

THE CORPORATION OF THE DISTRICT OF BURNABY

4 June 1971

MANAGER'S REPORT NO. 40, 1971.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Grange Street Extension
 - (1) 5993 McMurray Avenue - Lot 26, Blk. 8, D.L. 32, Plan 1229
 - (2) 6005 McMurray Avenue - Lot 25, Blk. 8, D.L. 32, Plan 1229
 - (3) 6006 McMurray Avenue - Lot 28, Blk. 7, D.L. 32, Plan 1229.

The above properties have been acquired for the construction of the Grange Street Extension. The residences thereon have now been vacated and are in such condition as to warrant demolition.

The Land Agent recommends, and the Manager concurs, that Council authorize the demolition of these houses.

2. Re: Glynde Avenue between Hastings and Capitol Drive.

At the request of the agent for the property owners adjacent to the above road allowance, the Planning Department has been investigating the possible closure of a portion of Glynde Avenue and its sale for inclusion in an RM3 apartment site. Investigation has shown that the allowance could be considered redundant due to the extremity of the grade. A Road Closing Bylaw is required to close the portion of Glynde Avenue indicated on the accompanying sketch. Passage of a Road Closing Bylaw would be followed by a petition to the Lieutenant-Governor in Council for title to the allowance in order that this redundant allowance may be placed in a position of sale to the adjacent owners. The following information applies:

1. The redundant portion of road would have to be consolidated with the adjacent properties to create an RM3 apartment site.
2. The Land Agent has placed a value of \$20,000 on the abandoned allowance based on its potential for RM3 apartment development.
3. The Engineering Department has no objection to the closing provided that an easement is retained 10 feet wide centered on a point 21 feet east of the west property line in order to contain an 8 inch diameter combined sewer. Alternatively the sewer would have to be relocated along Capitol Drive. Estimates of the cost of this approach are being prepared.
4. The agent for the adjacent owners will have to submit an application for rezoning covering the redundant allowance and the two adjacent properties.

The Planning Director has recommended, and the Manager concurs, that Council authorize the introduction of a Road Closing Bylaw for Glynde Avenue between Hastings and Capitol Drive.

3. Re: Consumer Pallet Limited Lease -
Portion of Lot 15, D.L. 155C, Group 1, Plan 1138, N.W.D.

On September 14, 1970, Council approved of the leasing of the above described property to Pacific Coast Woodworking Industries. The lease document contained a clause permitting the Company to sublet the property with the consent of the Municipality.

On November 12, 1970, this Company asked if the Industrial Development Bank could mortgage the leasehold interest and permission was granted by Council on November 16, 1970, for this purpose.

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3. Re: Consumer Pallet Limited Lease (Cont'd)

A new Company has been formed known as Consumer Pallet Limited and authority is required from Council to assign this lease to this new Company. The principals in the new Company are the same as in the original.

The assignment documents have been prepared by our Legal Department and approved by the Land Department.

It is recommended that Council authorize its Signing Officers to execute the "Consent".

4. Re: British Columbia Motels & Resorts Association Inquiry -
Accommodation of Trailers, Campers and Tenters on Burnaby Central
School Grounds, May 8 and 9, 1971.

The Council, at its meeting of May 31, 1971, received a letter dated May 19, 1971, from the British Columbia Motels and Resorts Association expressing deep concern at the granting by the Municipal Council of permission to use the school grounds for the accommodation of Trailers, Campers and Tenters on May 8 and 9, 1971. The letter was tabled until the necessary information was secured.

In checking with the Secretary-Treasurer of the School District, we are advised that the School Board did give permission for the Baton Twirlers Association to use the grounds for its International Competition. The grounds have been used for this purpose before.

The B.C. Motels & Resorts Association have been advised of our findings and it has been suggested to the Association that it should contact the School Board for clarification in this regard as Council did not authorize the use of the grounds for this purpose.

5. Re: Trap/Skeet Shoot.
Item 3, Manager's Report No. 35, Council Meeting May 17, 1971.

Council received a number of circular notes on April 19, 1971, asking that the Trap/Skeet Shoot on Sperling Avenue be immediately suspended until those involved in the activity erect an artificial noise barrier to retard the blasts from guns being discharged there. This request was referred to the Parks and Recreation Commission for consideration and report.

The following staff report was submitted to the Parks and Recreation Commission at its meeting of May 19th.

"Administrator's Report No. 13, 1970, reported as follows:

"It has been ascertained that the Lower Mainland of B.C. Gun Association operate the club on Sperling Avenue. A lease agreement with the Corporation of Burnaby was in force many years ago and although it would appear this has not been officially renewed, the Association still pays \$110.00 per year for the use of the property. According to the Lands Department there is a three month cancellation clause in operation with the restriction there must be no parking on Sperling Avenue."

Recently, Council has received a number of complaints of noise resulting from the clubs activities. Council has asked the Commission to report, and the Commission has referred the matter to staff for report.

The Chief Public Health Inspector whose jurisdiction includes all areas of environmental protection, including noise control, has been asked to obtain comparative noise level readings from the areas where complaints originated; and to submit these with his professional interpretation. In the absence of the noise level information, which will be provided when available, little can be said about the extent to which the club's activities are inconveniencing the complainants. There are, however, a number of other observations which are pertinent:

- a) It is highly unlikely that an "artificial noise barrier" could be erected to reduce the intensity of sound significantly. Complete

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5. Re: Trap/Skeet Shoot. (Cont'd)

- a) (Contd'), enclosure of the facility would be effective, but prohibitively costly.
- b) The sport of trap and skeet shooting is worthy of encouragement. It is an activity requiring a high degree of skill and enjoys world-wide popularity. Because shot guns are used, with "light loads" and small sized shot, the area required for safe operation is comparatively small. The guns are extremely dangerous at short range, but are virtually harmless beyond 50 yards.
- c) The present site lies within the area which the Commission has asked to have included in the Burnaby Central Sports Complex. Expansion of the Sports Complex; development of rowing facilities in the area; Summer Games activities; and ultimately Regional Park Development; will attract large numbers of spectators and participants to this area. Undoubtedly the Trap and Skeet Club will prove to be highly incompatible with the activities for which the area is now being developed.
- d) As noted previously, this is a desirable sport. Unfortunately it does not fit well into an urban park setting. It could, however, be accommodated readily on Corporation, or Simon Fraser University land on Barnet Road, below the north face of Burnaby Mountain. Cost of re-locating the existing installations should not be excessive, as it is believed that all buildings and structures are capable of being moved without difficulty.

It is recommended that Council be advised of the desirability of re-locating this facility within the next two years.

Respectfully Submitted,

B.R. Wilkinson,
ADMINISTRATOR. "

At the same meeting the Chairman advised that there was a possibility of this activity being included in the 1973 Canada Summer Games. After some discussion, the Commission passed the following motion:

"That Council be advised that the Commission is not opposed to the Trap and Skeet Club using its present location up to and including 1973."

At the same meeting the Commission directed that the Trap and Skeet Club be notified that the Commission would like to have a discussion with them relevant to the desirability of moving their premises to some other location in Burnaby. It is recommended that Council accept the recommendation of the Commission and advise the complainants accordingly.

6. Re: No. 1 Supplementary Business Tax Assessment Roll - 1971.

For the information of Council, the Assessor advises that the first 1971 Supplementary Business Tax Assessment Roll has now been completed and Assessment Notices have been mailed.

The Roll is comprised of 195 accounts, indicating a total annual rental value of \$1,016,130. The rental value for the portion of the year remaining is \$963,697 and at 7% will produce \$67,458. When license credits are deducted, the additional revenue receivable for 1971 will be approximately \$60,350.

7. Re: Expropriation - Parks Acquisition - Lyndhurst
Casewell - W. 72.5' of the E. 145' of lot 1, Block "A",
D.L. 8, Plan 5191 (McLennan - Hoffmeister).

Mr. Hoffmeister in his letter of May 26, 1971, made the following statement:

"Also the way people are waiting for their money after you took the land for roads etc. like on North-road."

The Manager was asked to investigate this allegation.

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7. Re: Expropriation - Parks Acquisition - Lyndhurst
Casewell - W. 72.5' of the E. 145' of Lot 1, Block "A",
D.L. 8, Plan 5191 (Hoffman - Hoffmeister). (Cont'd)

The Land Department advises that there are presently four properties remaining unsettled with regard to the North Road widening project. Three of these are on the Burnaby side and one on the Coquitlam side.

The properties are as follows -

1. Dempsey - 2889 North Road, Burnaby
E. 161' Explanatory Plan 12734 of Lot 7, Blk. "A", D.L. 8S½.
Acquisition - 34' x 77' = 2,618 square feet.
2. Torgerson (V.L.A.) - 3283 North Road, Burnaby
Lot 3, Blk. 24/2/1, D.L. 6, Plan 4155.
Acquisition - 34' x 117.8' = 4,005 square feet.
3. H. Lee (Golden Chalice) - 4325 North Road, Burnaby
E. 156.9' of Lot 3, Blk. 23, D.L. 1, Plan 4231.
Acquisition - 3' x 75' (triangular) = 112.5 sq.ft.
4. Percy Construction - 319 North Road, Coquitlam
(Pacific 66 Service Station) Lot 108, Blk. 28, D.L. 3/4/5/108/1/16,
Plan 29398.
Acquisition - 13.75' x 150' (Irregular) =
2,080 sq. ft.

Mr. Fred Philps is handling the negotiations for the Torgerson and Dempsey properties.

The Land Agent has asked him to meet with him this week in the Land Office to finalize these acquisitions.

Mr. Hoover, of Penny & Keenleyside Appraisals Limited advised the Land Agent recently that he hopes to meet with him soon to settle the other two items.

There are presently no monies outstanding for the North Road project. In conclusion, none of the holdups in connection with the above are the direct responsibility of the Municipality.

8. Re: Community Plan #8 - Canada Way - Smith Avenue
Apartment Study 1969 - Area "I".

Submitted herewith is a report dated June 1, 1971, from the Planning Director regarding the above. Council is asked to consider this report.

9. Re: Community Plan #9 - Brentwood
Apartment Study 1969 - Area "D".

Submitted herewith is a report dated June 1, 1971, from the Planning Director regarding the above. Council is asked to consider this report. This is the final report on the Community Plan Areas that Council requested last year.

10. Re: Complaint of Mr. D. J. Huntley.

Appearing on the Agenda as a Communication for the June 7, 1971, Council Meeting is a letter of complaint dated May 16, 1971, from Mr. D.J. Huntley regarding certain dumping taking place in the vicinity of Broadway and Gagliardi Way.

The Parks and Recreation Administrator has investigated this complaint and he reports as follows:

"I have inspected the site Mr. Huntley has complained about and have discussed the matter with the Parks Superintendent who is familiar with the situation. He advises me that at the time of the original clean up of

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10. Re: Complaint of Mr. D. J. Huntley. (Cont'd)

rubbish, it became obvious that the site was extremely uneven; there were swampy areas and many pockets of water, and numerous holes filled with garbage and refuse which could not be removed economically.

In order to improve this situation without cost, Mr. Bailey negotiated with a contractor to dump and spread clean fill on the site. The leveling of the fill is not yet completed so the area appears to be quite untidy. Mr. Huntley states that the fill is soft and hazardous and that "a small child could get stuck in it". Today I made a point of walking about on top of the largest piles of fill. The soles of my shoes became muddy but I did not sink into the fill. I would conclude that the area is not hazardous but definitely requires some cleaning up, which Mr. Bailey assures me will be done by the contractor who supplied the material.

There is some evidence of a recurrence of the problem of the dumping of trash and garden refuse. We will remove this, and once the area has been levelled to our satisfaction, we will install a rock barrier to discourage the entrance of vehicles to the site."

It is recommended that Mr. Huntley be advised of the action proposed by the Parks and Recreation Administrator.

11. Re: The Westerly 10' of Lot 16, Block 1, D.L. 39E½, Plan 1436.

The above noted property (copy of sketch attached) is owned by the Municipality and contains a storm and sanitary sewer. On August 14, 1967, Council authorized this westerly 10' to be placed in a sale position by Public Tender subject to the following conditions:

1. That the portion in question be consolidated with either Lot 16 or Lot 17, Block 1, D.L. 39E½, Plan 1436.
2. That the Corporation retain an easement over the property to contain the storm and sanitary sewers.
3. The Purchaser to pay the costs of all legal and survey work necessary to complete the consolidation.

The sale of this property was never finalized due to the fact that neither of the prospective purchasers made an offer. The Land Agent has now received correspondence from the owner of the adjacent Lot 17, requesting that he be allowed to purchase the 10' strip, subject to the conditions set out in the original Notice of Sale.

As the approval for the sale of this strip of land was granted approximately 3½ years ago, a further examination has been undertaken to determine whether it is still desirable to dispose of this parcel. The Planning and Engineering Departments confirm that they have no objection to the sale of this property, providing the conditions set out in the original Notice of Sale are met.

The Land Agent has contacted the owner of the adjacent Lot 16, who informed him that he is no longer interested in acquiring the 10' strip.

The Land Agent recommends, and the Manager concurs, that Council authorize the owner of Lot 17 to acquire this 10' strip of land for the sum of \$500.00, which in our opinion is a fair price. The property has been "posted" so it can be sold in this fashion.

12. Re: Tenders for Storm Drainage Contract #2, 1971.

Tenders were received for the above works up to 3:00 p.m. local time, Wednesday, June 2, 1971.

The work includes the supply and installation of storm drainage materials, involving approximately 4,600 feet of mains ranging in sizes from 8" diameter

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12. Re: Tenders for Storm Drainage Contract #2, 1971. (Cont'd)

to 12" diameter, including manholes, catch basins and leads and house connections. The location of the works are as follows:

- a) Kincaid Street - Smith Avenue to Ingleton Avenue
- b) Balmoral Street - Sperling Avenue to Salisbury Avenue
- c) Arcola Street - Sperling Avenue to Salisbury Avenue
- d) Cherrywood Crescent - Patterson Avenue to Barker Crescent
- e) Wildwood Crescent - Gilpin Crescent to Willingdon Avenue
- f) Sunset Street - Boundary Road to Smith Avenue

The work of this contract must be completed by the 24th day of July, 1971.

Five tenders were received and opened in the presence of Mr. V.D. Kennedy, Mr. C.R. Walters, Mr. R.J. Constable, Mr. K. Williams and representatives of the firms bidding.

Attached is a correct tabulation of the firms bidding.

The Engineering Department estimate for this project is \$98,174.00.

The Purchasing Agent and the Municipal Engineer recommend acceptance of the low bid, Norburn Construction Limited for the sum of \$95,882.30. The actual payments are to be based on the unit prices tendered.

The Municipal Manager concurs in the recommendation.

13. Re: Rezoning Reference #10/71
Lot 244, D.L. 91, Plan 34482 - 6745 and 6785 Canada Way.

Attached will be found a copy of a report dated June 3, 1971, from the Planning Director regarding the above, recommending that the following four prerequisites be set:

1. The submission of a suitable plan of development.
2. The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected.
3. The provision of adequate landscaping and screening in the west corner of the site between the proposed use and the residential areas beyond including the retention of good existing growth.
4. The applicant's submission of an agreement to purchase the redundant allowance at such time as a Road Closing Bylaw is passed and title is obtained from the Lieutenant Governor in Council. The applicant would be responsible for maintaining the existing growth on the allowance and for providing whatever additional landscaping that may be necessary to bring it up to an acceptable standard.

Council direction in this respect is requested.

14. Re: Rezoning Reference #52/70
1) Lots 4 and 5 W½, Blk. 2, D.L. 68 N.W. pt. Plan 980
2) Lots 5E½ to 10 inclusive, Blk. 2, D.L. 68, Plan 980.

Council will recall that at the meeting of May 3, 1971, during consideration of the above Bylaw a suggestion was made by one of the Aldermen that consideration be given to the matter of providing a walkway through Municipal land lying to the south of the subject properties so that people would have access to Avondale Park to the south of the Municipal holdings. The Planning Department has examined the Alderman's suggestion and would agree to the principle of the creation of a walkway. The Department furthermore recommends that such a walkway should be extended to connect Avondale Park and McDonald Park in a continuous pedestrian movement system through the centre of Community Plan Area "F". The Planning Department is presently preparing a Community Plan for this area and as part of this process has and will be considering pedestrian connections. At this stage preliminary analysis has shown that in

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14. Re: Rezoning Reference #52/70 (Cont'd)

terms of the efficient use of land the best location of such a walk would be on existing easements along the west side of the present Cascades Drive-In Theatre, which our preliminary analysis indicates should be designated for future comprehensive development. The selection of this route is based on the fact that the westerly portion of this site is presently dissected with two easements, most importantly, a continuous 20 foot sewer easement. It is therefore proposed that a walkway be obtained on the existing easement at such time as the property redevelops as shown on the accompanying diagram.

It is recommended that Council approve of the principle of a walkway in the location suggested.

15. Re: Subdivision Reference #157/70.

In order to finalize the above subdivision, a 15' easement is required as shown on the attached sketches. The following information applies:

A. Legal Description:

Old legal: Remainder of Lot 1, Block 10, D.L. 44, Plan 3049

New legal: Lot 109, D.L. 44, Plan number to be assigned upon registration.

B. Details of Ownership:

Johannes Willem Hendriks - Refrigeration Engineer
and Georgina Anne Hendriks - housewife,
both of 3150 Bainbridge Avenue, Burnaby, B.C.

C. Description of Easement:

This easement is 15 feet wide and is located on the south side of Lot 109 as shown on the sketch.

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

E. The property is located at:

3150 Bainbridge Avenue, Burnaby, B.C.

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

16. Re: ~~Rezoning~~ ^{Subdivision} Reference #49/71.

In order to finalize the above subdivision, a 10' easement is required as shown on the attached plan. The following information applies:

A. Legal Description:

Old legal: Lot 15 except S.E. 10', Blk. 2, D.L. 90, Plan 555.

New legals: Lots 145 and 146, D.L. 90, Plan number to be assigned upon registration.

B. Ownership:

Leonard Arthur Eaglestone - Construction worker B.C. Hydro, gas division
and Phyllis Irene Eaglestone - housewife
both of 7906 Goodlad Street, Burnaby, B.C.

C. Description of Easement:

The easement is 10 feet wide and is located at the rear of Lots 145 and 146 as indicated on the plan.

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

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16. Re: Rezoning Reference #49/71. (Cont'd)

E. The property is located at:

7906 Goodlad Street, Burnaby, B. C.

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

17. Re: Rezoning Reference #11/71

Lots 24, 25 and 26, R.S.D. 21/33, S.D. 1/8, Block 3,
D.L. 28S, Plan 2105 - 7857, 7865 and 7871 Sixth Street.

Council gave the above application for rezoning to the Drive-In Restaurant District (C7) category two readings at the April 26, 1971 meeting. Since that time the applicant has submitted a written submission, a copy of which is attached, a building site plan and a legal survey plan related to his proposal to build the proposed facility on two lots rather than three as originally proposed. The applicant feels that he can only develop economically on two lots. He therefore has requested that Council amend the Rezoning Bylaw to delete Lot 26 from the C7 application, retaining the C2 Community Commercial zoning on this parcel.

The Planning Department has examined the applicant's request and feels that it could not recommend the applicant's proposal. The Planning Department's original positive recommendation as contained in the attached report was based on a three lot site from 11th Avenue through to the Service Station fronting on 10th Avenue. It is the Department's opinion that the "locking in" of a 50 foot C2 Community Commercial lot between the service station and the proposed restaurant would not be desirable aesthetically or functionally. The Planning Department therefore advised the applicant by letter dated May 28, 1971 of its feelings in this matter and requested that he reconsider his latest decision and proceed with his original proposal. The applicant, however, has advised us that he would be unable to proceed with his original scheme and has requested that we forward his proposal to Council for their consideration.

The Department would continue to recommend the proposal but on the condition that all three lots be included in the proposal.

Council's direction in this regard is required.

18. Tenders for Gravel Supply Contract, 1971

Tenders were received for the above materials up to 3:00 p.m. local time, Wednesday, June 2, 1971.

This contract includes the supply and transport of approximately 22,000 tons of specified gravel, seventeen types to be delivered on demand to various locations in Burnaby. To assist the contractors to prepare their tender, the Municipality was divided into four zones. The price per ton loaded at the stock pile was also requested. The Provincial 5% Tax is based on the stock pile price and is in addition to the prices tendered. This contract expires May 31, 1972.

Four tenders were received and opened in the presence of Mr. V. D. Kennedy, Mr. C. R. Walters, Mr. R. J. Constable, Mr. K. Williams and representatives of the firms bidding.

Attached is a correct tabulation of the firms bidding.

The estimated cost of this material was \$65,000.00.

Tender number four submitted prices for the four high quantity materials only; their price was not low for any of the items offered.

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18. Tenders for Gravel Supply Contract, 1971 (Cont'd.)

The Purchasing Agent and the Municipal Engineer recommend acceptance of the lowest complete bid, Lafarge Concrete Limited (Pacific Region) for the sum of \$52,267.75. The actual payments to be based on the unit prices tendered. The Engineer advises that we have obtained gravel from this firm before and he confirms that their gravel meets our specifications. The Municipal Manager concurs in the recommendation.

19. Re: Report on 16th Annual Conference of the Building
Inspectors' Association of British Columbia,
Kamloops, May 5th, 6th and 7th, 1971.

Attached for the information of Council is a report from the Chief Building Inspector regarding the above, the contents of which are self-explanatory.

20. Re: Letter from Mr. T. Osborne, 7465 Rosewood St.,
Requesting Street Improvements
Council Meeting May 31, 1971

Mr. Osborne's letter was considered by the Council at its meeting May 31, 1971, and the Engineer was asked to provide further information.

The following facts are pertinent to the request at hand:

1. The light to which Mr. Osborne makes reference is a "scabbed on" mercury vapour light owned and installed by B. C. Hydro. No capital cost associated with the light is added to taxes except that general taxation revenue pays for the operation of the light on a monthly charge basis.
2. We have a backlog of some \$10,000,000 of requests for local improvement works, and this situation does not appreciably change, as we receive further requests almost daily.
3. The Engineer is unable to recommend an advancement of the Rosewood St. project inasmuch as physical conditions on this street are not materially different from those existing on many miles of comparable streets in Burnaby.
4. We have entered on our list of requests of local improvement works this section of Rosewood Street, and it is entered as Item #208, which gives you some idea of the magnitude of the backlog referred to above.
5. The underground wiring to which Mr. Osborne makes reference in connection with Humphries Street, is that relating to the conduits to provide ornamental street lighting. Humphries Street is in one of the lighting areas approved for local improvement submission to the abutting owners, which is the current state of this lighting area.
6. Mr. Osborne makes reference to unsightly wires and poles, but it should be recognized that a street improvement does not usually involve being able to undertake the complete removal of wires and poles from a street.

To sum up the situation in general, Mr. Osborne's request is one of several hundred similar requests and the street has been entered on our list for future improvement. The selection of priority items within the list for construction as local improvements in any given year, is usually set through discussion emanating at the C.I.P. Committee, where terms of reference are set to develop the priorities, such as traffic requirements, drainage problems, general unsightliness of the area, and relative popularity of the proposed work with the abutting owners.

It is recommended that Mr. Osborne be advised that unfortunately he may have to wait some considerable length of time for the requested improvement, bearing in mind the heavy backlog and the perennial questions of the optimum level of borrowing and the availability of such borrowed funds - questions which are usually beyond the control of the Municipality. This period of time may even exceed five years.

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21. Re: Sign Report.

Council on May 31, 1971, requested a report outlining the comparison between the cost of the report prepared and the cost if the report were prepared without colour on uncoated paper.

In this connection attached you will find a report from the Planning Director dated June 3, 1971. In summary, the extra cost involved would not appear to be significant although this is a "relative" statement.

The following motion was tabled until this cost information was received:

"That the Municipal Manager be asked to review all major reports being presented to the Council so that such reports do not come to the Council in other than a normal fashion."

22. Re: Lease - Lower Mainland St. Leonard's Society
6375 Roberts Street.

We have received a letter dated May 28, 1971, from the Lower Mainland St. Leonard's Society requesting that in accordance with paragraph 7 of the above mentioned lease, the lease be extended for a further period of one year from September 1, 1971, on the same terms and conditions.

The lease was first executed on September 1, 1967, for a 3-year term, and it provides for possible one-year extensions. It was extended in 1970 for one year to September 1, 1971.

The lease has a 90-day cancellation clause in it and the Society has conformed to the requirement of clause 7 for a 90-day notice for extension.

The annual rental is \$1.00 payable in advance of the first day of September and the lessee covenants to pay taxes, keep the house in good repair, pay utilities, etc. The Society also agrees to indemnify and save harmless the Municipality from and against all claims brought in any manner based upon the execution of the lease or any consequence thereof.

At a meeting with the Planning Department in June 1970 it was suggested that in all probability the Society will be able to have the use of 6375 Roberts Street for at least three years but that eventually it will be required by the Municipality for development as an office complex or something of like nature which would exclude the Society's purposes.

The Land Agent and the Chief Public Health Inspector do not see anything wrong in extending the lease.

It is recommended that the request of the Society for an extension of the lease of 6375 Roberts Street for a period of one year from September 1, 1971, on the same terms and conditions as the present lease, be approved.

23. Re: Proposed Heritage Park Development
Item 17, Manager's Report No. 37, Council Meeting May 25, 1971.

The above Item was referred back to the Planning Director for further study, taking into consideration the points raised in the May 25, 1971 Council meeting.

The factors involved which require road accessibility to the Deer Lake Drive area are that fire, ambulance, municipal and private service vehicles and visitors access will need to be maintained to the six residences on Deer Lake Drive regardless of the Heritage Park proposal.

The addition of Heritage Park to the area with its fire protection and service requirements, to say nothing of visitor access, emphasizes the need for better road accessibility.

Council's concern on the matter of the potential traffic hazard which could be caused by vehicles from Gilpin Street "short cutting" to enter Canada Way

Continued....

23. Re: Proposed Heritage Park Development (Cont'd)

at Deer Lake Drive is appreciated, and for this reason we would recommend that all vehicular access and egress to Canada Way at Deer Lake Drive be terminated.

The alternatives to not extending Gilpin Street to Deer Lake Drive yet maintaining some reasonable level of accessibility for residents of Deer Lake Drive are:

1. to prolong direct access and egress to Canada Way at Deer Lake Drive.

This alternative has no merit because the intersection cannot now accommodate, without a high degree of hazard, the minor traffic movement currently produced by the six residences.

2. to develop indirect access and egress via the lane from the end of Gilpin Street and the driveway opposite the main pedestrian entrance to the James Cowan Theatre and between the lane and Deer Lake Drive.

This indirect access could possibly suffice for only the few residents of Deer Lake Drive and their visitors, however controlled use of the driveway would be impossible once Heritage Park was established. This scheme has the inherent disadvantage of allowing all vehicular traffic into the pedestrian area in the James Cowan Center and adjacent buildings; for this reason the scheme was not approved by the Parks Commission in its deliberation on the subject.

We would concur with Council's views that servicing facilities should be integrated in the overall Municipal complex. For this reason we have attempted to balance the size of the parking lot in the Heritage Park proposal with availability and proximity of currently developed parking areas.

The Planning Department believes, at this early planning stage of the overall facilities, that the parking lot should provide only minimal parking, a loading and unloading function and a turn around facility. It should be borne in mind that the parking facility at the James Cowan Center is adjacent to Gilpin Street, the proposed access route, and as such could be utilized for the primary parking facility as well as an overflow facility should the Heritage Park lot be filled first. Further, it could well be that at times during the week the parking lot proposed will be sufficiently large enough to accommodate the entire "load" at the Park.

In view of the above we believe the size of the parking lot within the Heritage Park proposal is feasible. Also, since in our opinion, the "open" road is necessary, then it is felt that some parking should be provided at this time or else there will be a greater tendency to attempt to park on the sides of the road to get as close as possible to the facility; i.e., it is not practically possible to make the road available to residents and their visitors, and at the same time not make it available to those visiting the Park.

In conclusion we would recommend, subject to possible future alteration requirements resulting from examination of the overall needs, including major roads, in the Municipal Hall - Century Gardens Complex, that Council:

1. Approve the extension of Gilpin Street to Deer Lake Drive utilizing the minimum standard proposed.
2. Approve the closure to traffic of the Deer Lake Avenue connection to Canada Way.

The estimated cost of the closure would be \$1,000.00, or the same as currently estimated for construction of the traffic island and partial closure of this portion of Deer Lake Drive.

3. Approve of the parking lot as proposed.

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24. Re: Local Improvement Cost Report
Per Section 601.

A sufficient petition for the pavement of the lanes described has been received by the Municipal Clerk. The following is the cost report required under Section 601 of the Municipal Act and is submitted by the Treasurer:

	<u>Lane east from 6th St., south of Elwell St. to W.P.L. Lot 17, Ex. Ref. Pl 29893, Blk. 3, D.L. 90S, Pt. Pl 555</u>	<u>Lane east from Westminster Ave., between Hardwick St. and Fulwell St. to W.P.L. Lot Z, R.S.D. "A", S.D. 10 & 11, Blk 4, D.L. 74S 1/2 Pl. 14584</u>
Length of work	220.00'	300.00'
Estimated cost of work	\$440.00	\$3,000.00
Actual frontage	419.80'	577.20'
Taxable frontage	285.90'	511.60'
Owner's share of the cost of the work	\$285.00	\$511.00
Estimated lifetime of work	10 years	10 years
Frontage tax levy	5 annual installments of \$.257 per taxable front foot.	5 annual installments of \$.257 per taxable front foot.

It is recommended that the Cost Report be received and a construction bylaw authorized.

25. Re: Rezoning Reference #18/71
 1) Lot "B", Blk. 13, D.L. 70W, Plan 13727
 2) Lots 11,12,13,14 and 15, Blk. 13, D.L. 70, Plan 1432
 3) Lots 28 and 29, D.L. 69/70, Plan 36506
 4249, 4255, 4263, 4269, 4277, 4285 and 4293 Canada Way
3240 Gilmore Diversion

Council gave approval in principle at its May 25 meeting to the use of the above properties for office park facilities. Furthermore Council authorized the Planning Department to work with the applicant towards the creation of a suitable comprehensive development plan for presentation to a Public Hearing.

The Planning Department now advises that the applicant has submitted preliminary development plans and these have been examined and returned to him with the Department's comments. The applicant has indicated that he will be submitting revised plans well before the Public Hearing of June 22, 1971.

As the applicant and the Planning Department are progressing well towards a suitable plan which would be available for the Public Hearing and as the applicant is anxious to develop as soon as possible, it is recommended that this application be forwarded to the Public Hearing of June 22, 1971, subject to the submission of a suitable comprehensive development plan.

26. Re: Subdivision Reference #21/71 and #93/71
Parcel "A", E.P. 13838 of Lot 20, S.D. 11, Block 10,
 D.L. 136, Plan 11768

Preliminary Approval has been granted to the owner for the subdivision of the above property according to Sketch 1 attached. In order to achieve this subdivision a portion of the Golf Course and of the existing Phillips Avenue R/W are required. In exchange the Corporation would acquire part of Parcel "A" for a proposed major road. A recommendation to this effect was made to the Parks and Recreation Commission on March 24, 1971.

The Commission advised on April 16, 1971 that it had approved the recommendation for the exchange.

Continued....

26. Re: Subdivision Reference #21/71 and #93/71 (Cont'd)

Sketch 2 attached outlines the area of the golf course needed for the subdivision. Estimated area - 8,600 square feet.

Sketch 3 attached outlines area of Phillips R/W needed for the subdivision.
Estimated area - 3,960 square feet

Total 12,560 square feet

Sketch 4 attached outlines the area of Parcel "A" required for the major road. Estimated area - 12,512 square feet

It is recommended that Council authorize the exchange as outlined, the cancellation of the portion of the Phillips Avenue R/W and the preparation of the Road Closing Bylaw. The applicant is to arrange for the necessary plan to accompany the Bylaw.

27. Re: New Federal Unemployment Insurance Legislation.

Attached is a brief dated 14 May 1971, prepared by the Canadian Federation of Mayors and Municipalities in respect of the impact on local governments of proposed changes in Unemployment Insurance legislation. Attached also is a two-section report from W.M. Mercer Limited, actuaries, regarding Unemployment Sickness Benefits.

The following points should be taken into consideration:

1. The brief deals broadly with the financial impact resulting from extended coverage and concludes with the recommendation that local governments be given the same option as provincial governments are given to cover all or none of their employees as regards Unemployment Insurance.

The Federation suggests that municipal councils support the brief and submit their endorsements to respective members of Parliament.

2. The B.C. office of the Unemployment Insurance Commission advises that the legislation is now being considered and is subject to amendments, but will likely become law by the middle of June. It may be too late to support or reject the Federation's brief but we agree with the problems, principles, and recommendations raised in the report.
3. Recognizing that the legislation may be revised from its present form, we anticipate the following effects on the Municipality:
 - a) As a cost sharing formula for Welfare is in effect in the Province of B.C., we anticipate some Welfare saving, but with no great effect.
 - b) There will be a transitional period from June 27, 1971 to January 2, 1972 and, assuming that contribution rates are unchanged, our cost will increase by 50% during this period. Effective January 2, 1972, all municipal employees will be covered. Under present legislation all except outside employees are exempted from coverage after two years of permanent employment.

At present, none of our Exempt or Fire Department staff are covered by Unemployment Insurance. The majority of Inside, Foremen and Library Staff are not covered. Outside staff is covered. Approximately 50% of total staff is exempt from Unemployment Insurance.

The Corporation's cost during 1970 was \$29,466. The ultimate extension of coverage will probably triple our annual cost, i.e. to \$90,000.

- c) The new Unemployment Insurance plan may cover certain time losses due to sickness and disability and thereby reduce the Corporation's sick leave losses.

Continued....

27. Re: New Federal Unemployment Insurance Legislation. (Cont'd)

- d) There may be a reduction in our employer contribution rate due to favourable employment experience, depending upon how regulations are applied in this respect.
- e) The Federation estimates that of the \$36.0 M increase in local government expenditures resulting from revised legislation, \$22.7 M will be for inclusion of Teachers. We have no estimate of the cost to Burnaby for inclusion of Teachers.

It is recommended that Council endorse, in principle, the brief of the Canadian Federation of Mayors and Municipalities.

28. Re: Estimates.

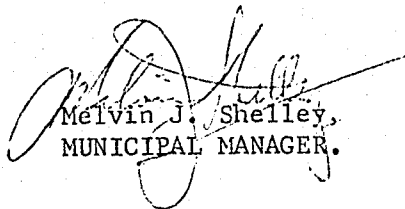
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$537,600.00.

It is recommended that the estimates be approved as submitted.

29. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department as of May 9, 1971.

Respectfully submitted,


Melvin J. Shelley,
MUNICIPAL MANAGER.

MJS:ep

Attachs.

30. Re: Chevron Canada Limited Plant Modernization
Preliminary Plan Approval No. 1435.

Dr. McIntyre has advised it would appear that an extra \$500 to \$700 will be required in order to complete the Study.

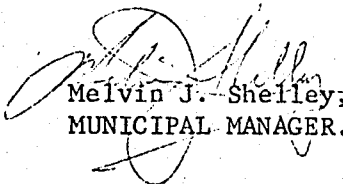
It is possible that he will be able to submit his report by June 14, 1971.

Dr. McIntyre has visited the plant site on several occasions and has met not only with Company representatives, but also with nine representatives from the Burnaby Pollution Removal Association, Burnaby SPEC and Vancouver Heights Ratepayers Association.

It is recommended that Council authorize an additional expenditure of \$700 for this report, which will bring the total cost to a maximum of \$2,700.

Respectfully submitted,

MJS:ep


Melvin J. Shelley,
MUNICIPAL MANAGER.