

THE CORPORATION OF THE DISTRICT OF BURNABY

November 3, 1965

HIS WORSHIP, THE REEVE
AND MEMBERS OF THE COUNCIL:

Gentlemen:

REPORT OF THE POLICY/PLANNING COMMITTEE

Your Committee would report as follows:

1. The Burnaby Municipal Welfare Society Occupational Health Service Plan

Your Committee was apprized of an Occupational Health Service Plan by the Burnaby Municipal Welfare Society.

In essence, the objectives of the plan are:

- (a) To ensure that persons recruited for any position in the municipal service have physical capacities and emotional stability sufficient to enable them to perform their assigned work efficiently without endangering the public, their own health and safety or that of their fellow workers.
- (b) To establish a programme of in-service medical examinations for the purpose of maintaining a high degree of physical and mental fitness.
- (c) To assist in providing practical rehabilitation services to sick and injured employees for the purpose of aiding in their rehabilitation to their regular or alternative employment.
- (d) To establish a plan for initial emergency attention to employees injured on the job and to reduce and eliminate health hazards in working environments.
- (e) To encourage improved health standards so that the individual employee can work efficiently and effectively.

The Society proposed that the Hanna Medical Clinic be retained as medical consultants to provide thorough medical examinations and consultive services for the Occupational Health Service Plan.

Your Committee is satisfied with the Plan and would recommend that it be approved, on the understanding that the Hanna Medical Clinic will be retained as medical consultants and that the Personnel Director will be responsible for administering the plan.

2. D. L. 86 (Buckingham Heights)

Your Committee received a report from the Planning Department outlining a course of action for the development of land in the Buckingham Heights area.

The report particularly dealt with Stages 1 and 2 of the planned development in this area, although reference was made to the broad principles which are intended to apply to development in the entire area. These principles include:

- (a) The selection of a layout suited to high quality single family residential development throughout.

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- (b) The continuation of a ravine park to inter-connect park, school and playfield facilities. This will also enable a pedestrian walkway to be developed along the alignment of the natural watercourse in the area.
- (c) The continuation of a park walk to connect the area with recreational facilities at Deer Lake.
- (d) Some road relocations which are related to the foregoing points.
- (e) Development of the area in four principal stages, based on a reasonable economic plan and service unit.

With respect to Stage One, some subdivision has taken place in the portion of the area covered by this Stage.

In the Committee's view, it is now opportune to offer for sale six municipal lots in the Stage One area. A recommendation to this effect will be found below.

The remaining municipal properties in Stage One are not yet ready for sale due to the lack of certain services and/or other related features. As soon as these points are resolved, it is proposed to offer these properties for sale. Because of the complexity of servicing costs, it is felt that detailed estimates and methods of financing necessary to complete the Stage should be obtained. This will also be covered by a recommendation later in this report.

Stage Two will involve the extension of Gordon Avenue to meet Buckingham Drive, and the creation of a cul-de-sac off the extension of Gordon Avenue. Thirty-nine municipal lots will be created by the subdivision and some privately-owned parcels are included in the Stage.

Your Committee is of the opinion that the concept of the land development proposal for Buckingham Heights is generally sound and, in order that it may be advanced, we would recommend:

- (a) That the six municipally-owned lots in Stage One be placed in a sale position. These lots are described as:

Lots 152 - 156 inclusive and Lot 161, D.L. 86/91, Plan 24948.

Lots 152 - 156 inclusive are located on the south side of Buckingham Drive west of Stanley Crescent and Lot 161 is located on the east side of Buckingham Drive south of Stanley Crescent.
- (b) That detailed costs and the method of financing necessary to complete Stage One be obtained in consultation with the Municipal Treasurer.
- (c) That the development of the two Stages be undertaken as a municipal venture and the necessary funds be appropriated to initiate and execute the plans for Stage Two, following the preparation of detailed plans and a model by the Planning Department.
- (d) That, with respect to Stage Two, the municipality exercise careful control of site clearing by the following means:
 - (i) Providing a maximum initial clearing of 10 to 15 feet along the centre line of all roads or along the alignment of services on the right-of-way, or on service easements.

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- (ii) Following initial clearing, a consultant landscape architect be engaged to work with Engineering staff and clearing crews to plot and mark trees so as to avoid the unnecessary removal of substantial trees, particularly within the right-of-way bordering the property line and at street terminations such as cul-de-sacs or loops. It should be noted that all lots, park areas and walkways can be selectively cleared for each Stage before the site survey is prepared. Lot lines can therefore be adjusted to some degree in order to retain tree grouping along property lines.
- (e) That the following details in connection with servicing standards for D. L. 86 be applied as extra-ordinary items:
 - (i) The inclusion of park walkways and boulevard planting.
 - (ii) Sidewalks be located away from the curb line, where desirable, to avoid the removal of substantial trees, on the understanding that both the Planning and the Engineering Departments will investigate the relative initial cost and maintenance of curbs and sidewalks.
 - (iii) The selection of light standards in keeping with the scale of the street, to be located along the pedestrian walkways.
- (f) That the Planning Department investigate and prepare a report in consultation with the Building Department on the method of control over development of housing groups and individual lots in order to achieve a high quality of development.

3. North Road from Clark Road to Como Lake Road

The above portion of North Road is the only gravelled street in the north-eastern sector of the Municipality. It also is the boundary between Burnaby and the District of Coquitlam. At present, it costs the municipality a considerable sum to maintain the street to a gravel standard and this expense would be eliminated by laying a pavement. In addition, the cost of paving the street is \$1,800.00, one-half of which would be recoverable from the District of Coquitlam.

Your Committee would therefore recommend that the subject portion of North Road be paved to a twenty-foot interim standard, as a maintenance item, and that application be made to the District of Coquitlam to accept a one-half share of the cost.