

THE CORPORATION OF THE DISTRICT OF BURNABY

27 November 1970

MANAGER'S REPORT NO. 72, 1970.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Operation of the Burnaby Animal Shelter.

The suggestion was made in Council that the present method of handling enforcement of the Pound Bylaw by the S.P.C.A. is not as effective as that by the former operators of the Pound.

First, it should be stated that in one respect at least, there is just no comparison between the job being done by the S.P.C.A. and that of the previous operator. Complaints regarding dogs have dropped to almost nil, especially those complaints such as:

- (1) false impoundment;
- (2) use of allurements;
- (3) unmarked cars;
- (4) lack of uniforms;
- (5) use of "Bounty hunters".

Public relations have improved immeasurably and complaints are more thoroughly investigated.

In addition to impounding dogs it is obvious that the S.P.C.A. is doing a thorough job in other areas of dog regulation enforcement as the sale of dog licenses has increased by almost 1,000, and the sale of bitch licenses almost doubled.

Regarding actual impoundments, 1969 was a changeover year so the 1969 statistics are not too useful but comparing the first ten months of 1970 with the first ten months of 1968 we see:

1970 -	2,525
1968 -	1,710

Recd.
It is an unfortunate fact of life that the control of dogs in a municipality is a completely unsatisfactory responsibility. The operator of the S.P.C.A. says, for example, that on average it is only possible to catch one out of every three dogs observed running at large. Maybe with cruder methods of catching them this ratio could be improved but public opinion places such restrictions on the pick-up of dogs it is a practical impossibility to do much more than to keep the situation under some measure of control.

2. Re: Universal Life Property.

At its meeting of 18th November, 1970, the Parks and Recreation Commission directed that a request be made to Council to transfer the Universal Life property to the jurisdiction of the Commission, to be incorporated into the Century Gardens complex.

The property referred to is that acquired in 1970, consisting of approximately 2½ acres of land and two major buildings commonly referred to as the "Green House" and the "Mather House".

Approved
This request of the Commission conforms with the original assembly plans for this area.

Continued --

3. Re: Letter from Mac's Milk Limited.

This Company has four stores in the Municipality, run and licensed by individual families, thereby being qualified in that respect to operate as Corner Stores.

Burnaby Shops Closing Bylaw makes a further requirement for Corner Stores in that the maximum permitted shopping area is 1,000 square feet.

Three of Mac's Milk Limited stores are slightly oversize, hence the reason for the request.

It is considered that the operation by a family with only one employee is the important restriction in the matter of Corner Stores and the shopping area of lesser importance.

An alleviation by increasing the permitted shopping area to 1,200 square feet would have no adverse effect.

4. Re: Rezoning Reference No. 50/70.

This is an application for the rezoning of Portion of Parcel "C", Sketch 12022, S.E. $\frac{1}{2}$ of S.W. $\frac{1}{2}$, D.L. 175, known as 3836 Marine Drive, from R2 and M3 to M3.

Council considered this rezoning at its meeting 16th November, 1970, at which time the question was raised whether the lane as outlined in the Planning Department report could not be better relocated to run north of and parallel to the line separating M3 and R2 zoning. This suggestion is shown on the attached diagram.

This location for the lane would result in the creation of an industrial lot with a frontage of 44' and an area of approximately 3,750 square feet, whereas the Bylaw minimums are 100' and 10,000 square feet respectively.

Planning therefore re-iterates its original recommendation that this application not be favourably considered.

5. Re: Bestwood Shingle Mill Lease.

The Parks and Recreation Commission has written as follows:

"The Commission wishes to notify Council that it considers it advisable that the Bestwood Industries Limited be informed that their lease will not be renewed as the property is required for park purposes and development is expected to begin when the present lease expires."

Bestwood recently renewed its lease, effective 1st January, 1970, and the lease expires 31st December, 1974.

6. Re: Display - Pacific National Exhibition.

Council decided not to participate in the 1970 P.N.E. Horticultural Show. This was a new policy in 1970.

The Parks Department is now in the process of preparing its budget, and in addition ample time is needed for preparation of plant material and design.

It is estimated that \$5,000 would be required and the department has asked for direction.

Continued --

7. Re: Municipal House -
5956 Wilson Avenue.

The Municipality purchased Lot 7, S.D. 6, Block 10, D.L. 153, Plan 2389, and known as 5956 Wilson Avenue, for future road purposes.

A house situated on the property has been unoccupied for almost a year. It has been surveyed by the Building Department and because of electrical, plumbing, and heating deficiencies, that department recommends that the house be demolished.

Your Municipal Manager concurs and recommends that the house be demolished.

8. Re: Subdivision Reference No. 107/69
6126 Sperling Avenue.

In order to finalize the above subdivision a 5' increase in an existing sewer easement and a new 10' drainage easement are required as shown on the attached plans.

(1) Increase of existing easement:

The west 165', Block 134, D.L. 92, Plan 1146, owned by Ralph (Barrister and Solicitor) and Sarah Irene Sullivan of 6126 Sperling Avenue.

The required 5' easement represents an increase to the existing 10' easement located on the northerly side of the property as shown on plan.

It is required for sewerage and drainage works and is to be provided at no cost to the Corporation.

(2) New 10' drainage easement:

Old description - 1. Blk. 134, ex. west 165', D.L. 92, Plan 1146.
2. Lot 1 of Blk. 133, D.L. 92, Plan 13460.

New legals - Lots 271 and 272, D.O. 92 (Plan No. to be assigned on registration).

Owned by John Crowe Construction Limited, General Contractors of 5630 Oakglen Drive, Burnaby.

The easement is 10' wide and is located on the rear of Lots 271 and 272 as shown on plan.

It is required for drainage works and is to be provided at no cost to the Corporation.

The original properties were located at 6105 Walker and 6162 Sperling Avenues, Burnaby.

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

9. Re: P7 (Special Institutional) District Uses.

Submitted herewith for the consideration of Council is the report by the Planner with respect to the recommendations made to Council by the Advisory Planning Commission on this subject.

Council referred the report of the Advisory Planning Commission to the Planning Department for comment.

Continued --

10. Re: Rezoning Reference No. 16/70
Grange Street east of Chaffey.

In conjunction with Rezoning Reference No. 16/70 it is necessary to obtain a 15' wide easement to accommodate a sanitary sewer to service Lot 110 fronting on Kingsway.

The property is Lot 111, D.L. 153, Plan 38340 and is owned by Oliver Laukkanen, Contractor, of 1133 Shaman Cres., Delta, and Rudolf Martin, Contractor, Ste. 107 - 222 East 15th Avenue, Vancouver.

This easement is over the westerly 15' of Lot 111, D.L. 153, Plan 38340, having an area of approximately 0.0734 acres and is required for sanitary sewer purposes. It is to be provided at no cost to the Corporation.

It is recommended that Council grant authority to accept and execute this easement.

11. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$6,600.00.

It is recommended that the estimates be approved as submitted.

12. 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.

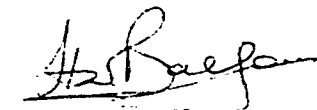
13. Re: Fire Department.

Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of October, 1970.

14. Re: Royal Canadian Mounted Police.

Submitted herewith for your information is the report of the Officer in Charge, Burnaby Detachment, R.C.M.P., covering the policing of the Municipality for the month of October, 1970.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HL:ep

Attachs.

15. Re: Proposed Land Exchange -
A.B.C. Salvage and Metals Limited.

Submitted herewith is a further report on this subject. It was found necessary to reconsider the original proposal because of the existence of a dyke and the actual location of a watercourse as determined by survey.

There is some urgency about the matter because of steps taken by A.B.C. Salvage after acceptance of the original report.

A.B.C. Salvage have agreed to a price of 20¢ per square foot for the area of its land being taken by the Corporation. The easements for rail and dyke are to be offsetting easements.

It is recommended that Council approve the revised recommendations of the Planner.

16. Re: CD Proposal Kingsway-Barker Avenue
Rezoning No. 74/69.

The following letter has been received from the Planner:

"The above rezoning received two readings by Council on December 1, 1969. The applicant, North-American Life Assurance, has meanwhile acquired lot 9, at the corner of Kingsway and Barker as outlined on the attached sketch, and intends to include this lot in his development proposal. This lot is presently occupied by an older frame apartment building.

The applicant further wants to amend the CD development plan in the following manner:

- the addition of a 5 storey office building, located at the corner of Kingsway and Barker Avenue.
- a re-orientation of the two apartment towers.
- a change in the layout and type of the commercial uses. The applicant has now deleted the originally proposed supermarket and is presently in the process of negotiating a lease arrangement with the Burnaby Library Board for the south-west Burnaby branch library.
- a re-arrangement of the parking levels, the vehicular circulation pattern and the location of points of ingress and egress.

From the preliminary submissions, discussed with the project architects in a number of recent meetings, it would appear that the amended scheme satisfies in principle the criteria originally established for this development in our reports to Council dated October 24 and November 10, 1969.

In view of the fact that the applicant has extended his development proposal over lot 9, and further that the proposed changes to the CD development plan are of a substantial nature, an amendment to the Zoning bylaw and, consequently, a public hearing will be required.

It is recognized that the required development plans have not yet been submitted in all the details necessary for CD Zoning. However, in view of the fact that a bylaw is already introduced for this proposal and further that the proposed changes would satisfy in principle the criteria established for this development, we would recommend that the amended proposal be forwarded to the Public Hearing already set for December 15, 1970, provided that by that time the necessary plans should be available, satisfying all of the criteria for CD Zoning."

Respectfully submitted,

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

HB:ep
Attach.

*att
30/11/70*

*go to P. B. B. on
15th Dec.*