

THE CORPORATION OF THE DISTRICT OF BURNABY

October 1, 1965

HIS WORSHIP THE REEVE  
AND MEMBERS OF THE COUNCIL

Gentlemen:

Report of the Policy/Planning Committee

Your Committee met on Monday, September 27th and report as follows:

15th Avenue Industrial Estate

Dominion Construction Company Ltd. have, over the past several years, acquired land for the assembly of an industrial estate in the 15th Avenue area from 15th Street to 19th Street. Council will be aware of the difficulties that have hitherto been encountered concerning development, particularly in relation to the financing of the required street improvements and its effect on resale value of the land and will recall that previous proposals have been rejected by Council until there can be a more equitable sharing of the servicing costs.

The Municipal Manager reported to your Committee that several meetings to resolve the problem of total cost, which was aggravated by the shortage of land, had been held and that these meetings with the development company had culminated in the following recommendations:

- (1) That 15th Avenue be realigned slightly to the south. This will allow greater depth of residential development on the municipally-owned land to the north and reduce the depth to a more satisfactory dimension for industrial property on the south. The proposed use of the industrial property on the south would be of an M-1 or M-2 nature.
- (2) Acquisition of some land owned by the municipality by Dominion Construction Company Ltd. on the basis of the value of unimproved land.
- (3) The paving and draining of 15th Avenue from 19th Street to 16th Street to be carried out as a Local Improvement on a full frontage basis with the cost shared equally between the Corporation and the Company. The approximate total cost will be \$100,000.00.
- (4) The Council to provide, at their own cost, an outlet for the storm drainage on 15th Avenue which will be routed up one of the side streets towards Stride Avenue. Drainage of 15th Avenue between 15th Street and 16th Street to be the responsibility of the Municipality as part of the general drainage programme. Any attempt to relate this to the land would result in an impossible economic situation.

It is estimated that when the municipality's expenditures on street improvements and drainage are totalled they will approximately equal the income to the municipality from the sale of land. In addition, there will be an

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annual tax return to the Corporation of approximately \$40,000.00 per year. All figures are, however, estimates and approximations only and are subject to the determination of actual areas, cost of works, and further negotiation. Statutory land sale procedures would have to be followed.

A representative of Dominion Construction Company Ltd. was present at the meeting with your Committee and he gave assurances that his company proposed a high standard of industrial development on the lines of other industrial developments already completed by the Company. Your Committee naturally gave some consideration to the method of development of the land which would be left in the Corporation's ownership to the north of realigned 15th Avenue, if the proposal was carried out. They have been advised that soil tests have shown that this property is unsuitable for industry and the only use they can see for the land is either for public use purposes or residential development, probably of the Multiple Family type. It has been suggested in the past that there is a need in the municipality for more lower income accommodation and this property might be suited to limited dividend development. Further consideration would, of course, have to be given to this at some future date.

Your Committee recommend that the Council concur with the foregoing recommendations on the understanding that Dominion Construction Company Ltd. strictly adhere to their policy of high standard industrial development.

## Litter Control

Following receipt of a letter from a resident of Burnaby to Council on August 30th which complained of litter on the streets in the municipality, the Council directed that your Committee should examine existing legislation regarding litter control to determine whether these powers are effective or not.

Your Committee have been advised that a street machine for the removal of litter is on order and new litter containers for distribution in the municipality are being constructed.

The Committee feel that litter control is not analogous with snow clearance which they believe is rightly an individual frontagers responsibility. They feel that some property owners through no fault of their own might be subject to far more litter on their property frontage than others, i.e. near bus stops, and legislation requiring owners to keep their property frontages clean would simply lead to the litter being swept into the gutter. Prosecution would be extremely difficult and there is the added complication of the many vacant lots fronting commercial streets in the municipality. For this reason, the Council feel that the time is not now opportune to introduce further legislation and think that the existing powers are sufficiently effective for the time being. They believe, however, that the time is soon coming when the municipality can justify the purchase of a street flusher because of the great increase of curbed roads in the municipality and there will also soon be a need for another road sweeper.

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THE CORPORATION OF THE DISTRICT OF BURNABY

October 4, 1965

HIS WORSHIP THE REEVE  
AND MEMBERS OF THE COUNCIL

Gentlemen:

REPORT OF THE POLICY/PLANNING COMMITTEE

Your Committee met on Monday, September 13th and would report as follows:

Ceiling Heights

This subject came under consideration following receipt of an application for a Welfare Institutions Licence by Mrs. Shull of Bainbridge Avenue and gave rise to a general discussion of the regulations regarding the height of ceilings.

The Municipal Manager submitted a report on the subject under the headings:

- (a) General Regulations
- (b) Welfare Institutions Licensing regulations

Generally the Municipality's regulations provide for an 8 foot ceiling for habitable rooms regardless of location. This regulation has been carried into the new by-law from the National Building Code and does not differ from the former By-law No. 540.

The Building Department does not knowingly allow habitable use of areas with less than an 8 foot ceiling height; however, there are cases where temporarily, "in-law" quarters are permitted where family care of aged persons is deemed necessary and is recommended by the family physician. Care is taken to see that in such temporary cases the electrical and plumbing services and window area conform with building regulations.

The City of Vancouver does permit ceiling heights for basements of 7'6", however, this is an old section of their By-law and was written when basements were primarily for laundry facilities, storage of fuel, preserves, etc.

The Burnaby Zoning By-law defines a basement which contains habitable accommodation as a storey, and secondly, also provides that "no dwelling unit or housekeeping unit shall be permitted in any basement unless at least 30% of the perimeter of such dwelling unit or housekeeping unit is external wall, all above the grade of the adjoining ground as determined by the Chief Building Inspector".

Welfare Institution licensing regulations provide generally that no licence shall be granted by the Board for basement accommodation unless considered suitable by the Board and no approval is given where there is any objection by any local authority.

This regulation does not rule out the use of the basement room with less than 8 foot ceiling by the Welfare Institutions Branch so long as the height is reasonable and provided all other requirements are met.

The Technical Planning Board approval is necessary in the City of Vancouver and their general policy is not to permit accommodation in basements. There have been rare exceptions to this policy.

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After reviewing the report of the Municipal Manager and the regulations of the Welfare Institutions Branch and surrounding areas, your Committee would recommend that no change be made in the Burnaby regulations and that the Municipal Manager continue to keep surveillance over the situation in Burnaby and report as may be required.

JHS:cg