. 10', S.D. 4, Block A, D.L. 91 S.W., Plan 1346  
6642 Strathmore Avenue. (Cont'd)

*Rec'd. info.*

This house is located in an R5 zone and not in a single family zone as intimated in the petition. The house itself is kept in an untidy state with rags hanging in the windows in lieu of drapes.

It is rented to two persons (hippy types) who in turn rent permanent accommodation to three more. Today, however, in addition to the five mentioned there were three others staying at the house who, one of the tenants states, are visitors.

Letters are being sent to the owner and the tenants warning that the number of persons living in this house must be reduced to 5 within 30 days, or legal action will be instituted.

13. Re: Local Improvement Cost Report -  
12th Avenue-11th Avenue Lane between Fenwick and Gossen Street.

Submitted herewith is the cost report pursuant to Section 601 of the Municipal Act as prepared by the Municipal Treasurer and relating to the above Local Improvement project.

Under date of 3 September the Municipal Clerk advises that he has a petition sufficient to undertake the above mentioned works. The following is the cost information required pursuant to Section 601 of the Municipal Act:

*Rec'd.*

Length of work	620'
Estimated cost of work	\$ 1,240.00
Actual frontage	1,232.00'
Taxable frontage	1,177.00'
Owners' share of cost of work	\$ 1,177.00
Estimated lifetime of the work	10 years
Frontage tax levies	5 annual instalments of \$.257 per taxable front foot.

The total length of construction is actually 770 feet, which includes 150' on Fenwick. Fenwick Street construction cannot be included in the Local Improvement Program therefore a further cost of \$300 will be incurred on Fenwick, bringing the total cost of the Project to \$1,540.

14. Re: Tenders for Sanitary Sewers -  
Area No. 1 - Copley Pump Area  
Area No. 3 - Claude-Rayside Area.

Tenders were called for the above projects and closed at 3:00 p.m. local time, Wednesday, 9th September, 1970.

Three bids were received and opened by the Purchasing Agent in the presence of E.E. Olson, V.D. Kennedy, C.R. Walters, R.J. Constable, and members of the firms bidding.

Submitted herewith is a tabulation of the bids received.

Immediately prior to the closing of tenders Associated Engineering Services Limited revised the original estimate of \$334,600 to \$408,000 (not including engineering supervision costs). This re-estimate was necessary because of additional requirements they had decided upon; recent contract settlements; and unit prices for laying sewers on piles.

The low bid received was from H. B. Contracting Limited at \$426,465.43.

A careful review was made of the bid with the view of determining its acceptability within itself. Consideration was also given to possible

14. Re: Tenders for Sanitary Sewers -  
Area No. 1 - Copley Pump Area  
Area No. 3 - Claude-Rayside Area. (Cont'd)

cost advantage which might be gained by postponing this construction until spring.

It is considered that the low bid is within reason considering all factors, and that there is little or no possibility of improving the cost by delay. In fact, a later call might prove more expensive.

It is recommended that the Contract be awarded to the low bidder at a bid price of \$426,465.43.

15. Re: Acquisition of Easements -  
Subdivision Reference No. 56/70.

Subdivision Reference No. 56/70 involves land on the east side of Bainbridge, north of Buffalo Street.

In order to finalize the subdivision drainage easements are required as follow:

- (1) 10' in width from the north side of the new Lot 92, D.L. 44 owned by Axel Koll of 3184 Bainbridge Avenue.
- (2) 10' in width and located on the easterly 7' of new Lots 99 and 104 and on the westerly 3' of new Lots 98 and 105, all in D.L. 44. This property is owned by Cardinal Developments Limited.

The easements are required for drainage works and no consideration is payable by the Corporation.

Council's approval to accept these easements is recommended.

16. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$80,530.

It is recommended that the estimates be approved as submitted.

17. Re: Revenue & Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Revenue and Expenditures for the period 1st January to 31st August, 1970.

It is recommended that the expenditures be approved as submitted.

18. 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 \$136.96.

It is recommended that the allowances applied for be granted.

19. Re: Street Lights.

*Approved*  
It is recommended that Council approve the following requests for street lights:

- 300W Mercury Vapour: At dead-end of Dominion Street east of Smith;  
At Yeovil Avenue and Woodvale Crescent;  
At Kitchener Street and Blaine Avenue;  
On north side of Halifax, 65' East of Tallin.

20. Re: Building Department.

*Rec'd.*  
Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period August 17th to September 11th, 1970.

21. 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 August, 1970.

22. 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 August 3rd to August 30th, 1970.

23. Re: Rezoning Applications.

Submitted herewith for your consideration are reports submitted by the Planning Director covering various rezoning applications, as itemized on the attached covering report.

Respectfully submitted,

*H. W. Balfour*  
H. W. Balfour,  
MUNICIPAL MANAGER.

HS:ep

Attachs.

24. Re: Proposed Office Building at  
Sprott Street and Norland Avenue  
Rezoning Ref. No. 6/70.

*Approved*

The original concept of the building to be created under this Comprehensive Development rezoning has been amended by the applicant to meet various requirements.

Submitted herewith is a report by the Planner recommending that the subject now be forwarded to another Public Hearing.

25. Re: East Lake City -  
Dawson Developments  
Rezoning Reference No. 37/70.

One of the conditions attached to this Rezoning was "the availability of an elementary school building".

*Rec'd. the info.*

As of this date the School Board is not in a position to supply the letter which would satisfy this prerequisite so the Planner is unable to return the Bylaw to Council for Final Adcption.

This information is supplied in view of the fact that a public announcement has been made of the availability of Federal funds for the proposed project.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

HB:ep