

28 June 1971

MANAGER'S REPORT NO. 43, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Road Closures - Lozells and Piper Avenues
North from Winston Street Industrial Collector

1. Further to Council's March 1, 1971 approval to implement the completion of the Winston Street industrial collector between Lozells and Brighton Avenues, as illustrated in the Planning Department's report, and in view of the construction progress to date on this route, we would now seek Council's confirmation that Lozells and Piper Avenues be closed to traffic north from Winston Street.
2. With regard to Phillips Avenue north of Winston, the Planning Department recommends that Council withhold closure of this connection until such time as a traffic signal is installed on the Lougheed Highway at Phillips Avenue. This matter will have to be discussed with the Department of Highways before a definite conclusion can be reached and a further report will be submitted in this regard.

The Manager recommends that Council confirm that Lozells and Piper Avenue be closed to traffic north from Winston Street and that the necessary Road Closing Bylaw be prepared for Council's consideration.

2. Re: Complaint from Residents of Glenayre Subdivision, City of Port Moody
Regarding Motorcyclists using East Side of Burnaby Mountain

A petition was received at the June 7, 1971 Council Meeting regarding the above in which it was stated that the R.C.M.P. had informed the petitioners that Burnaby Council had given permission to motorcyclists for the use of the East side of Burnaby Mountain, the gravel pit area and the B.C. Hydro right-of-way.

The communication was tabled until the R.C.M.P. could supply a report in connection with the matter.

The R.C.M.P., in a letter dated June 14, 1971, advised the following:

1. They have had two complaints from Mr. Patterson in regard to noisy vehicles and the Traffic Detail has taken enforcement action against the offending units where that has been possible.
2. They have been unable to find any of the members of the Burnaby Detachment who advised Mr. Patterson that Burnaby Council had granted permission for motorcyclists to use the area in question. It is, however, possible that this may have occurred because Council, in the past, granted permission to clubs to conduct rallies within the confines of the Municipal gravel pit for specific times and days.
3. The N.C.O. in charge of our Traffic Section has spoken to S.F.U. Traffic and Security and they will ensure that the boundary on their portion of the property is well signed to advise people that they are not to operate motor vehicles across that land.
4. The Engineering Department will ensure that previously posted signs along Centennial Trail and other rights-of-way on Municipal Lot 100 adjacent to this area are still erected.
5. The members of the Burnaby Detachment have been alerted to ensure that this area is patrolled during evenings and weekends with a view to stopping this type of operation.

The Detachment has assured Mr. Patterson that enforcement action will be continue on this matter and Mr. Shaw has corresponded accordingly with Mr. Patterson.

Continued...

2. Re: Complaint from Residents of Glenayre Subdivision, City of Port Moody
Regarding Motorcyclists using East Side of Burnaby Mountain Cont'd

It is recommended that the action taken by the Clerk be ratified and the communication filed.

3. Re: Burnaby Historical Society

The Council received a letter from the Burnaby Historical Society at its meeting of May 31, 1971, requesting consideration of the designation of a meeting place and headquarters where the Society might carry on its activities on a permanent location basis.

The request was referred to the Parks and Recreation Commission and The Centennial Committee jointly for study and report.

The Parks and Recreation Commission advises that two of the Commissioners are members of the Burnaby Centennial Committee and the Commission was informed at its meeting of June 16, 1971, that this Committee is endeavouring to make the Baker House a facility which will provide a meeting place for both the Historical Society and itself. Since the Historical Society submitted its letter of May 25, 1971, discussions have taken place between the two organizations and it was felt by the Commission that some solution would be found to the Society's problem within the very near future.

4. Re: Rezoning Reference #25/70
Lots 29 and 30, Blks. 1/3, D.L. 95 N, Plan 556

Council rezoned the above properties from Administration and Assembly District (P2) to Comprehensive Development District (CD) at its April 31, 1970 meeting in order to accommodate the Municipality's Senior Citizen's Housing Development.

The Corporation is now pursuing the development of a Senior Citizen's Recreation Centre on a portion of the subject properties now legally described as Lot 194. As Council is aware, in the case of CD zoning, the approved development plan becomes part of the Amendment By-Law. Therefore, as only the location of the of the Senior Citizen's Recreation Centre was indicated in the original application, it will be necessary to amend the comprehensive plan which is part of the By-Law to include the development plan for the recreation centre.

The Planning Department therefore, recommends, and the Manager concurs, that the proposed amendment be forwarded to a Public Hearing.

5. Re: 1970 Public Accounts

Attached is a copy of the Burnaby 1970 Public Accounts, published pursuant to the Public Bodies Financial Information Act.

In 1962, Council established the price of \$1.00 per copy for the sale of the Public Accounts to the public and, unless directed otherwise, we will assume that this practice is to continue.

This is for the information of Council.

6. Re: Pollution in Eagle Creek -
Lougheed Highway to Burnaby Municipal Golf Course

Appearing on the agenda as a communication is a letter dated June 17, 1971 from Mr. Donald B. W. Clark regarding the above.

It is recommended that the matter be referred to the Municipal Health Department for study and report to Council through the Manager.

Continued....

7. Rezoning Reference #22/71
Lot 6 except Plan 28190, Plan 3473
1410 Delta Avenue

Council gave the above rezoning from Residential District Two (R2) to Neighbourhood Institutional District (PI) approval in principle at its May 25, 1971 meeting, and authorized it to work with the applicant and the adjoining owners in the area towards the resolution of the ultimate shape of the subdivision pattern in this area.

The Planning Department has had a series of meetings with the applicant in order to evolve a subdivision scheme for the property which respects the future subdivision of adjacent parcels. An additional consideration has entered the discussions since the preliminary meetings. The applicant is now of the opinion that the area of the site (2.1 acres) is in excess of his requirements. He has therefore requested that provision be made for the future subdivision of a portion of the subject property.

The Planning Department has as a result evolved the scheme indicated on the attached sketch which meets with the applicant's approval and which meets the requirements for the future subdivision of adjacent parcels. It is the Department's opinion that this proposal would allow for the most efficient use of land in this area. The proposal provides for the subdivision of three lots from the subject property at such time as subdivision of the properties to the north of the subject properties provides access. The primary access to the church site should be from Delta Avenue which is the established collector in this area.

The Planning Department would therefore recommend, and the Manager concurs, that:

1. The proposed subdivision pattern be approved in principle;
2. The rezoning application be amended to delete that area which will be subdivided in the future from the PI application; and
3. the following be established as prerequisites:
 - a) the submission of a suitable plan of development which orients the project to Delta Avenue.
 - b) the dedication of the lane allowances indicated on the attached sketch;
 - c) the deposit of sufficient monies to cover the cost of providing storm and sanitary sewer service to the site;
 - d) the deposit of sufficient monies to be held in trust to cover the costs of paving and constructing the above mentioned lanes; and
 - e) the submission of an undertaking to remove the existing house from the site within 6 months of the rezoning being effected unless it is to be used for the uses provided for in the Bylaw.
4. The application be now forwarded to a Public Hearing.

8. Re: Subdivision Reference #54/71

In order to finalize the above subdivision, an easement is required as shown on the attached sketch. The following information applies:

A. Legal Description:

Old - Lot 2 of lots "D", "C" and "E", Block 14, D.L. 149 N.W. ¼, Plan 10021.

New - Lot 74, D.L. 149 N.W. ¼, Plan number to be assigned upon registration.

B. Details of Ownership:

Lorne Clarence Anderson - Carpet Salesman and
Clarice Emily Gertrude Anderson - Housewife
both of 7025 Willingdon Avenue, Burnaby, B. C.

Continued....

8. Re: Subdivision Reference #54/71 (Cont'd)

C. Description of Easement:

The easement is 10 feet wide and is located on the south end of new lot 74.

D. This easement is required for drainage works and is to be provided at no cost to the Corporation.

E. The property is located at 7025 Willingdon Avenue, Burnaby, B. C.

The Planning Department recommends and the Manager concurs that the Council authorize the acceptance and execution of this easement.

9. Preliminary Plan Approval Applications #1509 and #1518
Big Bend Area

Application has recently been received for development approval for two additional industrial projects in the Big Bend Area, on Byrne Road south of Marine Drive (see attached sketch). It will be recalled that Council on May 31, 1971 directed that approval be granted for four projects within those portions of the area presently proposed for continued industrial land use, while five other applications, for industrial uses within areas proposed for agricultural or recreational development, were to be temporarily deferred pending further consideration of the Study by Council.

The following new applications are presented, as requested by Council, for direction:

1. P.P.A. #1509 - North-west corner of Byrne Road and Mandeville -
Lots 164 and 165, D.L. 165.

- an application for approval of a multi-unit rental warehousing project consisting ultimately of four buildings, with a single building proposed for the first stage.
- the use would clearly be permitted under present M3a zoning, and the site is within the broad area proposed for continued industrial use; however, there is a possibility that conflict could arise with respect to the alignment for the relocated Marine Drive. The most recent conceptual plan for the area considered by Council showed the new route looping to the south and basically following the Mandeville alignment in this vicinity. Should this approach be favoured, further detailed study will be necessary before the precise location can be fixed.

Recommendation: - In view of the possibility of conflict with this road plan, the Planning Department recommends and the Manager concurs, that this application be deferred temporarily, until more definite conclusions on basic planning in this area are reached.

2. P.P.A. #1518 - 5450 Byrne Road
Lot 2 exc. E 99', D.L. 155B, Plan 1248

- an application for development of a new office building for an existing wood lath producing plant. Approvals in recent years have allowed expansion and modernization of other production facilities on the site, and the proposed building is a part of the owner's overall program of site improvement.
- the present M3 zoning would permit the proposed development and land use.
- the property is located however, in the area proposed for agricultural use in the Big Bend Area Study, and Council has to date requested temporary deferral of applications in such a situation, including an application for development on the property immediately adjacent, to the south.

Recommendation: - The Planning Department recommends, and the Manager concurs, that approval be temporarily withheld, so as to be consistent with past decisions, and pending further conclusions on the overall study.

Continued....

10. Re: Rezoning Reference #19/71
Approximately the north 71.9 feet of Lots 29 & 30,
except sketch 9949, Block 4, D.L. 96 N², Plan 2189
6579 Kingsway;- 6591 Kingsway

An objection was raised at the June 22, 1971 Public Hearing regarding the use of the lane north of the above properties for transporting trailers on and off the subject property. The Planning Department is of the opinion that the lane should not be used for commercial purposes.

The Department feels that the trailer sales operation should be designed such that traffic is restricted from the lane and it recommends that Council establish this as a condition of a suitable plan of development. The Manager concurs.

11. Re: Petition - 6907 Dunblane
Item No. 19, Manager's Report No. 41, Council Meeting June 21, 1971

The above petition was tabled for one week pending receipt of a further report from the Medical Health Officer which follows:

- "1. The property, we are advised, is in the process of transfer of ownership.
2. The tenants, two young men, are vacating the premises before the end of July, 1971.
3. The debris and litter has been removed and deposited at the Dump.
4. The plumbing is operational and the tenants have been advised that we will not countenance defecation or urination in the yard.
5. The house contains five rooms, two of which are bedrooms. There is one bed in each of the bedrooms. The tenants advised us that there are not more than three permanent occupants of the dwelling.
6. The tenants have been advised that noise emanating from this residence is not to intrude upon the rights of other residents of this neighbourhood.
7. The tenants have been very firmly advised that this Municipality will not tolerate undue noise or overcrowding of these premises, and further, that we will make subsequent inspections at alternating times to ensure that Health Department rules and regulations are observed.

We have discussed our action with one of the complainants who has volunteered to acquaint the other complainants with this information."

It is recommended that the petitioners be formally advised of the above through their spokesman and that this report be filed.

12. Re: Subdivision Reference #76/71

In order to finalize the above subdivision, easements are required as shown on the attached plan. The following information applies:

- A. Legal Old Legals: Lot 100, Plan 31948
 Lot 102, Plan 31876 and
 Lot 155, Plan 38952 (All of D.L. 35)
- New Legals: Lots 171, 172, 173, 174 and 175, D.L. 35,
 Plan No. to be assigned upon registration.
- B. Ownership Arma and Laurand Holdings Ltd.,
 c/o Harrison Doig - Lawyer of
 Doig, Guthrie and Baily,
 7311 Kingsway, Burnaby, B. C.

Note: Ownership of new lots 171, 172, 173, 174 and part of 175 will be conveyed to Arma and Laurand Holdings Ltd. at the time all items are deposited in the Land Registry Office.

Continued....

12. Re: Subdivision Reference #76/71 (Cont'd)

- C. Description of Easement - As per plan of right-of-way attached.
- D. The easement is required for sewer purposes and is to be provided at no cost to the Corporation.
- E. The properties are located at: - 3955 and 3983 Moscrop Street, Burnaby, B.C.

The Planning Department recommends and the Manager concurs that the Council authorize the acceptance and execution of this easement.

13. Re: Subdivision Reference #81/70

In order to finalize the above subdivision, two easements are required as shown on the attached plans of Right-of-Way I and II. The following information applies:

A. Legal Description:

Right-of-Way I Old Legal: Lot 330, D.L. 131, Plan 38194

New Legal: Lot 340, D.L. 131, Plan No. to be assigned upon registration.

Right-of-Way II Legal: Parcel 1, Explan. Plan 10957 of Portion of Lot 16, Ref. Plan 5315, of D.L. 131, Plan 3052.

B. Detail of Ownership:

Right-of-Way I - Lino Vedovato - Cement Contractor of
2390 Kensington Avenue, Burnaby, B. C.

Right-of-Way II - Anne Severny - Housewife of
6543 East Broadway, Burnaby, B. C.

C. Description of Easements:

Right-of-Way I as per Plan I

Right-of-Way II as per Plan II.

- D. Easement Right-of-Way I is required for sewerage works.
Easement Right-of-Way II is required for drainage works.
Both are to be provided at no cost to the Corporation.

- E. The property containing Right-of-Way I is located at 2390 Kensington Avenue, Burnaby, B. C.

The property containing Right-of-Way II is located at 6543 East Broadway, Burnaby, B. C.

The Planning Department recommends and the Manager concurs that the Council authorize the acceptance and execution of these easements.

14. Re: Lot 3 Except Plan 24587, Block 4, S.D. 9, D.L. 206,
Plan 1379 - 6940 Hastings Street.

The owner of the above property has applied for Preliminary Plan Approval for the construction of an industrial structure on the subject property which is zoned M4 Special Industrial District. The applicant's proposal is consistent with the M4 zoning and with the requirements of preliminary plan approval. Normally the Department would be prepared to grant such approval except that the subject property is designated in the Corporation's plans as part of a future addition to the Westridge School and Park Site. The applicant has been informed of the Corporation's plans in this area and has proposed a solution to these problems. He has proposed the initiation of an exchange with the Corporation whereby he would convey Lot 3 to the Corporation in exchange for a portion of Duncan Avenue as indicated in the attached sketch. He would consolidate this portion of Duncan with Lots 1 and 2 which are zoned M1 Manufacturing District in order to construct an industrial warehouse building.

Continued.....

14. Re: Lot 3 Except Plan 24587, Block 4, S.D. 9, D.L. 206,
Plan 1379 - 6940 Hastings Street (Cont'd)

The Planning Department has considered the applicant's proposal and recommends it as it would enable the Corporation to obtain necessary park/school property and to dispose of a portion of a redundant road allowance. On a square foot basis the exchange would work out in favour of the Corporation as follows:

Land to Corporation	6,143 square feet
Road allowance to applicant	4,428 " "
	1,715 square feet

The Planning Department recommends, and the Manager concurs, that this proposal for an exchange be approved, subject to the consolidation of the abandoned allowance with Lots 1 and 2, as indicated in the accompanying diagram, and that authority be given to introduce a Road Closing By-law to close the aforementioned portion of Duncan Avenue.

15. Re: Proposed New Industrial Categories -
"BURNABY ZONING BY-LAW 1965"

At its meeting of June 7, Council received a number of submissions containing views on the proposed new industrial zoning districts (M5 and M6) and regulations, and a report of the Planning Director which had been submitted to the May 25th meeting of Council.

A further report, dated June 17, 1971, was distributed to the members of Council attending the June 22, 1971 Public Hearing, and was mailed to those not attending.

May we have Council's direction in this connection.

16. Re: Rezoning Reference #18/71
 1) Lot "B", Block 13, D.L. 70W, Plan 13727
 2) Lots 11 to 15 inclusive, Block 13, D.L. 70, Plan 1432
 3) Lots 28 & 29, D.L.s 69/70, Plan 36506
 4293, 4277, 4269, 4263, 4255, 4297 and 4241 Canada Way
 3240 Gilmore Diversion.

Council gave the above rezoning approval in principle at its May 25, 1971 meeting. The Planning Department was authorized at that time to work with the applicant towards the creation of a suitable plan of development. Such a plan was submitted and the proposal was considered at the June 7, 1971 Public Hearing.

The Department has continued working with the applicant towards the resolution of problems related to the development of the site. In particular, the Department has been discussing a possible land exchange to round out development in the block bounded by Canada Way, Gilmore Diversion, Manor Street and Sumner Street. The Department is now in a position to recommend a land exchange whereby the applicant could receive that portion of Lot 16 owned by the Corporation which is not required for the widening of the Gilmore Diversion, in exchange for the dedication of a seven foot strip off Lots 28 and 29, as indicated in the attached diagram. The Department's calculation of the exchange is as follows:

1. Applicant to Corporation	1,335 sq. ft.
2. Corporation to Applicant	2,455 sq. ft.
3. Net gain for the Applicant	1,120 sq. ft.

The Municipal Land Agent has placed a value of \$3.00 per square foot, or \$3,360, on this excess area. The Planning Department has informed the applicant of this value and he has agreed to the proposed exchange.

The Planning Department recommends the following:

Continued.....

16. Re: Rezoning Reference #18/71 (Cont'd)

- (1) The approval of the proposed exchange including the sale of the excess area to the applicant for \$3,300.
- (2) The establishment of the following as prerequisites to the rezoning:
 - (a) Completion of the above land exchange.
 - (b) The consolidation of the subject properties into one site.
 - (c) The submission of an undertaking to remove all improvements within six months of the rezoning being effected.
 - (d) The submission of a suitable plan of development.
 - (e) The completion of such subdivision requirements as may be necessary.
 - (f) The provision of underground servicing.

The Manager concurs.

17. Re: D. Leone,
4306 Imperial Street, Burnaby 1, B.C.
(Item No. 3, Manager's Report #66 - Council Meeting November 9, 1970)

A communication dated June 10, 1971 from Mr. D. Leone appears on the Agenda for the Council Meeting to be held on June 28, 1971.

Mr. Leone made application for licence to carry on a T.V. Tuner repair service in his home on 13 November 1970. The application was denied but he appealed to Council which approved the issuance of a licence on a trial basis providing there were no complaints, no employees, and no outward indication of a shop being in existence there.

The Chief Licence Inspector reports that the operation of the business has caused no problems and he recommends that another year's extension be granted. The Manager concurs.

18. Re: Vacant Lot next door to 3731 Regent Street
(Item No. 11, Manager's Report No. 39, 1971 - Council Meeting May 31, 1971)

The above matter was the subject of an inquiry by Alderman McLean. It was referred to the Parks and Recreation Commission to work with the people involved to resolve the problem.

The Parks and Recreation Commission reports, for the information of Council, that at its meeting held on June 16, 1971, it agreed to undertake the mowing and routine maintenance of the above described lot in order that it can be used for neighbourhood park purposes on an interim basis. It suggests that if any capital development is to be considered, this might well be undertaken by the nineteen families living in the area.

It is recommended that this matter be received and filed.

19. Re: Rezoning Reference #26/71
Lots "A", "B" and "C", Block 71, D.L. 33, Plan 3934.
Lot 1, S.D. "D", Block 71, D.L. 33, Plan 8617.
5736, 5722 and 5708 Chaffey Avenue; 4375 Grange Street.

A number of specific questions related to the above were raised at the June 22, 1971 Public Hearing. The Planning Department has considered these and reports as follows:

- (a) The owner of the adjacent lot to the east (Lot 2) questioned whether or not he would be "locked in" by development of the subject properties. Lot 2 and Lot 3 to the east have a combined area of 22,651 square feet. Once lane dedication is taken off (1,680 square feet), 21,971 square feet would remain, which is more than sufficient area for a three-storey RND apartment.

Continued.....

19. Re: Rezoning Reference #26/71 (Cont'd)

- (b) Since the original report on the subject application, the Planning Department has re-examined lane requirements. In the previous report, the Department asked for the dedication of the north 9 feet of the properties to be rezoned, for lane purposes; the remaining 11 feet to come off the property to the north. After further examination, as the properties to the north are not within the Apartment Study and so are likely to remain residential for some time, it is not likely that further dedication would be forthcoming. As a consequence, the Department recommends to Council that the full twenty feet be dedicated from the subject property and that the prerequisites be amended to reflect this (see attached sketch).
- (c) The adjacent owner to the east expressed concern about the 20-foot storm easement on the subject property and inquired as to whether it would be possible to relocate it with 10 feet falling on his property and 10 feet on the subject properties. The easement contains a 36" storm sewer which would be extremely expensive to move. The easement should not greatly affect the development potential of the objector's property as a 20-foot sideyard is required in any case for a three-storey RM3 development. No change is recommended.

The Manager concurs.

20. Re: Proposed Closure of lane west of Canada Way and north of Ulster Street in connection with Rezoning Reference #10/71.
Lot 244, D.L. 91, Plan 34482 - 6745 and 6785 Canada Way.

At its June 21, 1971 meeting, Council adopted a number of prerequisites in connection with the above rezoning. One of these was the sale of the redundant portion of lane indicated on the attached sketch. The Planning Department now request Council authority to introduce a Road Closing By-law to close the subject lane. The following information applies:

- (a) The lane would be consolidated with Lot 244.
- (b) The purchaser would be responsible for maintaining the existing growth on the allowance and for providing whatever additional landscaping may be required to bring it up to an acceptable standard

The Manager concurs.

21. Re: Demolition of Park Houses.
6591 Lily Avenue, 6590 Fern Avenue, 4522 Piper Avenue.

The Parks and Recreation Commission advise that at it's meeting of June 16, 1971, it approved the recommendation of it's staff and the Building Inspector, that the above houses be demolished. The Manager concurs.

Attached for Council's information is a copy of the Building Department's report.

22. Re: Section 411 of the Municipal Act.

The following has made application under Section 411 of the Municipal Act for rebate of percentage additions on the property described:

A. M. Duller,	Lot 108, Block 2, D.L. 216,	1970 Penalties \$44.10
7064 Sierra Drive	Plan 11656, Code: 7122628	
Burnaby 2, B.C.		<u>\$44.10</u>

It is recommended that this application be approved.

To date, 1971 allowances which have been approved under this Section, not including the above, total \$151.47.

Continued.....

23. Re: Federal-Provincial Special Development
Loan Program

We have now been officially advised that we will receive our full request for \$2,000,000.00 for the 1971 Local Improvement Program. It may well be however, depending upon the weather and certain other factors, that we will not be able to complete all of the work within the deadline imposed.

This is for the information of Council.

24. Re: Public Telephone Installation
on Duthie Avenue at Curtis Street

B. C. Telephone has had a request from home owners in the area of Curtis and Duthie that they consider installing a public telephone in the area and the Company has in mind Municipal property at the N.E. corner of Duthie and Curtis Street. Apparently the home owners are being constantly annoyed by requests to use their phones.

Normal installation costs are assumed by the Company and a 10% commission of gross receipts will be paid to the Municipality.

Attached you will find a sketch showing the proposed location. It has been approved by the Engineer.

It is recommended that the installation be approved with the commission to be paid to the Municipality, subject to the Municipality having the right to give two weeks notice to have it removed at any time.

25. Re: Access to and from Deer Lake Avenue in
Interim Period Pending Construction of
"By-Pass Road"

Appearing on the agenda as a communication is a letter of complaint from Mr. A. H. Krause regarding the intersection of Deer Lake Avenue and Canada Way.

With the proposed complete closure of Deer Lake Avenue at Canada Way and the revisions to the signal instituted by the construction of the fire ramp, the signal phasing for northbound Deer Lake Avenue egress has been eliminated from the signal. This has meant that by Provincial statute we can provide right turn only from Deer Lake Avenue to Canada Way, and in order to accommodate egress for northbound or westbound traffic from Deer Lake Avenue, we have improved to a temporary standard an existing laneway connecting Deer Lake Avenue with the north/south lane already constructed serving the James Cowan Complex and connecting with Gilpin Street. The expenditure is minimal and is being done within maintenance funds.

Very briefly the following points should be noted with particular reference to Mr. Krause's letter:

1. Council has approved the permanent closure of Deer Lake Avenue with the provision of a permanent alternate route.
2. Department of Highways have made the required revisions to the signal at Kensington Avenue and Canada Way which has resulted in the northbound Deer Lake Avenue phase being removed.
3. A very good standard of alternate access, even to the extent of being paved, has been provided from Deer Lake Avenue to the lane serving the James Cowan Complex from the dead-end of Gilpin Street.
4. This temporary alternate access will be quite satisfactory; Deer Lake Avenue residents have northbound and westbound movements.
5. Right turns from Canada Way into Deer Lake Avenue, right turns onto Canada Way from Deer Lake Avenue, and left turns into Deer Lake Avenue from Canada Way are still being provided at the intersection of Deer Lake Avenue and Canada Way.

Continued...

25. Re: Access to and from Deer Lake Avenue in Interim
Period Pending Construction of "By-Pass Road" Cont'd.

6. As expressed by several other residents of Deer Lake Avenue, the alternative access is quite satisfactory, and in fact, is a decided safety advantage over the previous very accident prone movements northbound and westbound through the Kensington Avenue/Canada Way intersection.
7. Adequate signing has been provided on Deer Lake Avenue providing guidance for use of the temporary alternative route.
8. The barricades have not yet been removed from the firehall ramp because there was still a connection to be tied in between the firehall and the intersection signal controller. This work will be done by the Department of Highways in the next few days.
9. Construction of the permanent "by-pass road" is being expedited to the best of our ability consistent with weather conditions and design requirements.
10. Some difficulties have been experienced in the past by people parking in the James Cowan lane, but adequate steps will be taken to see that such parking will not continue to be a problem.
11. The blockage of the lane at the James Cowan Centre referred to by Mr. Krause was a temporary one for only part of the day on Monday for a Parks' operation purpose.

It is hoped that Mr. Krause will appreciate the situation and that we will have his support during the transition period. It is recommended that we advise Mr. Krause of the points noted above.

26. Re: Proposed New Industrial Categories -
Burnaby Zoning Bylaw 1965

Attached you will find a copy of a report dated June 25, 1971, from the Planning Director outlining his recommendations in this connection. The points noted by the Planning Director could be used as an "agenda" for discussion of this subject.

27. 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 May 25th to June 18, 1971.

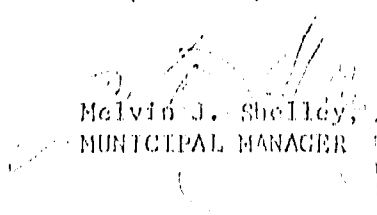
28. Re: Fire Department

Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of May, 1971.

29. Re: Personnel Department

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department for the period ending June 6, 1971.

Respectfully submitted,


Melvin J. Shelley,
MUNICIPAL MANAGER

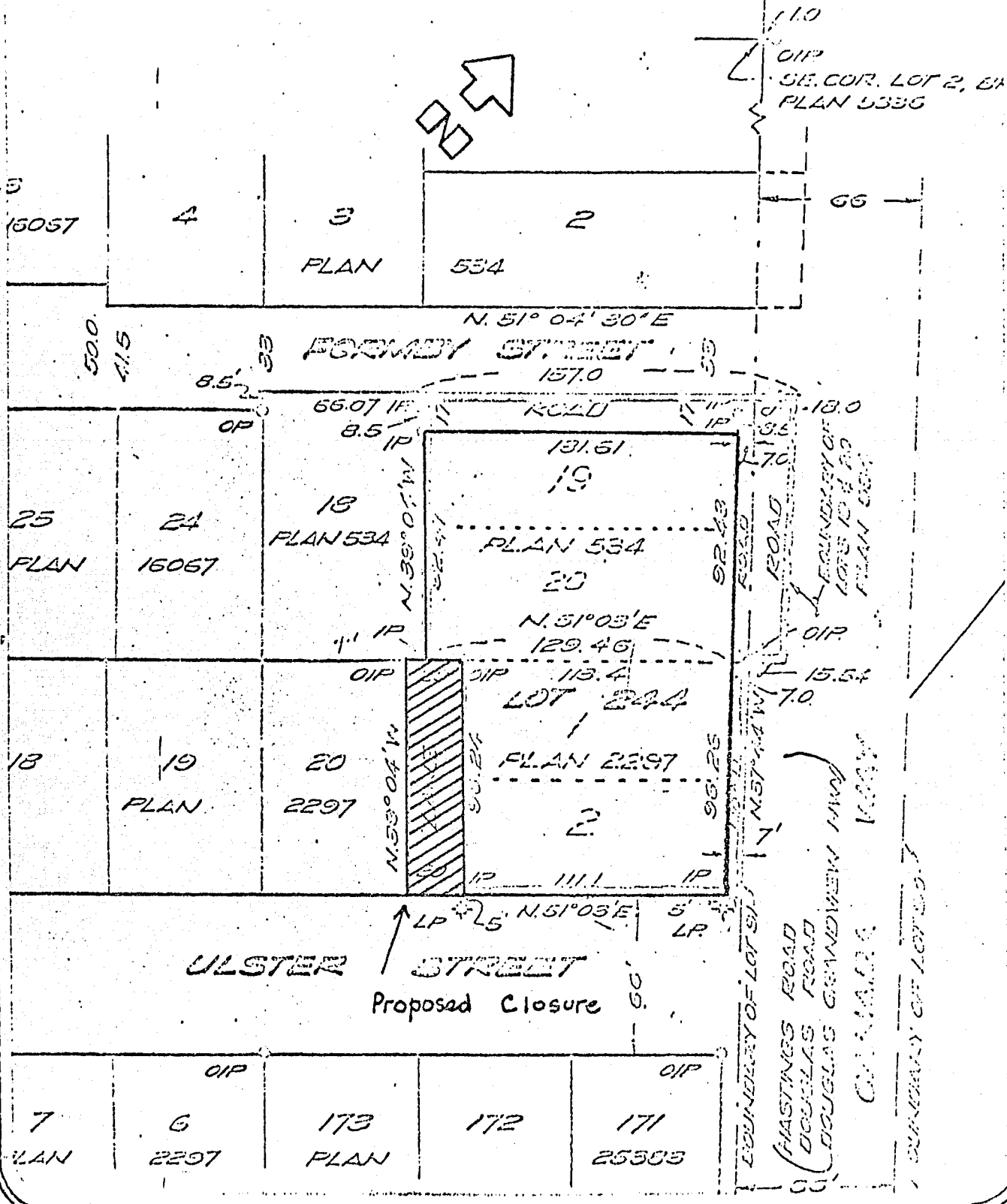
MJS/nb
Attach.

30

Herbert

Clasim - Karijala

ALL DIMENSIONS ARE IN FEET
 DIGITIZED 1/4" X 3/4" GALVANIZED IRON POST SET
 DIGITATES COPPER TACK IN LEAD PLUG IN CONCRETE



SCALE	1" = 40'
DRAWN	GP
DATE	JUNE 71

PROPOSED LANE CLOSURE

BURNABY PLANNING DEPARTMENT



MANAGER'S REPORT

RES No. 20