

THE CORPORATION OF THE DISTRICT OF BURNABY

24 July 1970

MANAGER'S REPORT NO. 43, 1970.

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

Gentlemen:

Your Manager reports as follows:

1. Local Improvement Construction - Bylaw 5697.

Item 16 in the above Bylaw shows project No. 16 to be the paving of a lane, 17th to 16th Avenues from Sylvan Drive to Humphries Avenue.

It has now been found that a small portion of the lane is already paved so Item 16 of the Bylaw should be amended.

A Bylaw has been prepared to amend the description of Item No. 16 to read:

*amended*  
16th-17th lane from Sylvan Court to Humphries Avenue (W.P.L. Lot 1, Block 39, D.L. 30, Plan 3973 to Humphries).

It is recommended that the amending Bylaw be passed.

2. Re: Income Approach to Value.

Owners of revenue-producing properties in Burnaby are being contacted and asked to supply information about operating costs and income. Initially, statements covering three years are requested, so a history and background of values can be compiled. Subsequently the material will be kept current by annual statements.

A few owners have questioned the reasons for requesting this information and most have been satisfied with the explanation. As some queries might go to members of Council, the purpose of this Report Item is to make Council aware of the plans and the action taken so far.

Statutes require that assessments be related to the actual value of properties and there are three recognized ways of determining actual value.

- (1) By the cost of replacement of the buildings.
- (2) By the selling price of the land and the buildings.
- (3) By the income or rent which the land and buildings can be expected to produce.

The first two of these methods are the basic tools of the assessor and are quite effective when there are a large number of sales of comparable properties, and thus these two methods have their greatest application in the valuation of residential properties. The income approach is more difficult to apply and can be used only in valuing types of properties which normally produce a revenue.

*Re: d.*  
Until a short time ago, Burnaby made very limited use of the income approach, but it is apparent that there are enough revenue-producing properties such as apartments, warehouses and stores in Burnaby for the method to be useful in determining both assessed rental value for Business Tax, and Real Property assessments.

Continued - -

3. Re: Purchase of New Vehicle -  
Burnaby Fire Department.

When the next Fire Hall is built in Burnaby it will be necessary to purchase additional apparatus for it. The Capital Improvement Program for 1970-75 shows \$40,000 in 1971 and \$75,000 in 1972 for fire apparatus.

*advised*  
In the interests of having the first new piece of apparatus available at an early date it is recommended that Council approve of a tender call for the supply of:

"One triple combination fire pumper of 1050 IGPM capacity of modern design and must meet all requirements as laid down in CSA specifications B89-3, 1962 edition. This unit would come fully equipped except for fire hose."

The estimated cost of this apparatus is \$40,000. Delivery will be in 1971 so there is no conflict in that regard with the Capital Improvement Program as payment will not be made until delivery and acceptance.

4. Re: Storm Drainage Contract -  
Enclosure of 12th Avenue - 15th Street Watercourse.

Miller Cartage and Contracting have the contract for the above storm sewer construction. Completion date of the contract was to be 15th July, 1970.

The contract also calls for payment of \$100 liquidated damages per day after the specified completion date if the work has not been done.

This contractor has been unable to obtain the concrete pipe required for the contract due to the Concrete Workers' Strike.

Miller Cartage and Contracting have written asking for an extension of the completion date of the contract due to the strike situation which is beyond their control. They have also asked to be relieved of the \$100/day liquidated damages provision as it applies to the 15th July completion date.

*advised*  
It is recommended that the completion date be extended to 15th September, 1970, subject to review on that date to consider any further extension which may be warranted. It is further recommended that application of the \$100/day liquidated damages provision be waived for the 15th July deadline but remain in force for the new 15th September completion date.

5. Re: Broadway Road Closing - D.L. 59.

In connection with the closing of a portion of Broadway which was effected by Bylaw No. 5701 it is necessary to provide an easement for the Greater Vancouver Sewerage and Drainage works on the area.

A form of Agreement has been drawn by the Municipal Solicitor to grant this easement.

*advised*  
It is recommended that the Mayor and Clerk be authorized to execute the easement agreement.

6. Rezoning Application #19/70  
Lots 13 - 16 inclusive, Block 9, D.L. 151/153, Plan 2155.

The Bylaw for this rezoning has received two readings and it has been noted that these readings were passed with less than the 2/3rd majority of Council required to effect an amendment to the Zoning Bylaw.

Certain pre-requisites to the rezoning were also established by approval by Council of Item #3, of the Municipal Manager's Report No. 41, 1970. These stipulations are acceptable to the applicant but there would be considerable expense involved in fulfilling these pre-requisites.

It is recommended then, in view of the vote on the first two readings, that the Bylaw be advanced to third reading to determine its acceptability with the required majority, before the applicant is called upon to undertake the expense of meeting the pre-requisites.

The Bylaw could then be held at third reading until the conditions pertaining are fulfilled.

7. Re: Stride Area.

Council required a further Report from the Planning Department respecting the future of the Stride Area.

Submitted herewith for the consideration of Council is a Report by the Director of Planning on the subject, dated 27th July, 1970.

This report also refers to the letter to Council from Mrs. K.H. Pilcher.

8. Re: Sale of Municipal Property - D.L. 86.

Lots 205 to 203, and Lots 210 to 243 inclusive, D.L. 86, Group 1, Plan 36959 were offered for sale by Public Tender in the Vancouver Sun newspaper on June 26th and 27th, 1970, with bids returnable up to 4:30 p.m., 15th July, 1970.

43 bids were received as follows:

	<u>Lot</u>	<u>Amount</u>
1. Harry N. Mazur 8787 Crest Drive, Burnaby 3	213	\$ 12,001.00
2. L.V. Perry 6563 Dunnedin St., Burnaby 2	217	14,100.00
3. James E. Kohnke 6388 Griffiths Ave., Burnaby 1	207	12,150.00
4. Kenneth C. Hill 314-4900 Kingsway, Burnaby 1	217	11,556.00
5. S.K. Chang 759 West 69th Ave., Vancouver 14	234	15,400.00
6. S.K. Chang 759 West 69th Ave., Vancouver 14	242	14,300.00
7. L. W. Pasco Builders Ltd. 563 Ascot Street, Coquitlam	210	9,600.00
8. L. W. Pasco Builders Ltd. 563 Ascot Street, Coquitlam	222	10,500.00
9. L. W. Pasco Builders Ltd. 563 Ascot Street, Coquitlam	227	9,300.00

Continued - -

*Hold over  
for a  
Council*

8. Re: <u>Sale of Municipal Property - D.L. 86.</u> (Cont'd)		
	<u>Lot</u>	<u>Amount</u>
10. G.S. Ballantyne 7708 Nursery Street, Burnaby 2	225	12,030.00
11. Percy A. Perry 201-7448 14th Ave., Burnaby 3	241	5,100.00
12. Fred Forewell 6368 Gordon Avenue, Burnaby 1	217	11,100.00
13. Fred Forewell 6368 Gordon Avenue, Burnaby 1	210	10,700.00
14. Edward S. & Margaret A. Chessor 203-1855 Balsam St., Vancouver 9	231	11,260.00
15. Edward S. & Margaret A. Chessor 203-1855 Balsam St., Vancouver 9	230	10,200.00
16. J. D. Elander 2138 Main Street, Vancouver 10	235	12,600.00
17. N. Kalyk 7345 Punnett Close, Burnaby 1	205	10,073.00
18. Kamo Construction Ltd. 4545 Kingsway, Burnaby	237	12,773.73
19. Kamo Construction Ltd. 4545 Kingsway, Burnaby	226	11,773.37
20. N. Kalyk 7345 Punnett Close, Burnaby 1	242	12,373.00
21. Kamo Construction Ltd. 4545 Kingsway, Burnaby	206	11,337.73
22. Sefton Levine 206 Queens Avenue, New Westminster	229	13,245.00
23. J.W. & Nancy Partridge 5345 Eglinton St., Burnaby 1	218	14,200.00
24. J.W. & Nancy Partridge 5345 Eglinton St., Burnaby 1	217	10,100.00
25. W.D. Shoemay 1820 - 777 Hornby Street, Vancouver 1	228	18,162.00
26. John A. Olesky 4618 West 3rd Ave., Vancouver 8	228	15,112.00
27. A. Snesar 6715 McPherson, Burnaby	222	5,875.00
28. A. Snesar 6715 McPherson Ave., Burnaby	227	3,000.00
29. A.R. & E.J. Voth 5036 Grafton Street, Burnaby 1	234	12,550.00
30. R. J. Langmead 2713 East 57th Ave., Vancouver	239	3,000.00
31. Edward Chan 212-4900 Kingsway, Burnaby 1	212	13,550.00

Continued - -

3. Re: Sale of Municipal Property - D.L. 36. (Cont'd)

	<u>Lot</u>	<u>Amount</u>
32. P. D. Heinrichs 3136 East 48th Avenue, Vancouver 16	238	12,800.00
33. C. Podins 6907 Elwell Street, Burnaby 1	205	9,000.00
34. George Stefanik 1959 West 43rd Ave., Vancouver 13	223	15,000.00
35. Borden McLeod 312-4675 Imperial St., Burnaby 1	205	12,125.00
36. Borden McLeod 312-4675 Imperial St., Burnaby 1	218	14,025.00
37. Edward Chan 212-4900 Kingsway, Burnaby 1	213	15,550.00
38. L. Busse 4831 Ridgelawn Drive, Burnaby 2	226	11,601.00
39. L. Busse 4831 Ridgelawn Drive, Burnaby 2	225	14,601.00
40. M. Krawchuk 1251 Kingsway, Vancouver 10	226	12,737.00
41. Richard Lee 6565 Sumas Drive, Burnaby 2	241	8,225.00
42. Richard Lee 6565 Sumas Drive, Burnaby 2	240	3,225.00
43. R.W. & L. Spence 7241 Sutliff Street, Burnaby	222	10,601.00
44. R.W. & L. Spence 7241 Sutliff Street, Burnaby	228	8,100.00
45. R.W. & L. Spence 7241 Sutliff Street, Burnaby	221	12,600.00
46. Don Perreault 5006 Grafton Street, Burnaby	234	13,330.00
47. Donald W. Maskall 2321 East 46th Ave., Vancouver 16	233	13,182.00
48. Donald Maskall 2821 East 46th Ave., Vancouver 16	222	11,023.00

Did #33 in the amount of \$9,000.00 for Lot 205 was not accompanied by the required certified cheque.

Did #27 in the amount of \$5,875.00 for Lot 222 did not have a sufficiently large deposit cheque submitted.

Did #22 in the amount of \$13,245.00 for Lot 229 was also short by \$10.00 on the deposit cheque.

Did #46 in the amount of \$13,330.00 for Lot 234 was not accompanied by the required 5% certified cheque.

Continued - -

8. Re: Sale of Municipal Property - D.L. 86. (Cont'd)

For the reasons stated it is recommended that bids #22, #27, #33, and #46 be rejected.

The estimated minimum selling price of these lots in D.L. 86 is \$150 per front foot, based on an average lot width of 80 feet, being \$12,000 per lot.

On this basis it is recommended that the following bids be accepted:

- (a) Bid #35 for Lot 205 in the amount of \$12,125.00 submitted by Borden McLeod.
- (b) Bid #3 for Lot 207 in the amount of \$12,150.00 submitted by J.E. Kohnke.
- (c) Bid ~~#21~~<sup>31</sup> for Lot 212 in the amount of \$18,550.00 submitted by Edward Chan.
- (d) Bid #37 for Lot 213 in the amount of \$15,550.00 submitted by Edward Chan.
- (e) Bid #2 for Lot 217 in the amount of \$14,100.00 submitted by L.V. Perry.
- (f) Bid #23 for Lot 218 in the amount of \$14,200.00 submitted by J.W. & Nancy Partridge.
- (g) Bid #45 for Lot 221 in the amount of \$12,600.00 submitted by R.W. & L. Spence.
- (h) Bid #34 for Lot 223 in the amount of \$15,000.00 submitted by George Stefanik.
- (i) Bid #39 for Lot 225 in the amount of \$14,601.00 submitted by L. Busse.
- (j) Bid #40 for Lot 226 in the amount of \$12,737.00 submitted by M. Krawchuk.
- (k) Bid #25 for Lot 228 in the amount of \$18,162.00 submitted by W.D. Shoeway.
- (l) Bid #5 for Lot 234 in the amount of \$15,400.00 submitted by S.K. Chang.
- (m) Bid #16 for Lot 235 in the amount of \$12,600.00 submitted by J.D. Elander.
- (n) Bid #18 for Lot 237 in the amount of \$12,773.73 submitted by Kamo Construction Limited.
- (o) Bid #6 for Lot 242 in the amount of \$14,900.00 submitted by S.K. Chang.
- (p) Bid #47 for Lot 238 in the amount of \$13,132.00 submitted by D.W. Maskell.

*admitted  
carried*

It is further recommended that all other bids be rejected and that the Land Agent be authorized to negotiate the sale of those lots on which no bids were received, and those lots on which unacceptable bids were made, at a price equal to the average of the acceptable bids, namely \$14,300 per lot.

9. Re: Service Commercial Districts (C4).

Submitted herewith for the consideration of Council is a Report of the Planner, dated 27th July, 1970.

*Info*

It is noted that this Report does not complete the question of "Drive-In Restaurants". The Planning Department advises that a separate report on this subject will follow. This should be concluded and available for the next meeting of Council.

10. Re: Bylaw No. 5740.

Bylaw No. 5740 is a Bylaw to amend the Burnaby Street and Traffic Bylaw.

This Bylaw is to carry out the directions of Council subsequent to acceptance of the recommendations of the Traffic Safety Committee respecting trucks and truck routes.

It does not contain any amendment to Section 43(3) of the Street and Traffic Bylaw which gives a peace officer permission to waive the provisions of the Act respecting weight. This Section 43(3) is controversial. The Department of Commercial Transport Act uses the wording "No person shall receive permission under this Section on an habitual or consistent basis". Burnaby Street and Traffic Bylaw reads "such permission shall not be granted more than twice to any one person".

The Solicitor gives the opinion that both wordings are relatively useless as it is a permission only which would not be recorded. Therefore, unless the "person" happened to be stopped more than once by the same peace officer there would likely be no control, and this is most likely to be the case.

If the Section is to remain in, the Solicitor has not come up with any better wording than that now in the Bylaw. But he does question whether there really is any point at all in retaining the section, but rather to leave the matter of discretion strictly up to the peace officer. In this case the Section would have to be rescinded.

11. Re: 3911 Gravely Street.

Mr. and Mrs. P. Myklebust wrote to Council. The letter was received on 13th July, 1970, and it complained of the situation being experienced by the Myklebusts as a result of the industrialization of the area near them. They suggested that the Corporation supply them with a lot, and move their house, in exchange for their lot.

Mr. and Mrs. Myklebust purchased lots 18 and 19, Block 30, D.L. 117E½, Plan 1222 from Marion Packer in 1947. There was at that time a house on Lot 18.

In 1949 they acquired Lot 20 by purchase from the Municipality. Subsequent to this they proceeded with a new dwelling on Lot 19, and sold Lot 20 to Doris Panio in 1955, who in turn sold the property to Lockhead, Haggerty Manufacturing and Engineering Company in 1959. Lot 18 was subsequently sold to J. H. and Rose and Edward Babich in 1964.

So far as can be ascertained, the Myklebust properties and surrounding lots have always been zoned for industrial purposes, even though permits were allowed for the construction of homes in the area.

The problem appears to be originating from Lot 20 which is a lot that the complainants bought from Burnaby and then sold.

It is not considered that there is any Municipal responsibility in this case and there is no justification to do what the complainants request. To accede, even to the extent of straight land exchange, would be to create a precedent which could create real problems as there are several mixed-use areas in Burnaby.

12. Re: 1970 Audit Fee.

The Corporation's external auditors, Chadwick, Potts and Company, have given notice that the Audit Fee for 1970 will be \$7,300.

This Company took over Burnaby's Audit in 1963 and for that and the ensuing four years the fee was \$5,000. For 1963 and 1969 it was \$6,500.

The 1970 fee of \$7,300 appears quite reasonable and it is recommended it be approved by Council.

If approved, the new fee will be recognized in the recast budget.

Continued - -

*Refer back to T.S.C.*

*Boyd*

*UPP*

13. Re: Subdivision Reference No. 41/70.

In order to finalize the above subdivision of a parcel of land located on the east side of Sussex Avenue between Maitland and Shepherd Streets, easements are required as shown on the attached sketches.

The following information applies:

EASEMENT I -- Tri-Party

A. LEGAL DESCRIPTION:

Lots 131 and 133, D.L. 32, Plan number to be assigned on registration.  
Note: These new lots are part of the West 548 feet of Lot "B", Block 11, D.L. 32, Plan 5087.

B/C. DETAILS OF OWNERSHIP:

Laurand Holdings Limited  
of 5816 Keith Street  
Burnaby, British Columbia

President: Harrison Doig                      Lawyer  
of 7311 Kingsway  
Burnaby, British Columbia

Arma Holdings Limited

President: Arther Harrison Doig              Television worker  
of 5638 Booth Avenue  
Burnaby, British Columbia

Mortgagees: Ernest Barwick                      Industrial fire chief  
and Frances Barwick                      wife of Ernest  
both of 5838 Sussex Avenue  
Burnaby, British Columbia

D. DESCRIPTION OF EASEMENT:

As per attached plan.

E/F. This tri-party easement is required for sewerage and drainage works and for B.C. Hydro and B.C. Telephone installations and is to be provided at no cost to the Corporation.

G. The property is located at 5838 Sussex Avenue, Burnaby, B. C.

EASEMENT II

A. LEGAL DESCRIPTION:

Parcel "B", except W. 548 feet, except W. 33 feet, Block 11, D.L. 32, Plan 5087

B/C. DETAILS OF OWNERSHIP:

Christian Reformed Church of Burnaby  
5825 Nelson Avenue  
Burnaby, British Columbia

signing officers:

Reverend E. Pierik                      Minister  
and B. Van der Woerd                      Clerk

D. DESCRIPTION OF EASEMENT:

as per attached plan

Continued - -



13. Re: Subdivision Reference No. 41/70. (Cont'd)

E/F. This easement is required for sewerage and drainage works and is to be provided at no cost to the Corporation.

G. The property is located at 5825 Nelson Avenue, Burnaby, B. C.

It is recommended that Council grant authority to accept these easements and for the Mayor and Clerk to execute the necessary documents.

14. Re: Rezoning Reference #11/70  
R6 Development Norfolk and Douglas.

On May 19, Council received the Planning report on the above rezoning and authorized the Department to work with the applicant. Since that time, the Department has been working closely with the applicant towards the creation of a suitable plan. A tentative subdivision plan has been devised which will allow thirty row house units, each on its own lot and arranged about a cul-de-sac Norfolk Street. The units themselves would be in three clusters of eight units and one cluster of six units. The units will be staggered in order to maximize privacy. A portion of the most westerly part of the site at the end of the Norfolk cul-de-sac would be dedicated as a public play area.

The applicant and the Parks Department have prepared a detailed plan of the play area, showing the desired surface materials, landscaping and play area equipment and the applicant has agreed by letter dated July 21, 1970, to develop the play area according to the "Play Area Development Plan". The initial installation costs of all equipment and materials is to be borne by the applicant but the acceptance of the park requires the approval of the Parks Commission which will consider the proposal at its next meeting.

The Department feels that it would be appropriate at this point to bring this application before Council and ask that it be advanced to a public hearing with the following set as prerequisites:

1. The submission of a suitable subdivision plan.
2. The deposit of monies to cover full subdivision servicing costs.
3. The dedication of the Play-area as indicated in the "Play Area Development Plan" for park purposes.
4. The deposit of monies to construct the play area according to the "Play Area Development Plan" to be held in trust to guarantee this work.
5. The submission of a suitable plan of development.

It is so recommended.

15. Re: Inter-City Express (1955) Ltd.  
7976 Winston Street  
W $\frac{1}{2}$  of Lot 2, D.L. 40, Plan 3048.

The following is a report from the Planning Director in connection with the above:

"In view of the concern expressed by residents in the vicinity of the captioned property, we wish to bring to the attention of Council our comments relative to the use presently accommodated on the site.

The subject property, which experiences M1 Manufacturing District zoning, was formerly occupied by a non-conforming single family dwelling. Approval was sought by Inter-City Express for establishment of an office and combined small warehouse/service shop building to accommodate their operation,

15. Re: Inter-City Express (1955) Ltd.  
7976 Winston Street  
W<sup>2</sup> of Lot 2, D.L. 40, Plan 3048. (Cont'd)

which was described as a cartage and express service, where trucks are dispatched to points within the city for delivery of goods to other locations in the area, with only infrequent handling of goods on the premises, under unusual circumstances. Written clarification of particulars of the proposed use was requested and subsequently furnished by a principal of the firm. On the basis of the applicant's representations of the proposed occupancy and use of the site, and a development plan which reflected the pertinent conditions of the Zoning Bylaw, approval was granted for conversion of the property and construction of certain improvements to house the express facility, under Section 401.1 (1) (c) of the Bylaw.

A telephoned report was received in the Planning Department July 9, 1970, relative to noise and unsightliness caused by operations from this address. A visit to the site the following day revealed that two trucking firms, dealing exclusively with highway hauling, shared the property with Inter-City Express. At no previous time had there been any indication that other firms or activities would be involved, and it had been made clear to the applicants that a truck terminal could not be located within an M1 District. Although the use as approved did not constitute a truck terminal, the introduction of the new firms gives the appearance of such, in the form of large transport vehicles, possibly operating at times beyond the normal daily schedule of the city express and delivery service.

It is significant, however, that certain uses explicitly permitted in the M1 District imply or specifically provide for the use of heavy trucks; for example, diesel fueling installations, retail building supply establishments, storage buildings and warehousing, truck and truck-trailer sales or rental lots, and automotive repair shops (without distinction as to unit size) all involve potential use of heavy trucks and transport vehicles. Under current regulations, a warehouse for a department store, or for building materials, could be located in an M1 District, and similarly a repair garage specializing in tractors and trailers would have to be permitted in the same situation.

While it is clear therefore that the presence of the truck traffic which is the subject of the current petition is not contrary to the letter and intent of the Zoning Bylaw; we share the concern of the residents in seeking to preserve the quality of the residential environment and to minimize any possible nuisance from nearby permitted industrial users. In this connection, we would point out that the approved development provides for a landscaped front yard in excess of fifty feet, where a minimum of twenty feet could be approved; the actual trucking activity area is situated well to the rear of the firm's offices, and provision has been made for paving the driving area to a line 330 feet south of the front property line, thereby overcoming the dust nuisance. The existing landscaped area at the front of the property will be improved and extended as a condition of approval, and the owners have agreed to provide new additional screen tree planting adjacent to the main driveway. Provision for three underground fuel storage tanks to replace the existing temporary elevated tanks is included in the approved plans, and it is our understanding that work is in progress to install these units, thereby eliminating the hazard mentioned. We would further point out that construction is in progress on the site, and that much of the unsightliness referred to is a consequence of this work.

The temporary use of Piper Avenue as a truck route is due to end upon completion of Winston as a major industrial collector, presently scheduled for some time in 1971, and at that time the conflict with pedestrian traffic on Piper will cease.

It is of course required that all permitted users in a M1 District conform to the conditions of use set out in Section 401.2(2) as cited in the petition, and the operation at this address must be governed accordingly.

15. Re: Inter-City Express (1955) Ltd.  
7976 Winston Street  
W $\frac{1}{2}$  of Lot 2, D.L. 40, Plan 3048 (Cont'd)

Strict enforcement of this provision is indicated, in view of the proximity of residential development.

Beyond this, it is suggested that provision of a high standard of planted screening to the north of the proposed Winston Street roadway be considered where the right-of-way lies adjacent to developed residential areas. This measure, if properly developed, would serve to isolate the residents not only from local industrial users south of Winston, but also from all passing industrial traffic with origins and destinations beyond the immediate area."

16. Re: Community Plan for the Area extending from  
Gaglardi Way eastwards to Stoney Creek Ravine -  
Lake City East.

At its meeting of 13th July, 1970, Council approved the following time schedule for dealing with the above Community Plan:

- (a) July 27, 1970 - Presentation of detailed report to Council and establishment of a Public Hearing date.
- (b) August 10 or 11, 1970 - Public Hearing.

Submitted herewith for the consideration of Council is the detailed report required.

17. Re: Application to Rezone a Portion of D.L. 4/6, lying within the  
Proposed Lake City East Community Plan, from M3 Manufacturing  
and R2 Residential to CD Comprehensive Development.  
Rezoning #37/70.

Submitted herewith is a Report of the Planner in accordance with the time schedule approved by Council with respect to this Rezoning Application.

*P.H. January  
Aug 11 @ 1970*

18. Re: Lease - Blocks 4 to 7 inclusive  
D.L. 212, Plan 3030.  
Bestwood Industries Limited.

Burnaby Lease Authorization Bylaw No. 1, 1970, which would authorize the leasing of the above properties to Bestwood Industries Limited has not been finally adopted by Council pending a report on the question of possible air pollution from the operation of this plant.

The operations of Bestwood Industries Limited were examined in January and February of this year. At that time the investigation was of a complaint made to Council. The Chief Public Health Inspector and the Fire Prevention Officer then reported:

"This mill, in our opinion, does not contravene air pollution regulations, nor has it done so for the past four or more years."

"The Bestwood Shingle Mill operation contains the following air pollution control equipment:

- 1) One chipper - an average of 30 units per day of chipper material is transported away by barge.
- 2) Dust controls are in good condition and are operating satisfactorily.
- 3) Smoke and fly emissions are adequately controlled."

18. Re: Lease - Blocks 4 to 7 inclusive  
D.L. 212, Plan 3050  
Bestwood Industries Limited. (Cont'd)

The operation has now been re-inspected and the Chief Public Health Inspector and the Fire Prevention Officer report:

- 1) It is our opinion that the operation is not in contravention of our Air Pollution Bylaw.
- 2) The company has incorporated Air Pollution control equipment into their processing system and are prepared to increase or modernize as necessity demands. As a matter of fact, they have, on order, an automatic Smoke Density Indicator through their consultants, Howard Wright and Associates.
- 3) We have the repeated assurance of company officials that they are prepared to meet future air pollution standards that may be enacted. Their past actions would lend credence to this statement.

*adopted*  
It is recommended that Durnaby Lease Authorization Bylaw No. 1, 1970, be now finally adopted.

19. Re: Municipal Rental House -  
Cabin "B", 7310 East Hastings.

Cabin "B", 7310 East Hastings Street is owned by the Municipality and it has recently become vacant.

It has been surveyed by the Building Department as follows:

"This is a frame building, sitting on concrete blocks, with an area of approximately 450 square feet.

The heating system in the dug-out area under the back of the dwelling is not accessible, but is a "home-made" unit.

*adopted*  
The building for housing accommodation is sub-standard, and in our opinion is not worthy of maintenance expense."

It is recommended that authority be given to demolish the Cabin.

20. Re: Street Improvement Contract No. 2, 1970.

Tenders were invited for the above contract, returnable by 3:00 p.m. Local Time, Wednesday, July 22, 1970.

The scope of the work to be performed is concrete curb and gutter with 46' roadway on Winston; 2 - 23' roadways with curb and gutter, median, storm sewer and water main on Wayburne, sundry local improvement projects; and sidewalks on Canada Way.

Four tenders were received and opened in the presence of E.E. Olson, V.D. Kennedy, R.J. Constable, and representatives of the firms bidding.

A tabulation of the tenders received is submitted herewith.

It is recommended the tender be awarded to the low bidder, J. Ceve Limited.

*adopted*  
It should be noted that the scope of work includes some Local Improvement projects to be initiated and which still require approval of the property-owners and Council.

21. Re: Estimates.

*Opp.*  
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$16,600.

It is recommended that the estimates be approved as submitted.

22. Re: Financial Statements.

*Rec'd.*  
Submitted herewith for the information of Council are the following statements prepared by the Municipal Treasurer:

Statement A - Statement of Revenue & Expenditures for the period 1 January to 5 July, 1970.

Statement B - Statement of Current Reserve Funds as at 5th July, 1970.

Statement C - Statement of Statutory Reserve Funds as at 5th July, 1970.

Statement D - Statement of Bylaw Funds as at 5th July, 1970.

Statement E - Statement of Capital Improvement Program Expenditures for the period 1 January to 5 July, 1970.

23. Re: Street Lights.

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

It is recommended that the installations be approved.

24. 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.

25. 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 22 June to 17 July, 1970.

26. 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 June.

27. 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 June.

28. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department up to 5 July 1970.

Respectfully submitted,

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

HB:ep  
Attachs.

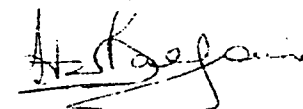
Page 14  
Manager's Report No. 43, 1970  
(Supplementary)  
27 July 1970

29. Re: Rezoning Reference #58/68 (a)  
Lot 13, D.L. 2, Plan 35814.

The Planner's Report dated 27th July, 1970, on the subject of the proposed rezoning of the Home Oil site on North Road for Car-wash purposes was received too late for inclusion in the Manager's Report.

It was however, sent out with the Council material and the purpose of this item is to make proper record of the Planner's Report referred to above.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

*Deleted with  
memo H(2)  
B/L to be  
prepared for  
for next meeting*

HS:ep