

THE CORPORATION OF THE DISTRICT OF BURNABY

21 August 1964.

REPORT NO. 54, 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: International Association of Assessing Officers 1964 Conference.

The 1964 Conference of the International Association of Assessing Officers is being held in Los Angeles from October 4th to 7th.

"Improving Practices and Standards in Assessment Administration" is the theme of the Conference and the following items from the Agenda are of special interest:

- The Importance of Good Assessment Administration to Effective Local Government.
- Administrative Action to Improve Assessment Practices.
- Functions of the Local Assessment Administration (Organizing, Staffing, Performance Standards, Quality Control, etc.)
- The Effect of Financing and Taxation on Market Value.
- The Influence on Value of New Developments in Transportation -Freeways, Rapid Transit.
- Reconciliation of Value Indicators for Market Value Appraisals.
- The Challenges of Professionalization.
- Improving the Assessor and his Image.
- Private Possessory Interests in Public Property.
- Government Owned Property in Private Use.
- Gaining Public Acceptance for Improved Assessment Practices.
- Vistas for the Future in Planning and Architecture.
- Selection and Planning for Data Processing Service.
- Performing Appraisal Computations by Data Processing Equipment.
- Information Possibilities Available through Data Processing Equipment.
- Condominium Demonstration Appraisal.
- Measuring and Applying Obsolescence Factors (Mansion Type, Home, Walk-Up Apartment).
- Demonstration Appraisals (Motor Inn, Nursing Home for Senior Citizens).
- New Construction Methods.
- Cost vs. Value in a Monumental Office Building.
- Planning for a Reappraisal Program, from Justification through Execution and Maintenance.
- Questions Unlimited Panel.

Mr. Greensword has been a registered member of this Association since 1955 and has three times been appointed B. C. Provincial Chairman. He has requested permission to attend this Conference.

It is recommended that Mr. Greensword be authorized to attend the 1964 Conference of the I.A.A.O. to be held in Los Angeles, 4th to 7th October 1964.

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2. Re: Use of Tape Recorder in Magistrate's Court.

The Corporation has one vacancy for a Court Reporter due to the resignation of Mrs. L. Sigvaldson. The position has been advertised, but of all the applicants screened to date, none are suitable. Upon checking it has been found that there is a serious shortage of Court Reporters throughout B. C.

The Attorney-General's Department has approved the use of a tape-recorder known as Soundscribe Recorder Transcriber for B. C. Courts. It is the only device which has such approval by the Attorney-General's Department.

Such a tape-recorder can be operated in Court by a typist trained in its operation. The training period required is two or three days only.

Soundscribe Tape Recorders are presently being used in:

City of Vancouver	-	7 of 10 Courts.
City of Victoria	-	1 Court.
Kootenay District	-	1 Unit moved to each Court in the District.

An analysis of the economics of Tape-Recorder operation vs. Court Reporter follows:

Initial Costs:

Costs of purchasing a tape recorder system for one court are as follows:

(a) One S116C Dictator Transcriber complete with Court Pak Accessory Kit (4 microphones, preamplifier, foot controls, listening device, and speaker).	-	\$ 2,855.
(b) One S116C Dictator Transcriber	-	<u>1,825.</u>
		\$ 4,680.
Plus 5% Sales Tax	-	<u>234.</u> \$4,914.00

This equipment is supplied by Blair-Behnsen Limited, 835 Cambie St. Vancouver 3, B. C. It will take 24 days from the date of order to the date of delivery.

Annual Operating Costs:

(a) Service Contract, including parts and labour:		
Dictator Transcriber and Court Pak	-	\$189.00
Dictator Transcriber	-	<u>165.00</u>
		354.00
(b) Sixty 16-hour magnetic recording tapes:		
60 @ \$14.10 each	-	\$846.00
Plus 5% Sales Tax	-	<u>42.30</u>
		888.30
(c) Salary of Operator (at top step of pay range)		
Salary at \$361.00 per month		\$4332.00
Plus Benefits at 11%	-	<u>476.52</u>
		4,808.52
(d) Salary of part-time Court Recorder used 25% of the year for typing transcripts and substituting during absence of regular operator.		
(Salary at top step of range). 3 mos. @ \$361. per month		\$1,083.00
Plus benefits at 11%		<u>119.13</u>
		1,202.13.

Total Annual Operating Costs	\$ 7,252.95.
Less Estimated Annual Fees for transcripts (presently paid to Court Reporter)	<u>1,800.00</u>
NET ANNUAL OPERATING COSTS .....	<u>\$ 5,452.95</u>

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(Item 2...re Use of Tape Recorder in Magistrate's Court....continued)

#### COMPARISON OF ANNUAL COSTS

1. Court Reporter:	Annual salary at \$518.00 per month (top step of pay range).	-	\$ 6,216.00
	Plus benefits at 11%	-	<u>683.76</u> \$ 6,899.76
2. Tape Recorder:	Net annual operating costs	-	<u>5,452.95</u>
3. Annual Savings Using Tape Recorder.			<u>\$ 1,446.81</u>

Apart from the difficulty in obtaining competent Court Reporters the economics of Tape Recorder operation justify its favorable consideration.

It is recommended that the Corporation purchase and use a Tape Recorder System for Court Recording in Burnaby Magistrate's Court.

#### 3. Re: Block 42 W<sub>2</sub>, D. L. 94S, Plan 720 (Rode). Section 13 Approval.

An application has been received from Heinz W. Rode of 872 Mowbray Road, Richmond, for the establishing of an Automobile Collision Repair Shop at 5507 Imperial Street.

He proposes to erect a 25' x 30' concrete block building on the north-east corner of the property which also fronts on Lane Street.

The property is zoned Light Industrial.

The proposed use is one which is generally considered compatible in a Light Industrial Zone. However, consideration should be given to the fact that the block in which the proposed development is to be located is almost entirely composed of residential dwellings.

It is apparently the intention of the applicant to construct the proposed automobile Collision Repair Shop on the north-east corner of the property facing Lane Street, while the existing house on the property will continue to occupy the southern part of the lot which has frontage on Imperial Street. This would mean that two principal buildings and two contrasting types of use would occupy a single lot.

It is recommended that approval under Section 13 be conditional upon the removal of the existing dwelling and the provision of Screen fencing, supplemented with landscape planting, along the side property lines to protect the amenities of the adjoining dwellings.

#### 4. Re: 6937 Palm Avenue - Reith Manufacturing Co. Lot 15, Blocks 4 and 5, D. L. 98, Plan 2066.

Item # 31 of the Municipal Manager's Report No. 49, 1964 refers.

Approval was requested of Council under Section 11 (a) of the Town Planning By-law. Reith Mfg. Co. proposed to buy the premises for tool and die-making.

Council approved in principle but required a sketch plan indicating the extent of use of the property before final approval.

Reith Manufacturing have now submitted a "sketch" from which some idea of building-site ratio and extent of use of the property may be obtained.

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(Item 4....re 6937 Palm Avenue-Reith Mfg. Co.....continued)

The Chief Building Inspector notes that the siting of the proposed building as indicated on the "sketch" complies with the terms of the present By-law #1991. The Clerk in a letter to Reith Manufacturing advised the Company that changes in zoning regulations are under consideration, and when implemented, will be used as the determinants in deciding whether or not final approval for the use planned by the Company can be given.

Under Section 11(e) Council is acting principally to ensure that a noise nuisance will not result from a machine-shop operation.

For the information of Council, as it does not appear any further action is required by Council at this time.

5. Re: Emergency Measures Building - Kingsway.  
Alterations for Court Facilities.

The Building Department has worked on the proposal to construct new Court Room facilities in this Building.

When first presented to Council an estimate of \$7,000. was given for the work. An estimate based on actual plans for the reconstruction has now been prepared by the Chief Building Inspector.

The estimated cost is \$8,077.98. \$395.00 of the increase results from the necessity of replacing the existing fluorescent light fixtures which are non-conforming to a recent amendment to the Canadian Electrical Code. \$265.66 of the increase results from certain built-in court-room fixtures not previously considered.

It is recommended:

- (a) that the work be carried out, utilizing municipal forces where possible, at an estimated cost of \$8,077.98.
- (b) that the Chief Building Inspector be directed to complete plans and proceed with the construction.
- (c) That the Treasurer be directed to make application on the passage of the required by-law for the use of Tax Sale Monies for the purpose.
- (d) That the cost be recovered with interest over a 10-year period.

6. Re: Weiser Lock Company - Expansion Requirements.

For several months now discussions have been carried on between Weiser Lock officials and Corporation officials concerning the needs of Weiser Lock for the planning of future development for their operations and buildings.

Mutual agreement has now been reached on a satisfactory method of resolving the needs of Weiser Lock and at the same time protect the public interest.

In summary the mutual agreement reached is:

- (1) Mission Avenue to be cancelled between Prenter and Beresford Streets.
- (2) Weiser Lock to acquire Lot 7, Block "K" D.L.96, Group 1, Plan 3907 in its entirety from the Corporation at a price of \$7,000., free and clear of all encumbrances.
- (3) Weiser Lock to consolidate Lot 7 with all other properties owned by the Company which now front on Mission Avenue.

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(Item 6...re Weiser Lock Company.....continued)

- (4) Weiser Lock will dedicate the south 33 feet across the full width of the consolidated parcel for the widening of Prenter Street to a full 66' allowance.
- (5) Weiser Lock will enter into an Agreement with Burnaby to accept taxes represented by the commuted figure of \$7,029.00 as taxes against the consolidated parcel for the duration of the Local Improvement taxes on the portion of Mission to be cancelled.
- (6) Weiser Lock will grant an easement to the Corporation for \$1.00 to contain the water main on the Mission allowance for as long as Weiser desires to use this main and should the main be removed or abandoned, Weiser will thereupon pay the Corporation the Book Value at that time of the watermain and the easement shall thereupon be cancelled. (The present Book Value of the water main is \$2,500.00).
- (7) Weiser Lock agrees to make arrangements satisfactory to the Corporation, with the B. C. Hydro and B. C. Telephone Co. for the utilities presently located on Mission Avenue in the portion to be cancelled.
- (8) Weiser Lock agrees to pay all legal and survey costs relating to this undertaking.
- (9) Burnaby to agree to open up at its cost at least to interim gravel standard the remaining short undeveloped portion of Hawthorne to Prenter Street, and the totally undeveloped Prenter Street from Hawthorne eastward across the full width of the proposed consolidated property and then from that point to join with an existing developed street nearby. (Estimated cost is \$

With this Weiser Lock say they will have a better plant site on which to continue their development and one having at least some access to it from the South side.

A sketch of the area in question is provided for ease in following the proposals.

7. Re: Assessment Analysis and Comparison.

The Municipal Assessor has prepared a Report for your Municipal Manager showing the break-down of the 1964 Assessment Roll classified by property types. The same information is applied for the years 1961, 1962, 1963, thus providing a comparison during this four-year period.

It will be noted that the 1964 figures show the following percentages by break-down of classification:

Commercial & Industrial	-	40.946%
Residential	-	58.604%
Miscellaneous	-	.450%

It is considered that the information provided is of interest to Council members so the full Report of the Municipal Assessor has been reproduced and is submitted herewith.

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8. Re: Public Works Association of B. C.

The 1964 Annual Convention of the Public Works Association of B. C. is to be held in Cranbrook, B. C., 16th to 18th September.

The Municipal Engineer advises that he has always found the Public Works Association Convention to be of considerable value and that it would appear this year would be no exception as the programme arranged will apply primarily in the fields of general engineering administration and municipal operations engineering.

Mr. Olson recommends, and your Municipal Manager concurs, that the Municipal Engineer and one other from the Engineering Department attend the Convention.

9. Re: Industrial Development Commission.

An account has been received from the Industrial Development Commission of Greater Vancouver for the 1964 membership fee which is on the basis of five cents per capita. The population based on the 1961 census is 100,157.

The amount due, therefore, is \$5,007.85.

10. Re: Parkcrest Sewer Extension Project #15.

Negotiations to acquire the following easements for the above mentioned Project have not been successful:

- #10 - North 20 feet Block 135, D. L. 129, Group 1, Plan 1492.
- #28 - South 17 feet Block 458½, D. L. 129, Group 1, Plan 1492.
- #36 - Central 20 feet, Block 50, D. L. 129, Group 1, Plan 1492.

It is recommended that the easements be expropriated. Negotiations will continue.

11. Re: South Slope Sanitary Sewer Project #4.

Negotiations for the acquisition of the following easements have not been successful:

- #42 - Middle 20 feet of East 50 feet of Lot 1, Ref. Plan 6347, Blocks 1/3, D.L.95N, Group 1, Plan 3702.
- #47 - Middle 10 feet Lot 23, Blocks 1/3, D. L. 95N, Group 1, Plan 556
- #90 - South 10 feet of Lot "D" of Lots 2,3, and 30, D. L. 97, Group 1, Pl.15951.

It is recommended that the easements be expropriated. Negotiations will continue.

12. Re: Local Improvement Paving - Still Creek Avenue,  
west of North Road.

A Local Improvement Project has been approved for a 28 foot pavement and 5 foot curb sidewalk on both sides of Still Creek Avenue, west of North Road to the Larkin Crescent. In order to proceed with the project it is necessary to acquire the north 33 feet of Block 1, D. L. 8N½ Group 1, Plan 957 (except Parcel "A" Explanatory Plan 13004). Council ordered the work deferred until negotiations for acquisition of the land were completed.

The agent for the owner now advises that the required north 33 feet of land can be acquired for \$1.00 providing the Corporation absorb the road construction costs estimated to be \$2,800.00.

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13. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$8,420.00.

It is recommended that the estimates be approved as submitted.

14. Re: Expenditures.

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 9 August 1964 in the total amount of \$1,101,263.00.

It is recommended the expenditures be approved as submitted.

15. Re: Allowances.

Submitted herewith for your approval is the Municipal Treasurer's report covering applications received for allowance of percentage addition charges under Section 411 of the Municipal Act, in the total amount of \$88.34.

It is recommended that the allowances as applied for be granted.

16. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period July 13th to August 7th, 1964.

17. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of July, 1964.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER.

HB:eb

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18. Re: Tenders for Construction of a Wading Pool  
- David Gray Park.

An advertised tender call for the above resulted in the receipt of two tenders.

The tenders were opened in the presence of Mr. P. Stockstad and Mr. R. Constable.

The tenders received were:

1. Manson Brothers Limited	-	\$6,375 \$6,376.00
2. Shopland Constr. Co. Ltd.	-	6,700.00

The tenders were forwarded to the Parks and Recreation Commission for recommendation and were discussed at the meeting of the Parks and Recreation Commission held 12th August 1964.

Since the funds available for this project are not sufficient for the low tender, the Parks and Recreation Commission passed the following Resolution:

"That a contract be awarded to the low bidder, Manson Brothers Limited, if, by deleting the benches, fence, and curbing, they can come within two percent of the budgeted figure of \$5,000.00."

Manson Bros. have agreed to reduce their tender by \$1,343.00 if the fencing, concrete curb and benches are deleted.

It is recommended that the contract be awarded to Manson Brothers Limited for \$5,033.00 with fencing, concrete curb, and benches, being deleted from the original tender.

19. Re: Application to Purchase Municipal Property  
- Lot 29, Block 23, D. L. 27, Group 1, Plan 1049.

The subject property is located on the east side of Second Street, approximately 102 feet north of 17th Avenue. The dimensions of this lot are 93' x 111'.

The Land Department has received an application from Donald W. H. Yerxa, Barrister and Solicitor, on behalf of Mr. and Mrs. Clarence Jaster, who are the owners of Lot 30 and 31. This application is a request that Mr. and Mrs. Jaster be allowed to purchase the subject property.

The matter of sale has been circulated through the Departments concerned, and favorable reports to the disposal of this property have been received, subject to certain conditions.

It is recommended that Lot 29, Block 23, D. L. 27, Group 1, Plan 1049 be placed in a sale position with a minimum price of \$2,800.00, subject to this property being consolidated with Lots 30 and 31 of the same description.

In view of the condition attached to this sale, it is also requested that the requirement for advertisement for sale by public tender be waived.



20. Re: Acquisition of Easements - Parkcrest Sewer Extension #15.

Easements are required in connection with the above Sewer Project as follows:

- (a) Owner - Lyla Mae Thorlakson, 6280 Aubrey Street, Burnaby.  
Property - Portion outlined in red on Plan filed in L.R.O.  
at New Westminster under #27058, of Block 49,  
D.L.129, Group 1, Plan 1492, N.W.D., S&E parcel  
"A" (Ref. Plan 15618).  
Location of easement - 6280 Aubrey Street.  
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Harry Purser - 5950 Winch Street, Burnaby.  
Property - Portion outlined in red on Plan filed in L.R.O. at  
New Westminster, under No. 27014, of Block 114,  
D.L.129, Group 1, Plan 1492, S&E Parcel "A" and  
Road (Explanatory Plan 15067) and part shown on  
Explanatory Plan 21609.  
Location of easement - 5950 Winch Street.  
Consideration - \$1.00 plus restoration of the easement area.
- (c) Owner - Nellie Isabelle Glavin, 4255 William Street, Burnaby.  
Property - Portion of Lot 170, D. L. 129, Group 1, Plan 26917, N.W.D.  
Location - 5942 Winch Street, Burnaby.  
Consideration - \$1.00 plus restoration of the easement area.
- (d) Owner - Joseph Edmund Peltz, 6290 Aubrey Street, Burnaby.  
Property - Portion shown outlined in red on plan filed in  
L.R.O. at New Westminster under #27058 of Block 50,  
D.L.129, Group 1, Plan 1492, N.W.D.  
Location of easement - 6290 Aubrey Street.  
Consideration - \$1.00 plus restoration of the easement area.

It is recommended that authority be granted to acquire the above easements and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

21. Re: Acquisition of Miscellaneous Easement.

A 10-foot wide easement is required over a portion of Lot "D", S½ S.D. Lot 1, Blk. 8, D. L. 59, Group 1, Plan 15742 for drainage purposes.

The owner, P. G. Sauder, 629 Foster Street, Coquitlam, is prepared to grant the easement for \$1.00.

It is recommended that the easement be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

22. Re: Acquisition of Easements  
- Gilley-Walker Sewer Project #3/4.

Easements are required in connection with the above Sewer Project as follows:

- (a) Owner - John Harold and Bertha Eleanor Wiens, 5822 Walker Avenue, Burnaby.  
Property - North-easterly ten feet of Lot "B", Blocks 1 and 2, D. L. 86,  
Plan 19641.  
Location of easement - 5822 Walker Avenue.  
Consideration - \$1.00 plus restoration of the easement area.

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(Item 22....re Gilley-Walker Sewer Easements....continued)

- (b) Owner - William Ilett and Alice McLean Ilett, 6390 Dufferin Avenue, Burnaby.  
Property - North 5 feet of the W $\frac{1}{2}$  Lot "D" Block 15, D. L 93, Group 1, Plan  
3633, N.W.D.

Location of easement - 6390 Dufferin Avenue.

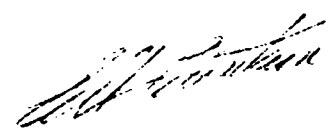
Consideration - \$25.00 plus restoration of the easement area. This amount  
includes compensation for the loss of 1 apple tree, 3 plum  
trees, 1 laurel bush, 2 laburnums, which will be destroyed.

It is recommended that authority be granted to acquire the above easements and  
that the Reeve and Clerk be authorized to execute the documents on behalf of  
the Corporation.

23. Re: Grandview-Douglas Highway in vicinity of Mayfield Street.  
- Petition of Lakeview P.T.A., headed by Mrs. A. A. Folz.

Submitted herewith is a report prepared by the Municipal Engineer.

Respectfully submitted,

  
H. W. Balfour,  
MUNICIPAL MANAGER.

HB:eb