

THE CORPORATION OF THE DISTRICT OF BURNABY

15 November 1963.

REPORT NO. 68, 1963.

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

Gentlemen and Madam:

Your Manager reports as follows:

1. Re: Christmas Bonus - Social Assistance Cases.

The Provincial Government has approved the issuance of a Christmas Bonus to Social Assistance recipients on the basis of \$5.00 for a family unit and \$2.00 for a single man or woman. Ninety percent of the cost is paid by the Government.

It is recommended that the bonus be granted.

2. Re: Pool Hall Licence Application,
1431 Sperling Avenue.

An application has been received from John Chura, 1460 Springer Avenue, for a licence to operate a pool hall at 1431 Sperling Avenue.

The Planning Department does not favour the establishment of a pool hall in this location as the property is located in the heart of a well-developed residential area and it is considered that this type of land use should be confined to the established Commercial zones such as Hastings and Kingsway.

Council will recall residents in the area petitioning against the establishment of a cabaret on the property.

3. Re: Proposed Sidewalk - south side of Hastings Street
between Holdom Avenue and Sperling Avenue.

Council on 4th November 1963 directed that an estimate be prepared, and the information submitted to Council, for the construction of a concrete sidewalk from Holdom Avenue to a point 150' west of Sperling Avenue.

The Engineer has produced an estimate of \$17,500.00 for the provision of a 5-foot concrete sidewalk plus 1½ feet of filler walk to make it continuous with the Department of Highways' curb and gutter.

4. Re: Local Improvement - Bayview Drive, between Braeside
Drive and Barnet Road.

One of the works authorized by By-law No. 4383 being "Burnaby Local Improvement Construction By-law No. 12, 1962" was the paving to a width of 28 feet of the above portion of Bayview Drive.

Subsequently a report was made to Council that:

"This street was certified by the Clerk as not being sufficiently 'petitioned against' and as a result it is included in the Construction By-law.

The Clerk has since received a letter from one petitioner whose signature was not acceptable to the Clerk, and the petitioner has produced an Agreement for Sale document which has not been registered due to, as he says, 'circumstances which still have to be investigated.'

Had this signature been accepted, Council would have been prevented from proceeding with the work and it is considered this situation is comparable to that on Pandora Street. In the case of Pandora Street Council directed that the work

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not be done and at that time the Clerk mentioned this Bayview situation, though he did not have all the necessary information available.

It is recommended that Council order that the Bayview Drive project not be proceeded with under the circumstances."

It is recommended that By-law No. 4383, being Burnaby Local Improvement Construction By-law No. 12, 1962, now be amended to delete Item (a) of paragraph 2 thereof.

5. Re: Local Improvement - Pandora Street between
 Holdom Avenue and Warwick Avenue.

At its meeting of 3rd July 1962, the Council passed By-law No. 4382 being "Burnaby Local Improvement Construction By-law No. 11, 1962". One of the projects authorized by this By-law is a 20-foot pavement on Pandora between Holdom and Warwick Avenues.

The Council was informed that when this project was initiated a petition against the works was received from a majority of the owners of the properties on the street, but due to certain legal technicalities some of the signatures could not be accepted. The Council, however, felt that it should morally recognize the indication received from the owners involved and that therefore the work should not be undertaken. Unfortunately the By-law could not be amended at that stage to delete the project. Council therefore directed that the subject portion of Pandora Street be not paved even though the work is authorized by the By-law.

It is recommended that By-law No. 4382 being Burnaby Local Improvement Construction By-law No. 11, 1962, now be amended to delete Item 32 of Schedule "A"

6. Re: Proposed Local Improvement -
 both sides of Curtis Street from
 Fell Avenue to Sperling Avenue.

This is Item #122 on the Clerk's Certificate of Sufficiency dated 4th October 1963.

The Clerk's Office has received a letter from one of the property owners who objected to the proposed construction of 4-foot sidewalks on the above portion of Curtis Street. This was one of the works included in the last Local Improvement Programme.

The writer of the letter has expressed astonishment that the petition was not sufficient to defeat the work and he has asked that the situation be explained.

In this regard, the following are the particulars involving the project in question:

1. There are 48 owners affected by the work and it was necessary that least 25 of them signify their objection in order to defeat the work.
2. The petition which was received contained 24 acceptable signatures. This, of course, was one short.
3. In addition, the petition was signed by others whose signatures were not acceptable for the following reasons:
 - (a) One name on the petition was not shown by our records as an owner.
 - (b) In another case, one person signed for both joint tenants of a property.
 - (c) In three cases, only one-half of the joint tenancies signed.
 - (d) There was one company that affixed its name to the petition but it did not furnish this office with a certified copy of a resolution authorizing someone to sign the petition on behalf of the Company. This is a requirement of the Municipal Act.

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(Item 6.....re Local Improvement, both sides of Curtis Street...continued)

As can be seen, it is understandable why the petitioners felt they had a sufficient number of signatures to defeat the project. The Clerk recognized that the situation respecting the petition warranted special attention and reference was made to it in the submission to Council.

The work was approved by Council.

There is one further point regarding assessed values. The assessed value of the land owned by the petitioners (including those whose names were not accepted) is considerably less than one-half of the total assessed value of the lands affected. The reason is that there is a large parcel of Corporation land and the value of it is quite substantial. If an apportionment of the Corporation assessment is made relating the assessed value of the Corporation land to a normal lot depth along the frontage on the works, then, the land assessment of the petitioners (including the six whose signatures were not accepted) would be more than one-half of the total assessed value of the land involved.

7. Re: Exemptions from Taxation - Municipal Act,
Sections 327 and 328.

The Municipal Clerk has By-laws and Resolutions pursuant to the above-noted subject.

For Council information the following schedule provides an analysis of assessments pertaining to churches, private schools, et cetera. The totals represented are not "final totals" due to the fact that the 1964 assessed values are not yet completed. However, no appreciable change in the values hereto is anticipated.

<u>CLASSIFICATION</u>	<u>NO. OF UNITS</u>		<u>ASSESSED VALUES</u>	
			<u>Taxable</u>	<u>Exempt</u>
Churches	58	Land	\$ 67,885.	\$ 236,630.
		Bldgs.	36,450.	1,200,400.
Parochial Schools	10	Land	100,615.	155,690.
		Bldgs.	134,635.	712,620.
Senior Citizen Projects	5	Land	47,745.	227,350.
		Bldgs.	43,000.	779,450.
Athletic Assoc.	1	Land		6,100.
		Bldgs.		4,410.
			<u>\$430,330.</u>	<u>\$3,322,650.</u>

SUMMARY

Total Taxable	-	\$ 430,330.
Total Exempt from Taxation		<u>\$3,322,650.</u>
		\$3,752,950.

Further to the schedule, for Council's information, only one new church has been established in the Municipality during the past year, namely, The West Burnaby Church of Christ.

The Municipal Act provides that these By-laws and Resolutions be passed by Council before 30th November of each year in order that exemption from taxation as provided in the By-laws and Resolutions may be effective in next taxation year.

It is recommended the By-laws and Resolutions be passed,

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8. Re: Short Course - Soil Cement.

The Portland Cement Association presents short courses on soil-cement construction at its Skokie Laboratories, near Chicago at intervals during the year.

The courses last three days and their purpose is to teach quality soil-cement testing, construction and field control. They are generally attended by Consultants, highway engineers, testing laboratory personnel, university staff members, and contractors.

Each course is limited to 24 persons and the next two courses will take place: December 9,10 and 11, inclusive.

Travelling expenses for persons attending these courses are borne by the cement industry, through the Portland Cement Association. Accommodation is arranged through the Association's General Office in Chicago.

Burnaby has launched into the use of soil-cement in a preliminary manner on Dawson Street and Sprott Street. The experience gained in these two pilot projects has shown that base stabilization through the use of Portland Cement has a very definite use and is particularly economic when existing gravel deposits are not sufficient to provide the desired strengths and at the same time it is not wished to unduly raise the grade of the existing road.

It is intended to continue the use of soil cement but on an individual project-by-project basis; i.e. each project will be examined to prove the economics of using soil-cement as opposed to normal construction technique. This will certainly apply to the large local improvement program now available, as well as to any other works which may come up.

Burnaby's experience, however, in soil-cement is very limited and problems have arisen and are expected pertaining to inspection of the work to ensure that what is called for in the contract is being received.

The Municipal Engineer recommends that Mr. L. Staples be sent to the December, 1963 course so that he can add to his present knowledge of the subject for Burnaby's benefit. Since travelling expenses are borne by the Association the cost to the Corporation is estimated at \$110.00.

Mr. Olson has discussed his recommendation with the Liaison Councillor for the Engineering Department and has received his support for it.

It is recommended that Mr. L. Staples be sent to the Short Course in Soil-Cement to be held December 9-10-11 inclusive, 1963, at Skokie Laboratories near Chicago.

9. Re: Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the period ended 3 November 1963 in the total amount of \$1,115,464.96.

It is recommended the expenditures be approved as submitted.

10. Re: Street Lights.

Submitted herewith for your approval is a report prepared by the Municipal Engineer covering suggested street light installations.

It is recommended the installations be approved.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

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11. Re: Tenders for construction of three Recreation Buildings
 at Charles Rummel Park, Wesburn Park, and Willingdon Heights Park.

Tenders were called for the construction of three Recreation Buildings at Charles Rummel Park, Wesburn Park, and Willingdon Heights Park.

The six tenders received were opened at 2 p.m. on 18th November 1963 by the Purchasing Agent in the presence of the Purchasing Assistant, the Chief Building Inspector, the Deputy Chief Building Inspector and the Park Planner. Representing the Parks and Recreation Commission were Councillor Kalyk, Chairman, and Commissioners Barrington and Massey. Representatives of some of the firms tendering were also in attendance.

Submitted herewith is a tabulation of the bids received.

Funds for this project are to be obtained as follows:

Parks Capital Works By-law	-	\$62,263.40.
Recast Parks Budget - 1963	-	30,000.00
Trust Account for replacement of Lozells Hall	-	6,000.00
Anticipated Winter Works Recovery		25,500.00
		<u>\$133,763.40.</u>

The Parks and Recreation Commission representatives recommend that the lowest tender being \$127,700.00 and submitted by L. D. Boyd Construction Ltd. be accepted.

Council's attention is drawn to the fact that Council has initiated action to amend the Parks Capital By-law to substitute Charles Rummel Park for McPherson Park and this action is not yet completed. Because of the source of funds and in that there are sufficient monies from sources other than the By-law to build the Recreation Building in Charles Rummel Park, the Municipal Solicitor has given the verbal opinion that the contract can be let providing Council is made aware of the situation.

12. Re: Simon Fraser University.

On October 21, 1963, Council authorized the conveyance of Corporation - owned lands in District Lots 209, 210 and 211, Group 1 to the University.

On November 4, 1963, the Policy Committee made the following recommendation:

"That the lands within the area roughly described in a letter from the Municipal Clerk to Dr. Gordon Shrum, dated May 16, 1963, be conveyed to the Simon Fraser University Authority, save and except the west half of D. L. 214, Plan 3081, and Blocks 15 and 16, D. L. 209, Plan 1037 and that the bounds of the Centennial Park on Burnaby Mountain, containing an area of approximately 40 acres, be the subject of negotiation with the University Authority at a later date, when exact boundaries of the University site are established."

The Conveyance has now been amended to delete the West half of D. L. 214, Group 1, Plan 3081, and Blocks 15 and 16, D. L. 209, Group 1, Plan 1037, and to include The Corporation owned properties in District Lots 101, 102, 212, 213, East half of 214, Block 1, D. L. 209, Blocks 25, 26, 27, 28, D. L. 144 and District Lot 147.

The Council determined that the eastern boundary of the University site was to be at approximately the 550 ft. contour and to be eventually determined by a survey. The report of the Planning Consultants for the area will no doubt influence the final location.

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In the meantime it appears that the majority of the areas of District Lots 101 and 102 will be in the University site and these properties have been included in the conveyance with the understanding that the portions of the said District Lots 101 and 102 not included in the University site after the eastern boundary has been determined will be conveyed back to the Corporation by the University for the consideration of \$1.00.

It is anticipated that it may be necessary for the Corporation to convey a small portion of D. L. 100 to the University after the eastern boundary has been determined.

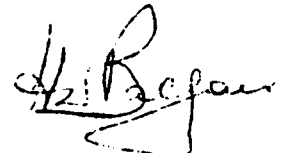
It is recommended that the Reeve and Clerk be authorized to sign the amended Conveyance.

13. Re: Hastings Street Widening - 3900 Block.

Attached hereto is a copy of a letter dated November 14, 1963, received from Mr. T. B. Prentice, Solicitor for Mr. F. Summers, who is a tenant in the Corporation-owned building located at 3902 E. Hastings Street.

In the event that consideration is given Mr. Summers and the date of January 1, 1964 is extended, similar extensions should be considered for the other tenants in the building.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb