

THE CORPORATION OF THE DISTRICT OF BURNABY

27 November, 1964.

REPORT NO. 76, 1964

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

Gentlemen:

Your Manager reports as follows:

1. Re: Billiard Parlour Operations -
Letter of 13 November, 1964, from G. M. Smith & R. Schmidt

Mr. Smith of Lucky 7 Recreations, 7359 Edmonds Street and Mr. Schmidt of Campus Mixed Billiards, 495 Sperling Avenue have written to Council asking that the age limit contained in By-law No. 149, being a By-law for the Regulations of Pool Rooms in Burnaby, be lowered to 14 years to 9:00 p.m., and 16 years and over after 9:00 p.m.

A petition from several proprietors of Billiard Parlours in Burnaby was dealt with by Council in May, 1964. The requests of Messrs. Smith and Schmidt were included in the petition.

The decision of Council at that time was to reject the request of the petitioners. In view of the claim made by the petitioners that conditions in Billiard Parlours have altered from the past, the Council referred the various proposals advanced in the petition to the Family Court Committee and asked that Committee to keep the matter of Billiard Parlour Operations under surveillance for a period of one year. In addition, the R.C.M.P. has been asked to keep the situation under observation.

For Council's information, the City of Vancouver amended its By-law to permit children of 14 years and over to enter pool-rooms unaccompanied, and any age under 14 with a parent. Richmond has also amended its By-law to permit children 16 years and over unaccompanied, and under 16 with a parent.

2. Re: Claim of Mr. & Mrs. J. D. Carroll,
Damage to Automobile - \$201.77

The Carroll automobile was damaged to the extent of \$201.77 by rocks and water resulting from a broken water main at 4375 Halley Avenue.

The Engineer reports that the break likely was caused by settlement due to recent sanitary sewer construction on the street.

The Municipal Solicitor recommends settlement in the sum of \$201.77 and your Municipal Manager concurs.

3. Re: Claim of Mr. & Mrs. T. S. Lawson,
6618 Humphries Avenue

This was a claim for damages from flooding and initially was for about \$481.00.

On the morning of September 30, 1964, the rainfall became intense at 7:00 a.m.. All road crews were immediately called out but some time elapsed before crews could be despatched to all reported trouble points.

The Lawsons were flooded as a result of the grating over a catch-basin becoming obstructed by debris. Once this debris was removed, the catch-basin functioned properly.

(..... Cont. Page 2....)

Page 2.
 REPORT NO. 76, 1964.
 MUNICIPAL MANAGER
 27 November, 1964.

(Item 3... Re: Claim of Mr. & Mrs. T. S. Lawson... cont.)

Mr. & Mrs. Lawson have agreed to a settlement of \$115.00 for their claim and the Municipal Solicitor recommends settlement on this basis.

It is recommended that the claim of Mr. & Mrs. T. S. Lawson, 6618 Humphries Avenue, for damage sustained as a result of flooding on 30 September, 1964, be settled for the sum of \$115.00 subject to the necessary releases being obtained.

4. Re: Letter of Russell Turchak
Drainage costs for Subdivision Ref. #175/64

Mr. Turchak is a Sales Representative for Block Bros. Realty, and he has directed a letter to Council asking that the Corporation absorb the cost of storm drainage over and above a 10" storm drainage facility.

He gives the following reasons which are quoted from his letter:

- "1. The water enunciate from City of Vancouver.
2. The water course is not on my property but is located in the ditch on the existing road allowance.
3. Storm drainage in subdivision throughout the Municipality usually requires a 10" pipe instead of a 24" pipe which I am being charged with."

This is a 6-lot subdivision in D.L. 35. The property was previously owned by Mr. & Mrs. Wakefield. Total servicing costs are \$19,835.00 for Road, Water and Storm Sewer. Of this sum, the Corporation has agreed under its Benevolent Subdivider Policy to accept \$6,703.00 as its share of the cost because of Municipal lots which would be served by the subdivision servicing.

The cost of servicing, to the subdivider, works out at \$2,200 per lot. It should be noted that the figures used are rough estimates made by the Corporation to give the subdivider an idea of the cost of subdividing. These estimates are intended to be safe estimates so can almost invariably be bettered by contract prices for construction. The Municipal sharing on the Benevolent Subdivider Policy, by the way, would be based on firm estimates of costs - not on the subdivision estimate.

The Approving Officer was faced with making decisions on two basic questions:

1. Is the requirement that the storm drain be culverted a legitimate servicing requirement and necessary to the proper development of the subdivision?
2. Assuming the answer to No. 1 to be in the affirmative, who is to pay for the storm drainage costs?

After reference to the Engineer, the Approving Officer concludes that the storm drain should be culverted. His only discretion would be to discount the Engineer's advice in this respect and approve a plan with an open ditch. The Approving Officer decided against this course of action.

Since the Corporation has no policy of accepting any portion of storm drainage costs for subdividers there is no discretion in this respect available to the Approving Officer.

It appears the Approving Officer has no alternative but to confirm the servicing costs to the subdivider.

(..... Cont. Page. 3...)

Page 3.
 REPORT NO. 76, 1964.
 MUNICIPAL MANAGER
 27 November, 1964.

5. Re: Storm Sewer Reconstruction
 and Extension

As a result of investigation of a claim by Mr. A. W. Bell of 4715 Neville Street the Engineer reports that there is a substandard pipe which runs from Rumble Street south and which is partly concrete and partly wooden pipe, and which has some very badly constructed changes of direction which could result in flooding.

The Engineer recommends, and your Municipal Manager concurs, that the pipe be reconstructed from Rumble south to the lane at the rear of the Bell property, then east on the lane to the east property line of the Bell property, thence south to Neville Street. The work is estimated to cost \$14,200, and involves 289 ft. of 36" diameter pipe; 120 ft. of 30" diameter pipe; two manholes; two house connections and three catchbasins.

An easement would be required over the westerly 15 ft. of Lot "C", Block 40/44, Subdivision A, D.L. 157, Plan 10442 - Owner, Else L. Robson, 4743 Neville Street - assessment Code #6005095.

It is recommended that the easement be acquired and the work carried out at an estimated cost of \$14,200.00

6. Re: Dunblane Avenue from the
 B.C. Hydro Right-of-way to Victory Street

Councillor Cafferky asked that the possibility of a local improvement for the purpose of improving the road surface of this street be investigated.

The Engineer reports that such a local improvement should consist of curb-sidewalks with 28' of asphaltic pavement including storm drainage. The estimated costs are:

Concrete Sidewalks	\$ 8,820.
Asphaltic Paving	8,500.
Storm Drainage	<u>18,000.</u>
Total	<u>\$ 35,320.</u>

The storm drainage item is dependent upon the installation of storm drainage on Nelson Avenue. Completion date of the drain on Nelson Avenue frustrates consideration of the Dunblane local improvement for this year.

It is recommended Dunblane Avenue be included in the next local improvement program for the above works. The next Local Improvement Program will be submitted to Council early in 1965.

7. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$62,982.

It is recommended that the estimates be approved as submitted.

8. Re: Medical Health

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

(..... Cont. Page 4.....)

Page 4.
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
27 November, 1964.

9. Re: Applications for Rezoning.

Submitted herewith for your consideration are reports prepared by the Municipal Planner covering various applications for rezonings as set out more completely in the covering report of the Planner.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "H. W. Balfour".

H. W. Balfour
MUNICIPAL MANAGER

HWB: gr

Page 1 - Supplementary
REPORT NO. 76, 1964
MUNICIPAL MANAGER
30, November, 1964.

10. Re: Investments

The Municipal Treasurer advises that effective 17 November, 1964, \$985,000. Province of B.C. Guaranteed B.C. Electric Co. Ltd., 5 $\frac{1}{2}$ % Parity Bonds, due September 1, 1965 were purchased at par to be resold as follows:

7 December, 1964	\$250,000. at par plus interest at 4.2%
28 December, 1964	\$235,000. at par plus interest at 4.22%
1 February, 1965	\$250,000. at par plus interest at 4.27%
5 April, 1965	\$250,000. at par plus interest at 4.60%

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

11. Re: Licence Application - Arline Noel

An application to sell Christmas Trees has been received from Arline Noel, 7022 Cariboo Road. The licence would be for this address.

The application has been refused by the Chief Licence Inspector because the property is located in a Small Holding zone. The same conditions apply in a Small Holding zone regarding commercial activities as apply to a Residential Zone.

A licence was issued to Mr. Noel in 1961 but since that year no licences have been issued to anyone in either a Residential or Small Holding zone.

If an exception is made in this case, it will be necessary to grant licences for other similar locations including Residential zones.

12. Re: Lot 47, Block 6, D.L. 171, Group 1, Plan 2686

The above mentioned property is located at 7695 - 20th Street.

In August, 1964, an application was received for permits to complete an existing building situated on the property.

A small building 40' x 40' was constructed on the property in 1959 for an auto repair business but was not entirely finished and not occupied.

In 1962 Council approved an application under Section 11(e) of the Town Planning By-law and granted approval in principle for the operation of a small foundry.

Immediately after the application for permits was received in August, 1964, information was received that the property had been purchased by a new owner and therefore the matter was not referred to Council at that time.

However, the previous owner, who now appears to have made arrangements for the use of the property with the present owner, has again applied for permits to complete the building.

The Planning Department considers that the proposed use, being for an auto body repair shop, is not in keeping with the anticipated character of the area but due to the short-term use for this purpose does not object to the application.

It is recommended that approval be granted for the use of the property as an Auto Body Repair Shop, pursuant to Section 11(e) of the Town Planning By-law.

(..... Cont. Page 2....)

Page 2 - Supplementary
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
30 November, 1964.

13. Re: Tenders for Refreshment Concessions -
Burnaby Parks

Tenders were called for the operation of the Refreshment Concessions in all Burnaby Parks for the five-year period January 1st, 1965 to December 31st, 1969.

The tender call applied to the operation of the refreshment concessions, and dining pavilion. Facilities exist at the following locations:

1. Burnaby Centennial Pavilion - Dining Pavilion and Concession.
2. Deer Lake Park - Concession
3. Confederation Park - Concession
4. MacPherson Park Swimming Pool - Concession
5. Robert Burnaby Park Swimming Pool - Concession
6. Kensington Park Swimming Pool - Concession

Tenders were opened on 20th November, 1964 in the presence of Mr. J. A. Barrington, Mr. B. R. Wilkinson, Mr. R. Constable and representatives of the firms tendering.

The tenders received are as follows:

1. Centennial Caterers Limited

Offer the following amounts to be paid for the period January 1, 1965 to December 31, 1969.

- A. - a total sum for all concessions for a five year period of \$13,500.00 to be paid in 20 quarterly installments of \$675.00.

2. The Golden Horseshoe Caterers

Offer the following amounts to be paid for the period January 1, 1965 to December 31, 1969.

- A. - a total sum for all concessions for a five year period of \$30,000.00 to be paid in 20 quarterly installments of \$1,500.00.

OR

- B. - a percentage of gross sales for all concessions, of 7% to be paid in 20 quarterly installments. (Whichever the amount being the greatest - \$30,000.00 versus 7% gross.)

3. Ken Hole's Restaurants Limited

Offer a percentage of gross sales for all concessions, of 5% to be paid in 20 quarterly installments.

4. Industrial Catering Limited

No Bid.

5. Astor Motor Hotel

No Bid.

6. Gai Paree Supper Club Limited

Offer the following amounts to be paid for the period January 1, 1965 to December 31, 1969.

- A. - a total sum for all concessions for the five year period of \$37,500.00 to be paid in 20 quarterly installments of \$1,875.00.

AND

- B. - a percentage of gross sales for all concessions, of 15%, on annual aggregate gross sales in excess of \$16,000.00 for all concessions except Burnaby Centennial Pavilion to be paid in 20 quarterly installments.
(..... Cont. Page 3....)

Page 3 - Supplementary
REPORT NO. 76, 1964
MUNICIPAL MANAGER
30 November, 1964.

(Re: Tenders for Refreshment Concessions ... cont...)

Burnaby Parks and Recreation Commission reviewed the tenders received at its meeting held 25th November, 1964. It was resolved by the Commission:

"That the Commission recommend to Council that the catering contract be awarded to Gai Paree Supper Club Ltd. for the ensuing five years from January 1, 1965."

It is recommended that the recommendation of the Burnaby Parks and Recreation Commission be adopted and that Council accept the tender of Gai Paree Supper Club Ltd.

14. Re: Parkcrest Extension Sewer Project #15

The Corporation acquired an easement over the east five feet of the south half of Lot 99, D.L. 129, Group 1, Plan 1492 for \$1.00. This was approved by Council on Sept. 14th, 1964.

It was observed, after the construction of the sewer had been completed, that a manhole had been constructed partially on the easement and partially on the private property.

The owner is prepared to grant the additional easement area required, to contain the manhole, for the sum of \$100.00.

It is recommended that the new easement be acquired, being an additional five feet, for the sum of \$100.00 and that the Reeve and Clerk be authorized to sign the necessary documents.

15. Re: Parkcrest Sanitary Sewer Project #15

An easement is required in connection with the above sewer project as follows:

Owner - Dallas Allen Holroyd & Barbara Holroyd, 6570 Winch Street, Burnaby 2, Property - Central 10' of Lot 111 of Lot 132, Group 1, Plan 1493, N.W.D.

(Except Parcel A (Explanatory Plan 17353))

Location of easement - 6570 Winch Street, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of easement area.

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.

16. Re: Sperling-Halifax Sanitary Sewer Project 16/17

The following easements are required for the above mentioned project:

No. 63 - Lot 1, Block 9, D.L. 131, Plan 7267,

No. 66 - Lot 1 N. 2.79 acres of S. Pt. Exp. Pl. 24416, Block 10, D.L. 131, Plan 3052,

No. 67 - N. 5 acres, S. 123.2' (S.D. 1) Block 10, D.L. 131, Plan 3052.

Negotiations to acquire the easements have not been successful but will continue.

It is recommended that the easements be expropriated to facilitate construction.

17. Re: Sperling-Halifax Sanitary Sewer Project 16/17

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

(..... Cont. Page. 4....)

Page 4 - Supplementary
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
30 November, 1964.

(Re: Sperling-Halifax Sanitary Sewer Project 16/17 ... cont...)

- (a) Owner-Harold Gangnes Jr. & Ethel Mary Gangnes, 6715 Kitchener St., Burnaby 2,
Property - Easterly 10' of South Half of Block 63, D.L. 132, Group 1,
Plan 1493, N.W.D.
Location of easement - 6715 Kitchener Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (b) Owner - Henry Schultz & Evelyn Elfrieda Schultz, 1521 Sperling Avenue, Burnaby 2,
Property - Westerly 10' of North $\frac{1}{2}$ of Lot 100, D.L. 132, Group 1, Plan 1493,
New Westminster District
Location of Easement - 1521 Sperling Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (c) Owner - Margaret Alice Sharkey, 6865 Adair Street, Burnaby 2, B. C.
Property - Easterly 5' of Lot 25, D.L. 131, Group 1, Plan 24568, N.W.D.
Location of easement - 6865 Adair Street, Burnaby, 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (d) Owner - Bernard Godoy & Noreen Mary Godoy, 6885 Aubrey Street, Burnaby 2, B.C.
Property - Northerly 5' of S. $\frac{1}{2}$ of Lot 22, of Lots 1 to 36, D.L. 132,
Group 1, Plan 2640, N.W.D.
Location of easement - 6885 Aubrey Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (e) Owner - Niven Bruce Marsden & Winnifred Mary Marsden, 6879 Aubrey Street,
Burnaby 2, B.C.
Property - Easterly 5' of Lot 3, D.L. 132, Group 1, Plan 23838, N.W.D.
Location of easement - 6879 Aubrey Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of easement area.
- (f) Owner - Stephen Summers & Carmen Marie Summers, 6869 Adair Street, Burnaby 2,
Property - Westerly 5' of Lot 26, D.L. 131, Group 1, Plan 24568, N.W.D.
Location of easement - 6869 Adair Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of 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.

18. Re: Acquisition of Easement over
Block "N" of Lot 2, Block 5, D.L. 206, Plan 3402,
except part outlined in red on Plan 21763

The Corporation requires a 14 foot wide easement over the above described property owned by M. J. Armstrong of 841 Regan Avenue, Burnaby, New Westminster, B.C. for drainage purposes.

The Corporation proposes to enclose a watercourse in a ravine with a secondary purpose of providing a Dumping Site in the north-eastern sector of the Municipality. It is estimated that for an expenditure of \$5,000 the ravine can be enclosed and a dumping site for approximately 25,000 cu. yds. can be established.

The land is actually controlled by the Director, Veterans Land Act, and negotiations have been completed to acquire the easement for a consideration of \$1.00.

It is recommended that Council approve the acquisition and authorize the Reeve and Clerk to execute the necessary documents.

(..... Cont. Page 5...)

Page 5 - Supplementary
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
30 November, 1964.

19. Re: Proposed Local Improvement Initiative
for Ornamental Street Lighting
"Burrard Estate"

The subdivision known as "Burrard Estate" is being serviced with underground utilities. There are thirty-three (33) lots in the area.

To provide ordinary street lights would necessitate cedar poles in the area for the accommodation of street lights and for no other purpose. This would detract from the effect of underground services.

A plan has been prepared for an Ornamental Street Light System within the subdivision area and it is proposed that this be done as a Local Improvement Initiative Plan.

Submitted herewith is a cost report as required under Section 601 of the Municipal Act:

Estimated Total Cost	\$	3,600.
Corporation's Share of Cost	\$	540.
Owner's Share of Cost	\$	3,060.
Number of Lots		33
Number of Lights		8
Annual Charge		\$13.
Period of levy in years		10
Estimated lifetime of works in years		20
Annual Electrification Charge		\$3.

It is recommended that Council approve this project for initiation as a Local Improvement.

20. Re: Tender for Leasing Automotive Equipment

An advertized tender call was made for the supply of leased Automotive Equipment for the Corporation of Burnaby for a 2 - year period. The call applied to:

2 Corporation Automobiles
9 Employee Automobiles
16 $\frac{1}{2}$ -ton Trucks
2 1-ton Trucks
9 3-ton Trucks

The tender call was worded so that the Corporation could make its selection and not be forced to accept a package deal.

Tenders were opened in the presence of the firms tendering, together with Mr. G. Mullis and Mr. R. Constable.

A tabulation of the tenders received is submitted herewith.

Six of the twelve tenders received quoted a fixed monthly rate. The other six offered a monthly rate plus a per mile factor. To evaluate the tenders it was then necessary to apply the average monthly mileage travelled by the various types of vehicles. The cost per month for the various vehicles was then multiplied by 24. This calculation produced the total cost of the required vehicles for two years. The summary of this is also submitted.

From the summary, the tender submitted by Dueck Motor Lease and Service Ltd., in the total of \$18,492.00 is low for the supply of automobiles. Tender #4, George Black Motors, with a total of \$19,152 is higher by \$660.00.

(..... Cont. Page 6.....)

Page 6 - Supplementary
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
30 November, 1964.

(Re: Tender for Leasing Automotive Equipment cont...)

The tender of George Black Motors, however, does not include a mileage clause and is therefore a firm tender. A further calculation based on average monthly mileages for the first ten months of 1964 reduced the difference to \$324.00.

Tender #6, submitted by Pacific G.M.C. Ltd. in the amount of \$80,174.40 was low for trucks. A review of the Pacific G.M.C. tender revealed two clauses which could adversely affect the Corporation when endeavouring to decrease or increase the number of 1-ton or $\frac{1}{2}$ -ton trucks required. These clauses did not affect the Corporation for 3-ton trucks adversely.

The tender of George Black Motors is extremely attractive for the supply of $\frac{1}{2}$ -ton trucks (\$24,768.00).

After full examination, and agreement to a suggestion by George Black Motors and Pacific G.M.C. Ltd. put to them by the Corporation, the most advantageous deal for the Corporation is to accept the George Black Motors tender except for 3-ton trucks, and to award the 3-ton trucks to Pacific G.M.C.

On this basis, the award would be:

(a) George Black Motors - Tender #4		
11 automobiles	\$19,152.	
16 $\frac{1}{2}$ -ton trucks	24,768.	
2 1-ton trucks	<u>4,440.</u>	
		<u>\$48,360.</u>
(b) Pacific G.M.C. Ltd. - Tender #6		
9 3-ton trucks	\$42,120.	
Grand Total		\$90,480.00

The above combination of tenders results in a saving to the Corporation of \$8,186.40 over the two low bids of:

Dueck Motor Lease and Service Ltd.	\$18,492.00
Pacific G.M.C. Ltd.	<u>80,174.40</u>
	<u>\$ 98,666.40</u>

As stated previously, the principals of George Black Motors and Pacific G.M.C.Ltd. are agreeable to a contract as suggested.

An opportunity was also taken to relate the cost of leasing vehicles to the recorded cost of operating vehicles by the Corporation. The comparison was made on the basis of tenders received.

In the case of automobiles, only the cost of two affect the Corporation. These are the cars supplied to the Reeve and to the Manager for Corporation purposes. The economics depend largely upon how long these two vehicles are retained and there is little difference between owning and leasing on a retention period of two years. In the case of the Reeve's car particularly, which is a prestige vehicle, the regular replacement is desirable so it is recommended that these two vehicles remain in the tender award.

Examination of the $\frac{1}{2}$ -ton trucks suggests that in today's market it is more economical to rent than to own a $\frac{1}{2}$ -ton truck, provided it runs at least 10,000 miles per year. These vehicles should be leased.

(..... Cont. Page 7....)

Page 7 - Supplementary
REPORT NO. 76, 1964.
MUNICIPAL MANAGER
30 November, 1964.

(Re: Tender for Leasing Automotive Equipment Cont...)

In the case of 3-ton trucks the examination suggests again that it is more economical to lease than to own a 3-ton truck provided it runs at least 10,000 miles per year. These vehicles should be leased but a gradual program for Municipal ownership should be started consistent with ability to service.

1-ton Trucks present a different picture and suggest that it is in the Corporation's interest to own rather than lease them. The two 1-ton trucks in the tender call are for the Parks Dept. These vehicles should be taken out of the tender and purchased for the Parks from Rotary Funds to its credit.

Application of the above proposals has been made to the tenders and it is then recommended that tenders be awarded as follows, based on actual tender as submitted:

(a) George Black Motors - Tender #4		
11 Automobiles	\$19,152.	
16 $\frac{1}{2}$ -ton Trucks	<u>24,768.</u>	\$ 43,920.
(b) Pacific G.M.C. Ltd. - Tender #6		
9 3-ton Trucks	42,120.	<u>42,120</u>
	Total	<u>\$ 86,040.</u>
(c) That tenders be called for the supply by purchase of 2 1-ton trucks (Cab and Chassis only) for the Parks Dept.		

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr