

THE CORPORATION OF THE DISTRICT OF BURNABY

8 January 1971

MANAGER'S REPORT NO. 1, 1971

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

Gentlemen:

Your Manager reports as follows:

1. Re: Municipal Sharing of Road Construction Costs in Subdivisions.

There is an allocation of \$20,000 under Special Roads Projects in the 1970 C.I.P. Budget with this heading.

It is not a practice of assistance for which there is any established policy of Council. Your Municipal Manager does not recommend that there be such a policy which would lead to administrative approvals, but rather that each case should be dealt with on its merits, by Council.

In explaining the budget provision to Council it was pointed out that it could apply in cases where a subdivision fronts on an existing substandard street, and where it is in the best interest of all concerned to have the street brought to a finished standard rather than perpetuate a substandard condition. The subdivider can be required to provide a portion, but not all, of the improvement.

Gatenby Avenue, from Gilpin to Ivar Place, is an example of lack of foresight in municipal participation. Gatenby Avenue still has to be lived with, unfortunately.

An example now presenting itself is Buffalo Street. The opportunity is here to require the subdivider to bring Buffalo to finished standards. The estimated total cost of the job is \$23,000. Of this, the subdivider can be required to pay 50%, or \$11,500. The Corporation share would also be \$11,500.

There is only one right time to do the work and that is at the time of initial servicing construction, rather than later when a number of individual property owners are involved in the problem.

It is recommended that Council approve the construction of Buffalo Street to finished standard, with 50% of the cost to be borne by the Corporation and chargeable to the C.I.P. appropriation, "Municipal Share of Road Construction in Subdivisions".

2. Re: Stride Avenue School Site.

On 5th November, 1970, the Parks and Recreation Commission approved:

- (1) encroachment upon park property thus allowing the Planning Department to approve the current building program for Stride School;
- (2) re-alignment of the school-park property line which in effect exchanges equal park area for school site area.

The Board of School Trustees advised the Parks and Recreation Commission on 9th December, 1970, that it supported this exchange. Legal work and preparation of plans for consolidating and exchanging the areas in the Stride Avenue School/Park area was then proceeded with.

The Commission now requests that Council approve the equal exchange of lands as agreed upon between the Parks and Recreation Commission and the Board of School Trustees of Burnaby School District No. 41.

Sketch of the exchange is appended.

Continued --

3. Re: Canadian Federation of Mayors and Municipalities - Annual Dues.

A form letter from the C.F.M.M. is appearing on the Agenda of Council, which refers to the matter of membership fees.

An account for Burnaby's 1971 membership fee, in the amount of \$2,560.00 has been received.

It is recommended that this account be considered by Council in conjunction with the letter from the Federation.

Provision has been made in the 1971 Provisional Budget for this exact amount.

4. Re: Rezoning Reference No. 58/70.

This is an application to rezone from Residential District Five (R5) to Multiple Family District RM3. The properties are Lots 5, 6 and 7, Block 32, D.L. 152, Plan 2455, known as 5122, 5136, and 5150 Irving. They are located on the south side of Irving, 140 feet west of its intersection with Royal Oak.

Council set the following as a prerequisite to this rezoning:

"The initiation of a Road Closing Bylaw by the Corporation to close the lane west of Royal Oak and the subsequent sale of the closed portion to the applicant".

The Land Agent has now been advised by letter, a copy of which is attached, that the applicant is willing to pay a price of \$15,972 as negotiated by the Land Agent for the closed portion of lane.

It is now recommended:

- a) that the negotiated price of \$15,972 be approved, and
- b) that authority be granted to introduce a Road Closing Bylaw, which would be followed by a petition to the Lieutenant-Governor for title to the lane.

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

This Rezoning Application is for the rezoning of:

Portion of Parcel "C", Sketch 12022, S.E. $\frac{1}{2}$ of S.W. $\frac{1}{2}$, D.L. 175

from Residential District Two (R2) and Heavy Industrial District (M3) to Heavy Industrial District (M3).

The Application was last before Council on 14th December 1970 and the suggestion was put forward that the Planner consider

- a) the possibility of a portion of the property involved being dedicated for lane purposes, then leased by the owner of the parcel from which the portion was dedicated, on the understanding he would assume responsibility for moving any buildings that may be on the dedicated strip at the time the Municipality requires the land for the lane; or
- b) the application as it was first made.

The Planner advises that he has now reviewed (a) above. Mr. Stirling has confirmed that it is not possible to do what is suggested and secondly, this approach would involve the creation of an under-sized lot or a dual use of the property, both of which would be in contradiction of the Bylaw.

There is one further development since 14th December 1970 and that is that Council has instructed Planning to review the zoning and land use pattern in the entire Big Bend Area. With this review pending it is suggested that further consideration of this individual application should await the outcome of Council deliberation on the Planning Department's area report.

Continued --

6. Re: C.F.M.M. Seminar on Income Security.

The Union of B.C. Municipalities has written to Council advising of a Seminar to be held in Edmonton on 22nd January, 1971, under the auspices of the Alberta Union of Municipalities and the C.F.M.M.

Honourable John Munro, Minister of Health and Welfare will be present to discuss his White Paper on Income Security with representatives of Provincial and Municipal Governments.

The Seminar will be held at the Chateau Lacombe, Edmonton, on Friday, January 22, commencing at 9:00 a.m., running through to 5:00 p.m.

Although the White Paper is designed to deal primarily with the problems of income security it does make reference to the area of social assistance. In his announcement accompanying the White Paper on income security, Mr. Munro stated "at the earliest opportunity the Federal Government wishes to enter discussions with provincial governments to secure improvements in social assistance programs". No specific recommendations are put forth although, on page 3 of the White Paper, under the heading 'social assistance', Mr. Munro refers to some of the items that he wishes to discuss with the provinces. These include "the right of persons in need to receive assistance and social services in ways and at levels that ensure decency and dignity; improved opportunities for families and children through expanded day care centres and homemakers services; the special needs of the handicapped and disabled; and incentives for assistance recipients with an employment potential to take advantage of opportunities for training and employment".

It is obvious that any municipal input into the discussions of future changes in social assistance programs must begin without further delay. The failure of the municipalities to take these questions under serious consideration now could mean that the other levels of government would formulate programs of great importance to the municipalities without the benefit of well developed and responsible municipal views.

It is recommended that Council give consideration to sending the Social Service Administrator and the Treasurer to this Seminar. Mr. Coughlin would be very much interested in the Social Assistance subject while Mr. McCafferty would learn the impact of Income Security on the future of the Municipal Pension Plan.

7. Re: Membership - Union of B. C. Municipalities.

Advice has been received that the U.B.C.M. fees for 1971 have been increased 10% over the 1970 Schedule, pending a review in depth of the dues structure for 1972.

On this basis the Corporation has been billed for \$2,266.00.

It is recommended the account be approved for payment.

8. Re: Acquisition of Easements -
Subdivision Reference No. 37/70.

In order to finalize the subdivision of property legally described as:

- Old Legal - Block 5, D.L. 42, Plan 3055
- New Legal - Lot 37, D.L. 42, Plan number to be assigned on registration.

Easements are required for sewerage and drainage purposes, as included on the right-of-way plan.

The property is located on Winston Street west of Piper Avenue and is owned by Yorkshire Financial Corporation Limited of 500 West Pender Street, Vancouver, B. C.

These easements are to be provided at no cost to the Corporation.

It is recommended that authority be granted to accept and execute these easements.

Continued --

9. Re: Policing the District of Burnaby.

The Contract between Her Majesty the Queen in right of Canada and the Corporation of the District of Burnaby for policing by the R.C.M.P. expires 31st March, 1971.

Contracts for this service are for 3 years, unless terminated by either party giving to the other parties six months notice in writing. Burnaby agreed to 3-year contracts.

The contract calls for Canada to provide at all times 165 members of the Force, but such members will not be replaced when absent by reason of two days off each week, attendance at training courses, time off in lieu of national holidays, annual leave, or sickness except where such sickness results in a member being absent in excess of thirty consecutive days.

Burnaby is to pay for such policing on the basis of:

- a) 50% for each of the first five members; and
- b) 75% for each additional member of the average cost per member of maintaining the Force during the preceding fiscal year.

The estimated per capita cost for Municipal Contracts for 1971/72 is \$13,381, therefore Burnaby would pay, in 1971/72, \$6,690 per annum for each of the first five members and \$10,035 for the sixth and each additional member under contract.

This compares with \$6,372.30 and \$9,558.45 in 1970/71.

Transportation is supplied by the Force and is charged to Burnaby at the rate of nine cents (\$.09) for each mile travelled in excess of 3,100 miles per annum.

Council approved a complement of 169 members for 1971/72, an increase of 3 over the 1970/71 Contract. It will be noted that four of these new positions have been deleted. The Officer-in-Charge has been advised that there may be residual positions available later in the year which could result in all the requested positions being filled. The Contract makes provision of method of charging for personnel in excess of Contract and for crediting for personnel not supplied.

approved
It is recommended that the Contract for the policing of Burnaby by the Royal Canadian Mounted Police be reviewed for a three-year period commencing 1st April, 1971, and that the Mayor and the Municipal Clerk be authorized to execute the Agreement.

10. Re: Subdivision Reference No. 169/70 -
Acquisition of Easement.

Subdivision Reference No. 169/70 is of a large parcel known as 4076 Fir Street. Seven lots are created by the subdivision.

In order to finalize this subdivision a drainage easement over the westerly 10' of a new lot (Lot 145) is required.

The following information applies:

Legal Description - Old Legal - Lot 7C, D.L. 35, Plan 27645
New Legal - Lot 145, D.L. 35, Plan No. to be assigned.

It is owned by John Hanson Wilson, Salesman, of 4076 Fir Street.

The easement is to be provided at no cost to the Corporation.

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

11. Re: Subdivision Reference No. 147/70 -
Waiver under Section 712(2) of the Municipal Act.

Subdivision Reference No. 127/70 creates a lot 59.5' x 295.75' in dimension on the north side of Regent Street about 400' west of Royal Oak Avenue. It will be the remainder of Parcel "A", Reference Plan 9250, Block 4, D.L. 74, Plan 2603.

This lot does not meet the frontage requirements of 10% of perimeter as required by Section 712(1) of the Municipal Act.

It is recommended that under the authority of Section 712(2) of the Municipal Act, Council waive this requirement by passing the necessary Resolution of Council.

12. Re: Easement over
Lot 6 except Explanatory Plan 14608, S.D. 2 and 5,
Block 10, D.L. 136, Plan 4417.

The above property is known as 2306 Duthie Avenue. It is owned by a Mr. Carl Walters.

Mr. Walters obtains his Hydro power from the line on Duthie Avenue by means of a private pole line across the Duthie Firehall property, Parcel "A", Exp. Plan 14606.

The Burnaby Electrical Inspector recently condemned the one pole situated just south of the Firehall. There is no Municipal record of an easement ever having been granted for this private power line.

Mr. Walters has requested that such an easement be granted to him by the Corporation before he replaces the pole. His private line is temporary only until such time as subdivision takes place in the area and Hydro power can be supplied in a conventional manner.

Under the circumstances it is recommended that Council grant an easement to Mr. Walters over the southerly 15' of the Firehall lot for purposes of his private power line, and for consideration of \$1.00.

13. Re: D.L. 86 - Stage 3 - Road Closing.

In order to make possible development of Stage 3 - Phase 1 of the Buckingham Heights area it is necessary to close a portion of Braemar Avenue, from Stanley Street north to a point opposite Lots 54 and 73.

The attached sketch shows the portion proposed to be closed and there is no private property involved.

It is recommended that Council grant authority to institute necessary action to achieve closure of this portion of Braemar Avenue.

This cancellation is the minimum required to allow Stage 3 - Phase 1 to be put into effect.

14. Re: Big Bend Area - Proposed Study Outline.

Submitted herewith for the consideration of Council is a Report by the Planning Director relative to the proposed Study of the Big Bend Area.

15. Re: Proposed Warehouse Development -
4027 Phillips Avenue
P.P.A. Application No. 1352.

An application has been received for Preliminary Plan Approval for a multi-unit rental warehouse facility at the subject location. The property, which is indicated on the accompanying sketch, is located within the Government Road area which has been the subject of a Special Committee Study.

At the present time, the Planning Department is engaged in an examination of industrial zone development standards in general and in the preparation of recommendations on development criteria in the Government/Winston area in particular. It is expected that the results of these investigations, if approved and implemented by Council, will affect the development of this site.

approved
In accordance with Council's instructions concerning Preliminary Plan Approval applications in this area, this application is referred to Council for direction.

16. Re: Letter from Public Utilities Commission -
and Forest Lawn Cemetery Company.

It has been known for some time that Forest Lawn Cemetery Company has been in contact with the Public Utilities Commission in regard to releasing 50 acres of undeveloped land from its cemetery designation.

While Planning is generally in favour of the proposal to reduce the size of Forest Lawn Cemetery, no discussions have been held with Dawson Developments Limited as to the proposed use of the property, nor indeed was it known that Dawson Developments Limited were the possible purchasers. There has, therefore, been no serious consideration given to the appropriate use of the property, which is located in a very key position in relation to the B.C.L.T., nor has any rezoning application been received.

It would seem that at this time Council might express endorsement of the release of 50 acres, but qualifying this with a reminder that Council has the right to control the use of the land.

approved
want to see if complete
The Planning Department, if Council concurs with the above, should be instructed to examine the potential use of the subject area in relation to overall community objectives.

17. Re: Waste Oil Disposal Proposal.

approved
want to see if complete
Submitted herewith for the consideration of Council is a report of the Planning Director on the subject, with reference to alternate areas to Stride Pit for such an operation.

Your Municipal Manager concurs with the views of the Planner and adds that the entire subject is under active study by the Regional District and that hopefully some decisions will be forthcoming shortly.

18. Re: Subdivision Control Bylaw.

Since the Subdivision Control Bylaw No. 3609, passed by Council on August 25, 1955, no longer adequately covers the requirements for the current subdivision of land in Burnaby and since numerous Council policies have been introduced from time to time to augment the Bylaw, it is desirable now to consolidate all requirements into a new Bylaw.

For this purpose a draft of a new Subdivision Control Bylaw has been prepared and is herewith submitted to Council for consideration.

19. Re: Preliminary Plan Approval
Applications in Area South of Marine Drive.

Submitted herewith for Council's consideration are two lists of Preliminary Plan Approvals within the subject area. These lists are of projects which have not yet been carried through to completion.

Group "A" relates to approvals on which construction has not yet commenced.

Group "B" relates to projects which are under way but not yet completed.

Inasmuch as the conclusions of the Study of this area may result in conditions contrary to the terms of these outstanding approvals, the direction of Council is sought as to whether these applicants should be advised to defer development until completion of the study.

20. 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.

21. 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 December 7 to December 31, 1970.

22. Re: Medical Health.

Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of November 1970.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:ep

Attachs.

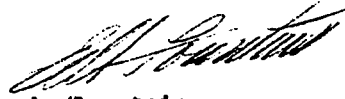
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23. Re: Analysis of Single Person on
Social Assistance:- Burnaby.

As requested by Council, the Social Service Department has kept a detailed record of Single Persons on Social Assistance during the month of November, 1970.

over
Submitted herewith is a tabulation of the results of this survey.

Respectfully submitted,



E. A. Fountain,
for MUNICIPAL MANAGER.

EAF:ep

Attach.