

THE CORPORATION OF THE DISTRICT OF BURNABY

REPORT NO. 49, 1964.

24 July 1964.

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

Gentlemen:

Your Manager reports as follows:

1. Re: B. C. Fire College.

The 1964 B. C. Fire College will be held in Quesnel, B. C., 18th to 23rd August.

Fire Chief - Appointee L. G. Auvache has requested permission to attend this College.

It is recommended that Mr. Auvache be authorized to attend the B. C. Fire College at Quesnel, B. C., August 18th to 23rd, 1964.

2. Re: Investments.

The Municipal Treasurer reports that effective 16 July 1964, \$110,500. various School Districts guaranteed by the Province of British Columbia, due 15 September 1964, were purchased at a price of \$99.9964 to yield 4.15%.

It is recommended that the Municipal Treasurer's actions be ratified.

3. Re: Signing of Social Welfare Cheques.

At the moment, the signing officers for Social Welfare cheques are:

E. L. Coughlin, Social Welfare Administrator,
or Wilfred Rasmussen, Provincial Supervisor,

and the Treasurer or his Deputy.

As we now have an Assistant Administrator, it is desirable that he be made the alternate signing officer to the Social Welfare Administrator.

It is recommended that the signing officers for Social Welfare Cheques be:

E. L. Coughlin or C. C. MacKenzie
and Bart McCafferty or H. B. Karras.

4. Re: Fraser Valley Municipal Association.

The following account has been received from the above mentioned Association.

Membership Fee 1964	-	\$ 10.00
Burnaby's share of cost for one dinner at U.B.C.M. Convention	-	600.00
		<u>\$ 610.00</u>

Submitted for consideration of Council.

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5. Re: Application for Welfare Institutions Licence
- Kindergarten for Pre-School Children
Mrs. Wiekie Koster, 9635 Sullivan Street.

Notice of an Application for a Welfare Institutions Licence by Mrs. Koster to operate a kindergarten for pre-school children at 9635 Sullivan Street has been received from the Chief Inspector of Welfare Institutions.

The Investigating Committee approves the issuance of a Licence for not more than 15 pre-school children subject to the following building modifications:

- (1) Front and rear doors to open out.
- (2) Inside door leading to front hall to open out into hall.
- (3) Water pump can or pressurized water unit be installed.

Planning considers that as the lot is larger than normal and the grounds spacious, a kindergarten could be operated without detriment to the surrounding amenities.

6. Re: Application for Welfare Institutions Licence
- Kindergarten for Pre-School children
MacKenzie Management Limited (Townhouse Gardens).

An application for a Welfare Institutions Licence to operate the "Townhouse Gardens Kindergarten" at Smith and Hertford Street has been received from MacKenzie Management Ltd.

The Investigating Committee recommends the licence be granted for not more than 20 children. The Planning Director has no objection.

7. Re: Welfare Institutions Licence Application - Mrs. M. McLean,
- East Burnaby United Church - Kindergarten for Pre-School Children.

An application for a Welfare Institutions Licence has been received from Mrs. M. McLean to operate a kindergarten in the East Burnaby United Church.

The Investigating Committee recommends the licence be granted for not more than 30 children. The Planning Director has no objection.

8. Re: Application for Welfare Institutions Licence
- Kindergarten for Pre-School children.
Mrs. Della W. Smith, 8179 Government Road, Burnaby 2, B. C.

An application for a Welfare Institutions Licence has been received from Mrs. Della W. Smith, 8179 Government Road to operate a kindergarten at that address.

The Investigating Committee recommends that a licence be granted for not more than 20 children. The Planning Director has no objection.

9. Re: Application for Welfare Institutions Licence
- Day time care for pre-school children
Mrs. Donna Harbour, 4376 Gravelly.

Mrs. Donna Harbour, 4376 Gravelly Street, has applied for a Welfare Institutions Licence to give daytime care to pre-school children at the above address.

The Investigating Committee recommends that a licence be issued for not more than two children.

The Planning Director is opposed to the granting of the licence, being of the opinion that the accommodation appears small and that the property is already experiencing its maximum development.

10. Re: Sale of Land.

The Corporation owns the N $\frac{1}{2}$ of Lot 17 of the West 5 acres of a 10-acre part of Lot 35, Group 1, Plan 2301, located on the east side of Inman Avenue, at the south-east corner of Lister Street. The dimensions of the property are 33' x 100.87'.

Andrew Schur owns the south half of the lot and desires to purchase the north half owned by the Corporation.

It is recommended that the North half of the said Lot 17 be placed in a sale position at a minimum price of \$2,200.00 and subject to the north half being consolidated with the south half of the lot.

11. Re: Parkwood Terrace and the East 50 ft of Lot "D", Block 2, D. L. 25W, Plan 19669.

On 29th June 1964, Council authorized that this east 50-foot portion of Lot D, Block 2, D. L. 25W, Plan 19669 be placed in a sale position at a price to be negotiated and subject to consolidation of the 50' with the adjoining Lot "A", Block 2, D. L. 25, Plan 19669.

The property has been placed in a sale position subject to the condition established by Council and Gillespie Investments Ltd. on behalf of Pevensey Holdings Ltd., which Company owns the Parkwood Terrace Housing Development, has confirmed in writing an offer of \$4,500.00 for the 50' parcel of land.

The Land Agent advises that in his opinion the proposal made by the Company is reasonable and he requests authority to finalize the transaction.

It is recommended that the offer of \$4,500.00 for the East 50' of Lot "D", Block 2, D.L.25W, Plan 19669, made by Pevensey Holdings Ltd. be accepted, subject to this parcel being consolidated with Lot "A" Block 2, D. L. 25, Plan 19669.

12. Re: Portions of Lots 20 and 21, Block 9, D. L. 122, Plan 1308 Lease to Alpha Lumber Products Limited.

Item No. 5 of the Municipal Manager's Report No. 47, 1964 refers.

With an effective date of 1st May 1960, the Corporation entered into a Lease agreement with Alpha Lumber Products Limited for the above mentioned property.

The lease was for 5 years with an automatic renewal for a further 5 years. The lease can be terminated by one year's proper notice.

The rental fee is 2/3 of 7% of the assessed value, the 2/3 figure representing the proportion of the lots available to the Company as the remaining 1/3 was occupied by a dwelling. Taxes are also payable by the lessee in accordance with the Municipal Act.

The Assessor's Office has divided the property for assessment purposes as follows:

South 90' of Lots 20 and 21	-	\$3,055.
Remainder of Lots 20 and 21	-	980.

The 1964 taxes payable on the S.90' of Lots 20 and 21 are:	General	-	\$92.12
	School	-	68.27
	Sewer	-	21.00
	L. I.	-	40.98
	Crossing	-	3.88
	Paving	-	29.19
	Paving	-	26.13
			\$ 281.57

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(Item 12....re Alpha Lumber Products Limited....continued)

The Rental Charge was \$142.50, therefore the total recovery from the lessee would be \$424.07.

It has been noted that the separation of the Lots for Assessment purposes resulted in an improper application of the rental percentage and it will be necessary to recalculate the rentals since the time of ^{such} separation.

For 1964, for example, the rental fee should have been 2/3 of 7% of \$4,035. or \$188.30 instead of the \$142.50 actually calculated.

After making this adjustment the total cost of the lease to the Lessee for 1964 would be:

Taxes -	\$ 281.57
Rental -	<u>188.30</u>
	\$ 469.87.

The request of the Lessee is for permission to Assign and on the same terms and conditions as now apply.

When the original Lease Proposal was put before Council the following information was provided:

"At the present time the formula used in Burnaby is that the basic lease fee is charged at an amount equal to 7% of the assessed value of the land and the lessee is required to pay taxes on the land and improvements in accordance with Section 334 of the Municipal Act. In cases where the land being leased is used for a purpose other than that for which it is zoned (but still a permissible use) an assessment figure is taken from comparable land zones and in use for the purpose for which the land proposed to be leased is to be used.

For the information of Council, the Municipality of Richmond has recently worked out a formula for leasing, based on a figure equal to 6% of the estimated market value of the land involved, less an amount equal to the annual taxes. This estimate is based on sales of privately-owned land for purposes similar to that which the land being leased is to be used. Taxes are then charged over and above this amount as in Burnaby. Consideration may be allowed in the basic lease rate for development costs which are required to make the ground useable for the purpose for which it is leased.

The City of Vancouver uses a similar formula but does not deduct the amount of the taxes from the 6% of estimated market value. In addition, the lessee is required to pay taxes on land and improvements. This formula is used only as a guide and is altered to meet different circumstances. Development costs required to make the leased property useable may also be taken into consideration. The City of Vancouver also writes a one-year termination clause into its lease agreements."

The Alpha Lumber Products Limited were required to develop the Parking Lot according to a development plan provided, which included landscaped setbacks of 10' on Alpha and 12' on Pender. The lot accommodates 16 cars.

Since this lease was entered into Mrs. Harper who lived in the old house on the rear of Lots 20 and 21 has died and the house has been demolished.

It may well be that Council would choose to give notice of termination of the lease and reconsider the disposition of these two lots bearing in mind the fact that the lots are zoned Residential and that the Alpha Lumber Products would have a very

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severe parking problem without the off-street parking being available. The Harper dwelling having been removed also changes the situation as it is now possible to include the whole of the lots in a parking lot. At present the site previously occupied by the Harper House has been levelled and is also being used for parking as it is available directly from the lane.

Alpha Lumber Products black-topped the leased area and did provide a grassed boulevard on Alpha and a part of Pender and the grassed area is kept in good condition.

13. Re: Proposed Burnaby Lake Study.

Council directed the Municipal Manager to arrange for the preparation of Terms of Reference for an Engineering Study of Burnaby Lake and to bear in mind the substantial interest of the Parks and Recreation Commission.

To properly assess the assignment it was first necessary to do some research on the past history of this Lake as it was known that some useful information was available from previous studies. This research produced a surprise in the number of actual "Studies" which have been made of Burnaby Lake and its environs.

It was also necessary, with the research information, to arrive at some conclusion on the object of the proposed Study. This posed the question of whether the proposed Study should be all-inclusive of concept and development plan or whether it should be confined to a particular aspect.

A decision was then necessary as to the desirable Lake uses and these were determined to be:

- (a) Boating including rowing and sculling to Olympic standards; sailing and canoeing; power boats and ultimately sea planes to be prohibited.
- (b) Swimming in selected area or areas.
- (c) Fishing.
- (d) Retention of some natural waterfront area or areas for bird sanctuary purposes.

Relating the above objectives with the information already available it was possible to conclude that the information lacking for the development of a comprehensive development plan was knowledge of the Lake itself. With such information it is deemed reasonable that the Corporation itself could continue with the next stage - the preparation of a Land Use Plan, including a programme of implementation. It is also considered that further specific Studies will likely be required later to provide specific information with respect to some proposals in the Land Use Plan.

It is considered, then, that what is needed can be set out as follows:

Scope and Purpose:

- (a) An Engineering Study to be carried out by a consultant devoted to an exhaustive analysis of the lake itself, which is the "raison d'etre" of the proposed Park.
- (b) The above study to be the first stage of a comprehensive plan, to be prepared in order to support the expenditure of major sums of money by Municipal, Provincial and Federal Governments.
- (c) Following receipt of the Consultants report the Municipality to continue with the next stage - the preparation of a Land Use Plan, including a programme of implementation, assisted by Consultants where considered necessary to gain answers to specific development questions.

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(Item 13 re Burnaby Lake....continued)

Required Information

- (a) Optimum size, shape and depth of lake to suit the above uses.
- (b) Stability of banks with particular reference to: access for pedestrians and vehicles; loads in vicinity of banks, etc.
- (c) Suitability of the water - turbidity, pollution, colour, odour, etc.
- (d) Stability of water level with particular reference to replenishment of water, sources of supply, catchment areas and effects of future urban development on the lake.
- (e) Costs of Engineering development.
- (f) Costs of Engineering maintenance - (1) Water replenishment
 (2) Constant depth.
 (3) Bank stabilization.
- (g) Rate of silting.
- (h) Effect of lake development on maintenance of Brunette Creek.
- (i) Effect of lake development on, or relation of development to, the Central Valley Drainage system and the requirements of the G.V.S. & D. District.
- (j) Effect of Lake Development on or relation of development to the requirements of the Provincial Government Water Resources Branch.

With Council's concurrence these could be accepted as General Terms of Reference which to base discussions with Consultants and to derive an idea of the approximate cost of the Study contemplated.

14. Re: Street Improvements - Boundary Road,
 from Hastings Street to G.N.R.
Right-of-Way.

Boundary Road is a joint municipal responsibility of the City of Vancouver and the District of Burnaby.

A design of improvement of Boundary Road to the G.N.R. Tracks from Hastings Street has been prepared and discussed between Engineering representatives of Burnaby and Vancouver and agreed to. This design provides eventually for two 35' roads on either side of a median strip, such roads to be completed with concrete curb and gutter.

When the road on the Burnaby side is completed the traffic pattern would be one-way south-bound on the Vancouver side and one-way North-bound on the Burnaby side.

It is proposed at this time that consideration be given to the improvement of Boundary Road between Hastings Street and the G.N.R. Tracks on the Burnaby side by the construction of:

35' pavement with concrete curb and gutter, both sides, plus additional 4 1/2' concrete sidewalk on East side of the Roadway.

The estimated cost of this work which is approximately 1 1/4 miles in length is:

Asphalt	-	\$ 273,000.
Concrete Curb and gutter	-	48,000.
Relocation of Services	--	5,000.
Drainage	-	121,000.
		\$ 447,000.
4 1/2' sidewalk		9,380.
		\$ 456,380.

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(Item 14...re Street Improvements - Boundary Road...continued)

The above figures make no provision for any improvement of the street lighting.

In discussion with the City of Vancouver that City has agreed to contribute the sum of \$163,000. cash being 50% of the estimated cost of the Asphalt, Concrete Curb and Gutter, and Relocation of Services. The City is of the opinion that it should not share in the Drainage costs as the City has already installed extensive drainage works in various sections of Boundary Road at no cost to Burnaby. As a matter of interest it has been possible to reduce the estimated drainage costs for this particular project by \$24,800.00 thereby.

Vancouver considers that Street Lighting can be handled by each Municipality taking care of its own side on the understanding that each adopt the same standard of lighting for Boundary Road.

On this basis then, and exclusive of Street Lighting, the proposition would be:

Gross Estimated Cost	-	\$456,380.
Less: Contribution by City of Vancouver	-	<u>163,000.</u>
To be financed by Burnaby		293,380.

Financing can be accomplished in one of two ways:

- (1) Outright as a charge against the Municipality.
- (2) As a Local Improvement.

In this case, consideration has been given to the Local Improvement Method preferably. In the final analysis, the result is not too different and the cost becomes mainly Corporation because the estimated taxable frontage is only one-third of the actual frontage and only the Asphalt and Concrete work is charged by Policy against the abutting owners. The owners' share of the costs would only be about \$17,000. out of a total job of \$456,380.00.

The Local Improvement method, however, would provide a means of borrowing the required sum and apportioning the repayment of the cost over a period of 15 years.

Since this is only the first of what will undoubtedly be a series of improvement projects on this thoroughfare, reference must be included to the contribution by the City of Vancouver of an estimated \$163,000.00. In accepting the sum, Burnaby also accepts the same degree of responsibility for other works on Boundary Road. On the Burnaby side there is no problem but on the Vancouver side, Burnaby should be in a position to contribute its proper share. This contribution cannot be financed by Local Improvement but must be made available from another source of funds.

It would be wrong to conclude that this is far in the future as Vancouver already has improvements to its side in mind.

If the Vancouver contribution of \$163,000. is used to build the present project and reduce the borrowing under Local Improvement by a like amount this Corporation has set-up in effect a Contingent Liability to the City of Vancouver for this sum, and a Liability which might fall due in the near future.

There are two ways of meeting the problem:

- (1) Borrow the full sum required for the project and set up the sum recovered from Vancouver for use when Vancouver has a project requiring a contribution from Burnaby.

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(Item 14...re Street Improvements...Boundary Road....continued)

- (2) Borrow the net sum and simultaneously adopt a policy of building up a Boundary Road Reserve through annual budget appropriations so that the Reserve equals the \$163,000.00 in preferrably two or not more than three years.

Recommendations:

It is recommended:

- (1) That the project for the improvement of Boundary Road frmm G. N. R. R/W to Hastings Street as proposed herein be done as a Local Improvement with full application of the present Local Improvement Policy.
- (2) That the sum to be borrowed under the Local Improvement Procedure be the total sum (estimated at this time to be \$456,380.00).
- (3) That the City of Vancouver contribution to this project (estimated at this time to be \$163,000.00) be set up as a Fund to be used for the provision of Burnaby's share in future . Improvement works on Boundary Road being financed by the City of Vancouver.
- (4) That this project when approved go to tender.

15. Re: Winter Works Grants.

On 10 July 1964, the Minister of Municipal Affairs announced:

"Prior to receiving the details of the incentive offer of the Government of Canada for the Municipal Winter Works Incentive Program for the winter of 1964-65, I wish to advise all Municipal Councils of the degree of participation by the Province in regard to the 1964-65 Program.

We are alarmed at the number of our citizens who remain unemployed over a long period of time. In an effort to encourage that the maximum number of these people will be employed as a result of the 1964-65 program of Winter Works, the Province will contribute 50% of the approved direct payroll costs of those persons employed on an accepted project who had been continuously in receipt of welfare assistance for a period of three months prior to the date of being engaged on the project. That is, the Provincial share of the Winter Works Program will be directed solely to helping those people who have been unemployed and on Social Assistance for a period of three months or more."

In the 1963-64 program, the recoveries are as follows:

	<u>Federal Contribution</u>	<u>Provincial Contribution</u>	<u>Total</u>
Sewers by Contract	\$ 92,336.16	\$ 46,168.06	\$ 138,504.22
Sewers by hired personnel	20,025.22	8,904.06	28,929.28
Buildings	20,002.33	10,001.15	30,003.48
Lighting	5,051.63	2,525.81	7,577.44
Waterworks	11,312.88	5,656.43	16,969.31
	<u>\$ 148,728.22</u>	<u>\$ 73,255.51</u>	<u>\$ 221,983.73</u>

This represents a return on approximately \$890,000. in work.

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(Item 15...re Winter Works Grants...continued)

For the 1964-65 season, the following program is in view:

		<u>Estimated Cost</u>	<u>Approximate Federal Grant</u>
Malvern-			
Imperial Sewers	Area 5	\$ 250,000.	\$ 40,000.
Springer Sewer	Area 14	337,000.	53,900.
Sperling-Halifax	Area 16/17	534,000.	85,400.
Drainage by hired Personnel		200,000.	20,000.
Covered Ice Rink		345,000.	41,400.
Municipal Hall alterations		88,300.	10,600.
		<u>\$ 1,754,300.</u>	<u>\$ 251,300.</u>

It is apparent that the change in Provincial Government participation in Winter Works will cost the Municipality approximately \$125,000. in lost grants-in-aid, for our experience has been that there are few men on Burnaby's Social Welfare rolls who possess the skills necessary for this work.

16. Re: Burns and Barton Construction Ltd.
and Plans Cancellation Application.

Burns and Barton Construction Ltd. made application to the Registrar for the cancellation of a lane running in a north-easterly direction from Pandora Street east of Inlet Drive.

The Registrar granted the Plans Cancellation petition on the condition that the owner grant a 20' easement over the lane to the Corporation of Burnaby since the lane contains a combined sewer and there is a B. C. Hydro line in the lane.

This easement has been accepted and executed since it was acquired by Order of the Registrar of Land Titles.

It is recommended that Council confirm the execution of the Easement Indenture by the Reeve and Clerk.

17. Re: Acquisition of Miscellaneous Drainage Easement
 - Dale L. Lamont and Alice Mae Lamont,
East 5 feet Lot 30, Block "N", D. L. 127, Group 1, Plan 24433, N.W.D.

An easement is required for drainage purposes over the east 5 feet of Lot 30, Block "N", D. L. 127, Group 1, Plan 24433, N.W.D. from Dale L. Lamont and Alice Mae Lamont, 4313 Triumph Street, Burnaby 2, B. C. The consideration payable by the Corporation is \$1.00, plus restoration of the easement area. The location of the easement is at 5381 Union Street.

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

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18. Re: Grassmere Sanitary Sewer Project #2 - Easement No. 40
Lot 3, Blocks 25/26, D. L. 34, Plan 1355
(I. and T. Taylor - 4036 Price Street).

Preliminary negotiations for this easement proved unsuccessful and as a result Council authorized expropriation of the easement to ensure availability of the property for construction of the sanitary sewer.

Notices were not given to the owners as there appeared to be a strong possibility of satisfactory negotiation once the expropriation was made.

Mr. Taylor's first request was for compensation of \$500.00 which through negotiation was reduced to \$231. being -

$$\begin{aligned} 50\% \text{ of } \$70.00 \text{ per foot} \times 6' &= \$210.00 \\ \text{plus } 10\% &\text{ - or a total of } \$231.00. \end{aligned}$$

The easement has been obtained on this basis and it is recommended that Council confirm the action taken and authorize payment to I. and T. Taylor of the sum of \$231.00.

19. Re: South Slope Sanitary Sewer Project - Phase 4r.

Negotiations to acquire the following easements have not been successful:

- No. 14 - South 10 feet of E½ Lot "A" except S. 132', Block 30, D. L. 159, Plan 7065,
- No. 15 - South 10 feet of Lot "E" Block 30, D. L. 97, Plan 15951
- No. 16 - West ten feet of Lot "H" Block 30, D. L. 97, Plan 15951.
- No. 20 - South 10 feet of Lot 2, Sk.7587, Block "C", D. L. 96, Plan 3458.
- No. 25 - South 18 feet of Lot "B", Block 31, D. L. 97, Plan 13658.
- No.26 - South 18 feet of Lot "C" Block 31, D. L. 97, Plan 13658.
- No.27 - South 18 feet of Lot 9, Block 31, D. L. 97, Plan 1312.
- No.39 - South 15 feet of Lot "A" Block 22, D. L. 159, Plan 12811.
- No. 51 - South 10 feet of Lot 3, Blocks 1/3, D. L. 95N, Plan 1787.
- No. 53 - Middle 20 feet of W½ Lot 3, Blk.36, D. L. 159, Plan 5580.
- No. 54 - East 10 feet of Lot "B" of Lot 1, Block 2 of W½ of W½ D.L. '160, Plan 13174,
- No. 55 - Lot 1, - S. E. corner, Block 40, D. L. 159, Plan 3992.
- No. 56 - South 20 feet of Parcel 2, Ref. Plan 3387, Blocks 40/43, D. L. 159.
- No. 57 - West 15 feet of S.W. pt. Lot 2, Sk.2807, Blocks 40/43, D. L. 159.
- No. 58 - South 20' of Lot 4, Sk. pts.3226 and 3341, Blocks 40/43, D. L. 159, Plan 2014.
- No. 70 - South 20 feet of Pcl."C" Ref. Plan 3395, Lot 3 ex. Ref. Plans 3527,3395 and Ex. Filing 31866C, Blocks 40/43, D. L. 159, Plan 2014.
- No. 52 - South 10 feet of Lot 9, Blocks 1/3, D. L. 95N.
- No.35 - Middle 10 feet of Pcl. 1, Ref. Plan 5269, Block 19, D. L. 97, Plan 3412.
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(Item 19...re South Slope Sanitary Sewer Project - Phase 4..continued)

It is recommended that the easements be expropriated in order for the contract to proceed uninterrupted. Negotiations will continue .

20. Re: Ambulance Services.

The Municipal Manager's Report to the Policy Committee dated 10th July 1964 refers.

Some of the ramifications of the suggestion of subsidization by the Municipality were discussed at the Policy Committee on 13th July 1964.

No information had been provided on the "break-down" of costs to provide a single unit. This has been obtained from Mr. J. C. Smith of Metropolitan Ambulance Services Ltd. and is set out below. The information is based firstly on the division of a composite service whereby Burnaby would share 1/8th of the gross cost and secondly on the cost of an independent one-station operation by an independent Company.

(a) Estimated Gross Cost and Cost to Burnaby of the proposed Ambulance Services:

No.	Item	Gross Cost	Burnaby Share 1/8
1.	Wages	\$ 355,860.	\$ 44,482.
2.	Vehicular	63,480.	7,935.
3.	Accessory Supply	8,600.	1,075.
4.	Stations	8,400.	1,050.
5.	Overhead/Admin.	35,420.	4,427.
6.	Margin	5,097.	638.
		<u>\$476,857.</u>	<u>\$ 59,607.</u>

(b) Estimate of independent one-station operation by private Company.

No.	Item	Condition "A"	Condition "B"
1.	Wages	\$ 42,842.	\$ 39,642.
2.	Vehicular	11,976.	11,976.
3.	Accessory Supply	1,075.	1,075.
4.	Stations	-0-	0
5.	Overhead and Administration.	5,922.	5,922.
6.	Margin	600.	600.
		<u>\$ 62,415.</u>	<u>\$ 59,215.</u>
	Lost Revenue or Charges Paid		<u>5,000.</u>
			<u>\$ 64,215.</u>

Notes: Condition A - presumes totally independent operation, i.e. that all calls arising within the area being served would be done by the local service. This would require several part-time men in addition to the base crew and would utilize the reserve ambulance as a cover car in addition to its primary function as a reserve to cover servicing and repair downtime of the regular vehicle.

Condition B - assumes the ability to call upon adjacent services for support when calls arose while the basic unit was on a call. It has been assumed further that, in this case, the responding service would charge \$20.00 per call in such cases (.....12)

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(Item 20...re Ambulance Services...continued)

Condition B - continued.....

(an estimated 250 per year). This has been set up as an expense although it might in practice be reflected instead in a reduction of net revenue to the local service. Either approach has essentially the same effect in terms of the resultant deficit of the local service since there is no practical possibility of the patient revenue meeting the operating costs.

An Ambulance costs approximately \$16,800. per vehicle and the write-off rate is 6 years.

An Ambulance for reserve purposes could be bought for approximately \$10,000.

One Morgue car of a panel type is an essential part of an Ambulance Service.

Crew wages in the above calculations are calculated at the rate of \$1.50 per hour per Male Minimum Wage Order No. 5 with a 47-hour week and the overtime provisions of Order #5 above.

The present net revenue arising from all sources in Burnaby is approximately \$25,300.00 per year.

The Ambulance Company estimated that a standard rate for all non-municipal calls of \$18.00 plus \$1.00 per patient mile, and a flat rate of \$20.00 per call (an average charge) for Welfare and Coroner's calls would produce an annual net revenue of \$33,800.00.

There are two detracting features of a subsidized service which have not yet been mentioned:

1. The Corporation would in effect be subsidizing the Social Service by maintaining cost per call below the actual cost.
2. Incentive for efficient operation of the Ambulance Service is diminished.

There is no statutory obligation upon a Municipality to ensure that Ambulance Service is available to its citizens. Only by an interpretation of responsibility for Public Health and a moral duty to see that Ambulances are available can any responsibility be determined.

There is no question of the right of the Municipality to contract for Ambulance Services.

The alternative to private Ambulance Service, at this time, appears to be a public Ambulance Service operated by the Municipality either by itself or jointly with one or more other Municipalities. While in some respects this might have an appeal it also has certain inherent objections as has a subsidized private service,

Some of the objections are:

1. Voluntary acceptance of another service to people and paid for to a great extent through the mill-rate.
2. Unquestionably a more costly operation as no Municipality could hope to defend a \$1.50 per hour, 47 hour week for long.
3. Difficulty in collections resulting in conflict and larger write-offs.

Some calculations have been made on the actual cost of setting up an independent ambulance service and making it a part of the Fire Department for operational purposes. The Fire Department has been selected because: - it is the only 24 hour operation directed solely by the Municipality; it has a 24 hour dispatching ser-
(.....13)

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(Item 20....re Ambulance Services...continued)

vice which could be utilized; it has a Mechanic who could be utilized at least for regular vehicular maintenance; it has an efficient Communications system; the Fire Department is already involved in Inhalator Service.

Burnaby Fire Department has no space available for the three vehicles which would be required but this could likely be rectified by land acquisition and capital expenditure.

The following is considered a conservative estimate of the cost to the Municipality to operate a single Ambulance, with one vehicle in Reserve and a Morgue Car:

Expenses

1. Wages	- Basic	\$ 51,120.	
	Fringe benefits	<u>5,930.</u>	\$ 57,000.
2. Vehicular-	Amort.	\$ 5,000.	
	Operating, etc.	<u>3,000.</u>	8,000.
3. Accessory Supply-	Uniforms, blankets, etc.		1,500.
4. Stations			-0-
5. Overhead and Administration	-1/2 person		2,000.
6. Margin			-0-
			<u>\$ 68,500.</u>

Revenue

Metro estimate based on \$18.00 plus \$1.00 patient mile for non-municipal calls and \$20.00 flat rate for Municipal calls	-		\$ 33,800 net
Less: Cost of cover service 250 calls @ \$20.	-	<u>5,000.</u>	<u>\$ 28,800.</u>
	DEFICIT	-	<u><u>\$39,700.</u></u>

Recommendation:

There is an immediate problem with respect to Ambulance Service irrespective of any method of solving the problem. The Metro. Ambulance is continuing service to Burnaby at a definite loss to the Company and Burnaby can hardly expect this to continue indefinitely.

To institute a Public Ambulance Service or bring to finality any arrangement with B.C.H.I.S. or the Social Service respecting Ambulance Service will take time.

(Item 20....re Ambulance Services...continued)

Therefore it is recommended:

- (a) That the Municipality enter into an Agreement with Metro based on the proposition of a 3-Municipality service.
- (b) That Burnaby agree to a subsidy to Metro. at the rate of \$2,150.00 per month effective 29th June 1964.
- (c) That this Agreement be for the period 29/6/64 to 31/12/64 and during this period further investigation and study by the three Municipalities with Appropriate Government authorities be carried on.

21. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period, June 15 to July 10, 1964.
22. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of June, 1964.
23. Re: Estimates.
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$91,310.00.

It is recommended the estimates be approved as submitted.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb

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24. Re: Parkcrest Extension - Sanitary Sewer Project.

Associated Engineer's estimate of the construction costs of the above was \$297,000. The application for loan approved by the Municipal Development Loan Board under their number B942MDL9 inclusive of design, supervision, easement acquisition and construction, totalled \$330,000. with the loan estimated at \$220,000.

The low tender, Fownes Construction Co., was \$306,284.

Under the circumstances it will be necessary to apply for an increase in loan from \$220,000. to \$226,620. - the revised total estimated cost being \$339,931.

It is recommended that Council by Resolution authorize the Municipal Manager to apply for an amendment to the Municipal Loan Board approval B942MDL9 to read total estimated cost \$339,931.00 and loan \$226,620.00.

25. Re: South Slope Sewer Project #4 - Easement #53,
(Steve J. W. and Clara Fedorak - 6011 Neville Street).

An easement is required over the north twenty feet of the Fedorak property for the construction of the South Slope #4 Sanitary Sewer.

The 20' area required is the natural location of the lane for this property and at the present time blocks construction of the lane.

Easements of this kind are usually granted for the sum of \$1.00. However, the Fedoraks have been demanding a sewer connection from their house to the street as compensation for granting an easement. Because of the existence of patios, cement stairway wells, and other obstructions, the cost of a sewer connection could be from \$300. - \$400. The Fedoraks feel that if the sewer had been provided to the north of their property on the easement area they could have had a connection for \$150. and they have been endeavouring to obtain a sum for the easement sufficient to meet the difference.

The Land Agent has now obtained consent for the easement for \$100.00.

This easement became critical to the construction project and your Municipal Manager gave permission for the work to proceed.

It is recommended that Council confirm the action taken and authorize acquisition of the easement for \$100.00.

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

Easements are required in connection with the above sewer project as follows:

- (1) Owner - R. and S. I. Sullivan, 6126 Sperling Avenue, Burnaby 1, B. C.
Property - Northerly ten feet of West 165 feet, Block 134, D. L. 92, Map 1146.
Location of easement - 6126 Sperling Avenue.
Consideration - Free sewer connection, estimated to be approximately \$100.00.
- (2) Owner: W. and A. Scott, 6680 Dufferin Street, Burnaby 1, B. C.
Property -Portion shown outlined in red on plan filed in L.R.O. #26874
of Parcel "A" (Expl. Plan 10043) of Lot 4, Block 13, D. L. 93, Group 1,
Plan 2442, N.W.D.
Location of easement -6680 Dufferin Avenue.
Consideration - \$1.00 plus restoration of the easement area.

(Item 26...re Easements - Gilley-Walker Sewer Project...cont'd).

- Owner:
(3) H. and P. Bryant, 6760 Waltham Avenue, Burnaby 1, B. C.
Property - South five feet of Lot 1, D. L. 93, Group 1, Plan 23095, N.W.D.
Location of easement - 6760 Waltham Avenue.
Consideration - \$1.00 plus restoration of the easement area.
- (4) Owner - T. and F. Markham, 5433 Knight Road, Vancouver, and
H. and P. Bryant, 6750 Waltham Avenue, Burnaby 1, B. C.
Property - Portion of South half of Parcel "B" (Ref. Plan 5025) of S½ Lot 10,
D.L.93, Group 1, Plan 284, except part S.D. by Plan 23095, Group 1,
N.W.D., more particularly described on plan prepared by D. H. Burnett
& Associates, dated June 8, 1964.
Location of easement - 6750 Waltham Avenue.
Consideration - \$1.00 plus restoration of the easement area.

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

27. Re: Acquisition of Easements - Parkcrest Sewer Extension Project.

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

- (1) Owner - O and A. Johnson, 1600 Holdom Avenue, Burnaby 2, B. C.
Property - South 20 feet of Block 109, D. L. 129, Group 1, Plan 1492, N.W.D.
Location - 1600 Holdom Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus a sewer connection to Holdom Avenue and restoration of the easement area.
- (2) Owner - L. J. and J. Bailey, 6281 Winch Street, Burnaby 2, B. C.
Property - North 20 feet of the East half of Lot 95, D. L. 129, Plan 1492,
Group 1, N.W.D.
Location - 6281 Winch Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (3) Owner - A. and H. Norman, 1050 Fell Avenue, Burnaby 2, B. C.
Property - North 10 feet of South ½ Lot 129, Group 1, Plan 2639, N.W.D.
Location - 1050 Fell Avenue,
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.

28. Re: Acquisition of Easements - South Slope Sewer Project #4.

Easements are required in connection with the above sewer project as follows:

- (1) Name - K. and C. Douglas, 7037 Edmonds Street, Burnaby 1, B. C.
Property - North-eastern 66 feet of Lot 2, of Lot "A" of Lot 3 of Lot 45
and 46, D. L. 95, Group 1, Plan 8190.
Location - 7037 Edmonds Street, Burnaby.
Consideration - \$35.00 and restoration of the easement area.

(.....3)

(Item 28....re Easements - South Slope Sewer Area #4...continued)

- (2) Owner: A. and T. Stranan, 6126 Neville St, Burnaby 1, B.C., and
W. and L. Shepherd, 125 High Street, Nelson, B. C.
Property - South five feet of E½ Lot "A" Block 30, D. L. 159, Plan 7065, N.W.D.
Location of property - 6126 Neville Street.
Consideration - \$15.00 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.

29. Re: Tenders for Street Lighting - Kensington - Spratt
Hammarskjold - Kensington
South Slope 4C.

An advertized tender call for the above projects, which are separate projects, resulted in three tenders being received.

Submitted herewith is a tabulation of the tenders received. Tenders were opened by the Purchasing Agent in the presence of Mr. E. Laks, Mr. R. Constable, and representatives of the firms tendering.

Examination of the tenders revealed:

- (a) Ricketts-Sewell did not supply a Bid Bond.
- (b) J. H. McRae Co. Ltd. have failed to furnish the three "Surety Undertakings" as required in the Instructions to Bidders, Part II of the Specifications, Sections 11 and 14.

The Municipal Solicitor has given his opinion that Council should make the decision whether to accept or reject the tenders in question.

It is recommended:

- (a) Subject to Council acceptance of the tenders that the contract be let to the lowest bidder in each case,
-or -
- (b) subject to Council rejecting the tenders of Ricketts-Sewell and J. H. McRae Company Limited, that the contract be awarded to Norburn Electric Limited for the three projects.

30. Re: Tenders for Willingdon Avenue -
Reconstruction and Asphalt Surfacing.

An advertized tender call for the Reconstruction and Asphalt Surfacing of Willingdon Avenue from Grandview Highway to Moscrop Street resulted in the receipt of eight tenders.

The tenders were opened by the Purchasing Agent in the presence of Mr. V. Kennedy, Mr. D. Bridgeman, Mr. R. Constable, and representatives of the firms tendering.

Submitted herewith is a tabulation of the tenders received.

The low tender is submitted by Standard-General Construction (International) Ltd. for the sum of \$153,348.50 with final payment to be based on the unit prices tendered.

(Item 30....re Tenders for Willingdon Avenue...continued)

It is recommended that the tender be awarded to Standard-General Construction (International) Ltd.

The revised cost of this project is now \$226,000. based on the tender received, work in progress; and street lighting estimates. The original estimate was \$208,385.

31. Re: Lot 15, Block 4/5, D. L. 98, Plan 2066 - 6937 Palm Avenue
- Council Approval - Section 11 (e).

Reith Manufacturing of 6089 Bryant Street, Burnaby 1, B. C. have written advising that they intend to purchase the property known as 6937 Palm Avenue.

They have requested comment whether this property is legally useable for tool and die making; metal stamping (presses as high as 70 ton will be used); and custom machine building. They propose to have a shop built with an area of about 2,500 sq. ft.

The property is zoned Light Industrial; 50' x 155'; and is located on the west side of Palm between Imperial and the B. C. Hydro tracks, 3rd lot north of the tracks. There is secondary access, storm and sanitary sewer and water are available.

Approval of Council is required pursuant to Section 11(e) of the Burnaby Town Planning By-law.

Council has recently directed the Advisory Planning Commission to review the land use pattern in this area and the Commission has recommended that the property remain Industrial. The Commission, through Council, has, however, directed that the Planning Department prepare suitable regulations for this area to protect the amenities which exist and which should continue during the transition which must take place, as the area is predominantly residentially developed. These regulations are being considered now but are not yet available.

Planning suggests that in view of the above, approval in principle is all that can be considered at this time. Final approval should not occur until such time as a sketch plan is submitted showing the extent of the use, the setback, landscaping, etc., which are proposed. This sketch could then be tested against the regulations which are being prepared and a final decision given.

32. Re: 3800 Block Hastings Street.

Item No. 27 of the Manager's Report No. 47, 1964 refers.

In the above item, Council authorized the Reeve and Clerk to sign the necessary documents giving notice to tenants of Lot 3, Block 10, D. L. 116N $\frac{1}{2}$ to vacate the premises on the 14th day of September 1964:

Victor I. Metcalfe and
Pauline McIntosh
were named in the Report Item.

The Municipal Clerk now advises that there are three tenants for which he has received Notices to Quit for execution.

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(Item 32...re 3800 Block Hastings Street...continued)

The name of William Ray Rankin was apparently overlooked and it is recommended that Council authorize the Reeve and Clerk to sign the necessary documents for William Ray Rankin to vacate the premises on the 14th day of September, 1964.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "H. W. Balfour". The signature is written in dark ink and is positioned above the typed name of the signatory.

H. W. Balfour,
MUNICIPAL MANAGER.

EB:55