

## THE CORPORATION OF THE DISTRICT OF BURNABY

22 January, 1965

REPORT NO. 6, 1965

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

Gentlemen:

Your Manager reports as follows:

1. Re: Tenders for Water Pipe

An advertised tender call was made for the "Supply and Delivery of 18" Water Pipe" needed by the Corporation for the water supply line to the Simon Fraser University.

The scope of the work called for bids on approximately 4500 feet of 18" diameter pipe and the type of pipe may be either steel with plain ends for mechanical couplings or re-inforced concrete steel cylinder with rubber gasket joints.

Four tenders were received and opened by the Purchasing Agent in the presence of Mr. N. Goode, Mr. R. Constable, Mr. Dayton (Consultant) and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

In order to make the bids comparable the estimated cost of joints was added to the total amount of each tender.

The lowest adjusted total cost was obtained from Tender #4 submitted by Armco Drainage and Metal Products of Canada Ltd. This tender complied with all items of the specifications except one - the grade of steel. As the offered steel is substantially stronger than the specified grade the change is quite acceptable.

It is recommended by Mr. Dayton, the Consulting Engineer, the Municipal Engineer, the Purchasing Agent, and your Municipal Manager, that the tender of Armco Drainage and Metal Works of Canada Ltd. for the supply and delivery of 18" Water Pipe at an approximate cost of \$34,195.00 and as more particularly set out in the tender, be accepted.

2. Re: Tenders for Supply and Delivery of Water Pumping Units

An advertised tender call was made for the "Supply and Delivery of Water Pumping Units" for the Simon Fraser University water supply.

The scope of the work to be done consists of the supply and delivery of electric motor driven pumping units, one unit of which shall be dual-coupled to an emergency engine drive, and a stand-by engine.

The two tenders received were opened by the Purchasing Agent in the presence of Mr. N. Goode, Mr. R. Constable, Mr. Dayton (Consultant) and representatives of the firms tendering.

A tabulation of the tenders received is submitted.

The terms of Proposal "A" in the tender restricts acceptance to an entire proposal whereas Proposal "B" allows an option of selecting individual items. In the tenders received, there is no advantage in utilizing the terms of Proposal "B" so a comparison was made of Proposals "A".

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(Item No. 2 Re: Tenders for Water Pumping Units... cont.)

The least costly (\$29,389.10) was Proposal "A" of Tender 1 received from Robert Morse Corp. Ltd. It would be possible to install the suggested units and make them work. However, as they will comprise one of the links in the sole water supply to the Simon Fraser University site, the installation should be more than adequate. It should have built-in quality to provide long and reliable service.

Proposal "A" of Tender 1A submitted by Robert Morse Corp. Ltd. includes a more substantial standby engine which would be more appropriate for the expected service.

It is recommended by Mr. Dayton (Consultant), the Municipal Engineer, the Purchasing Agent and your Municipal Manager that Proposal "A" of Tender 1A submitted by Robert Morse Corporation Ltd. be accepted.

3. Re: David Sandhaus - B.C. Wrecking Co. Ltd.  
- Westmont Steel & Machinery

Item 4. of the Municipal Manager's Report #4, 1965 refers. This item was tabled by Council at its meeting held 18th January, 1965 for one week.

The reason for tabling Item 4, Report #4, 1965 was that the Municipal Manager advised Council that Mr. Sandhaus had made an appointment to see him.

Mr. Sandhaus did see your Municipal Manager on Thursday, 21st January, 1965 in the presence of Mr. M. Jones.

Mr. Sandhaus asked why he is being deprived of making a living. It was explained to him that the Municipal Act gave the power to Council to refuse to issue a Licence.

He then asked for the reasons he was refused a Licence. It was explained to him that the Municipal Act did not require this but that the Council could likely be required to do so. The matter of whether or not a licence is to be issued is the matter before Council for decision - not a decision of the Municipal Manager.

He asked whether this could be done without hearing his side of the case. He was informed that it could be, and that it is a matter of Council decision whether or not he is to be heard.

Mr. Sandhaus then stated, that this is a continuation of a conspiracy against him which started five years ago. This was emphatically denied and the interview was terminated.

4. Re: Lot 6 of Lots 17, 18 & 19 of Lot 16, Block 2  
 of Lot 25, Group 1, Plan 4542

This is a lot of 52' x 115' dimension and it is located on the north side of the east-west lane running between Newcombe Avenue and First Street, south of 16th Avenue. It lies at the rear of Lot 4 which fronts onto 16th Avenue.

The owner of Lot 4 has indicated that she would like to purchase Lot 6 to combine with the lot she already owns. This application has been circulated to Engineering, Planning and Sanitation who all report no objection to sale provided the parcel is consolidated by the applicant, with Lot 4.

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(Item No. 4, Re: Lot 6 of Lots 17, 18 & 19 of Lot 16, Block 2  
 of Lot 25, Group 1, Plan 4542 ..... cont. )

It is recommended that Lot 6 of Lots 17, 18 & 19 of Lot 16, Block 2 of Lot 25, Group 1, Plan 4542 be placed in a sale position subject to the consolidation of this lot with Lot 4 of Lots 17, 18 & 19 of Lot 16, Block 2 of Lot 25, Group 1, Plan 4542, with a minimum sale price of \$1,200.00.

The assessed value of Lot 6 is \$780.00.

5. Re: U.B.C. Seminars

The following Seminars to be conducted by the University of British Columbia are brought to the attention of Council in case they may be of interest to members of Council.

1. Public Relations for Municipalities

This is a weekend Seminar to be held at Burnaby Senior Secondary School on 13th March. This seminar will explore problems of interpreting the work of municipal bodies to the public; the role of the mass media in informing the taxpayer about vital issues; and the relationship of citizens to their elected civic officers and professional staff.

It is jointly sponsored by the Union of B. C. Municipalities and U.B.C. and will be open to elected members of Municipal Councils, members of civic committees and commissions, professional staff personnel, as well as community leaders and interested citizens.

2. The Implications of Automation

Dr. Robert Theobald, economist, will be at U.B.C. the week of February 14 - 20. A consultant to management and government, he has been very much in demand as a lecturer all over North America at leading Universities for his forthright views on the implications of automation.

- (a) A seminar for business executives and labor leaders will be held on Wednesday, 17th February.
- (b) On Saturday, 20th February, he will be leading a seminar for vocational, educational and industrial counsellors.

6. Re: Debenture Issue - Local Improvement

Construction of local improvements authorized under '37 separate by-laws, is complete at this date, or will be complete by 1 June, 1965.

For Council information, copies of schedules listing the works are attached, In summary, they are as follows:

<u>Schedule No.</u>	<u>By-law No.</u>	<u>Estimated or Completed Cost</u>	<u>Corporation's Share</u>	<u>Owners' Share</u>
1	4483	\$ 32,197.	\$ 27,706.	\$ 4,491.
2	4576	21,406.	9,255.	12,151.
3	4577	15,155.	9,414.	5,741.
4	4586	5,530.	3,616.	1,914.
5	4676	23,700.	23,700.	-
6	4503	15,860.	9,044.	6,816.

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(Item No. 6, Re: Debenture Issue - Local Improvement ... cont.)

<u>Schedule No.</u>	<u>By-law No.</u>	<u>Estimated or Completed Cost</u>	<u>Corporation's Share</u>	<u>Owners' Share</u>
7	4508	\$ 300,676.	\$ 222,657.	\$ 78,019.
8	4523	36,263.	27,965.	8,298.
9	4525	1,324.	-	1,324.
10	4526	166,224.	119,323.	46,901.
11	4527	109,369.	53,688.	55,681.
12	4537	13,155.	5,497.	7,658.
13	4538	6,054.	4,034.	2,020.
14	4539	6,054.	2,440.	3,614.
15	4541	20,635.	20,635.	-
16	4542	52,079.	36,111.	15,968.
17	4543	128,406.	77,333.	51,073.
18	4544	15,015.	10,870.	4,145.
19	4545	28,500.	22,388.	6,112.
20	4546	9,050.	8,185.	865.
21	4547	38,480.	25,865.	12,615.
22	4548	31,046.	18,799.	12,247.
23	4549	20,057.	15,411.	4,646.
24	4551	2,691.	1,667.	1,024.
25	4553	10,469.	3,653.	6,816.
26	4554	5,197.	1,072.	4,125.
27	4555	7,931.	6,735.	1,196.
28	4573	30,060.	24,857.	5,203.
29	4574	3,172.	2,662.	510.
30	4583	4,041.	328.	3,713.
31	4584	9,976.	3,838.	6,138.
32	4592	1,325.	285.	1,040.
33	4607	3,369.	2,501.	868.
34	4608	41,683.	39,970.	1,713.
35	4611	8,020.	6,000.	2,020.
36	4612	8,021.	4,407.	3,614.
37	4642	944.	343.	601.
		<u>\$1,233,134.</u>	<u>\$ 852,254.</u>	<u>\$ 380,880.</u>

Market conditions are such that it is deemed advisable to proceed with a debenture issue prior to completion of the works. This action is permitted by Section 604 of the Municipal Act. Details of the debentures to be issued are as follows:

Amount required per the above	\$ 1,233,134.
Provision for discount on bonds, expenses of the sale and temporary financing of the works pending sale of the debentures	<u>46,866.</u>
	<u>\$ 1,280,000.</u>

It is recommended that a by-law be passed to authorize the issue and sale of debentures totalling \$1,280,000., bearing a coupon of 5 $\frac{1}{4}$ %; to be dated 15 March 1965; maturing serially over the period of years 1966 to 1980 inclusive. As soon as legal formalities have been completed, tenders for sale should be called.

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7. Re: Debenture Issue - Parks

Burnaby Debenture By-law No. 4298 authorizes the issue and sale of \$1,500,000. in debentures, serially in instalments as follows:

15 February	1962	\$ 300,000.
15 February	1963	300,000.
15 February	1964	300,000.
15 February	1965	300,000.
15 December	1965	300,000.
		<u>\$ 1,500,000.</u>

The first three instalments have been issued and sold.

It is recommended that a by-law for the fourth instalment be passed, with the debentures bearing a coupon of  $5\frac{1}{4}\%$  and maturing serially \$15,000. per annum over the period of years 1966 to 1985 inclusive.

As soon as legal formalities have been completed, tenders for sale should be called.

8. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$3,500.

It is recommended that the estimates be approved as submitted.

9. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of December, 1964.
10. Submitted herewith for your information is a report prepared by the Social Service Administrator indicating Social Allowance Disbursements and Caseloads for select months in 1963 as compared to those same months in 1964.

Respectfully submitted,



H. W. Balfour  
 MUNICIPAL MANAGER

HWB: gr

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MUNICIPAL MANAGER  
25 January, 1965.

11. Re: Lot 5 N $\frac{1}{2}$  of W $\frac{1}{2}$ , Block 3, D.L. 206 (Moeller)  
Subdivision Reference #262/64  
Letter and Petition to Council

A letter from Paul Moeller with which was submitted a petition signed by some 35 residents is being placed on Council Agenda under Correspondence.

The Planning Director has prepared the following report on the subject:

"The matter of creating a cul-de-sac at the westerly end of Georgia Street just east of Kensington Avenue, received serious consideration by this Department following receipt of an application to subdivide the above property and prior to granting preliminary approval on November 6, 1964.

Our first reaction to the application was to create such a cul-de-sac, firstly for the reason stated in the petition in order to preserve a quiet residential street and secondly, to free Kensington Avenue of an additional intersecting street.

However, in order to implement this proposal, road dedication would have been required from the subject property in order to create a proper turn around for vehicles, and this would have resulted firstly, in the road almost reaching Kensington, secondly, in the elimination of one of the three proposed lots, and thirdly, in road construction costs in the order of those found if Georgia Street is carried through to Kensington Avenue.

With these considerations in mind, it was decided that the most suitable layout for the area would be obtained by extending Georgia Street through to Kensington Avenue. This decision was also influenced by the fact that the intersection thus created would not interfere with the Kensington Avenue-Hammarskjold Drive intersection, the thought that some of the Georgia Street residents would prefer to have immediate access to Kensington Avenue, and the awkward layout that is created in this instance by a cul-de-sac.

However, as stated earlier, I am generally in favour of the idea and if Mr. Moeller is prepared to dedicate land for a vehicular turning circle and construct the necessary subdivision services, I will be glad to review alternative layouts for this subdivision."

12. Re: St Michael's School Site -  
Regional High School

As approved by Council, the Municipal land in D.L. 1 required for the extension of the St. Michael's School Site to provide an enlarged site to accommodate a proposed Regional High School was placed in a sale position with a minimum price of \$7,000.00 per acre.

In establishing the proper area for the enlarged site it was necessary for the School to purchase property from the B.C. Hydro and of this property, .76 acres becomes excess to the School site and useful to this Corporation for the future. The .76 acre portion was then treated as an exchange proposition at a value of \$7,000.00 per acre, or \$5,320.00 for the .76 acre portion. To obviate the necessity of separating out a .76 acre parcel from the Municipal property, it was mutually agreed that the School would buy all the Municipal property at \$7,000.00 per acre and the Corporation would purchase the .76 acre portion at \$7,000.00 per acre.

The value of the Municipal property with incidental servicing requirements is as follows:

	\$38,164.00
Servicing - 36' paved road with curb	29,430.00
Total	<u>\$67,594.00</u>

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(Item No. 12, Re: St. Michael's School Site  
Regional High School ..... cont.)

Of the \$38,164.00, the sum of \$5,320.00 is designated for purchase by the Corporation of the .76 acre parcel.

St. Michael's School has tendered cheques in the amount of \$67,604.00, representing the purchase price with servicing costs, of \$67,594.00 plus \$10.00 for drawing the deed, et cetera.

It is recommended that:

(a) The following property be sold to St. Michael's School (Our Lady of Mercy Church), at \$7,000.00 per acre being 5.452 acres x \$7,000.00 = \$38,164.00.

Lots 7, E $\frac{1}{2}$  of 8, 9, 10, 11 and 12, Block 16, D.L. 1  
Lots 1 to 12 inclusive, Block 15, D.L. 1  
Lots 1, 2, 4, 5 and 6, Block 14, D.L. 1  
Lots 4 to 9 inclusive, Block 2, D.L. 1  
all of Group 1, Plan 3043, N.W.D.

(b) That the cost of servicing be as estimated by the Engineer for a 36' road paved curb to curb on Sapperton Street or \$29,430.00

(c) That at the same time as the sale of Municipal property the Corporation refund to the School, the sum of \$5,320.00 representing the value of the .76 acre parcel described as:

Northerly 172.73 feet of Lot 1, Block 3, D.L. 1, Plan 304

being simultaneously acquired by the Corporation from the School.

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

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

(a) Owner - Ralph Thomas Gooney, 6941 Aubrey Street and Myrtle Bell, 4232 Dundas Street, Burnaby 2, B. C.

Property - Easterly 10' x 132' of Lot 20 (South  $\frac{1}{2}$ ) of lot 132, Group 1, Plan 2640, N.W.D.

Location of easement - 6941 Aubrey Street, Burnaby 2, B. C.

Consideration - \$150.00 plus restoration of easement area.

This is a flankage easement.

(b) Owner - Bertha C. Lambert, 2251 Cliff Avenue, Burnaby 2, B. C.

Property - Portion of Lot 1 shown outlined in red on Plan filed in Land Registry Office under #27365, of Lot 1 Blk.1 of Lot 131, Plan 7011, S&E Sketch 11285

Location of easement - 2251 Cliff Avenue, Burnaby 2, B. C.

Consideration - \$25.00 plus restoration of easement area. Amount includes compensation for loss of two walnut trees.

(c) Owner - Wilfred Hornsby and Evelyn Joan Hornsby, 2361 Duthie Avenue, Burnaby 2, B. C.

Property - Portion of N $\frac{1}{2}$  Lot "B" as shown outlined in red on Plan filed in Land Registry Office under #27523, N $\frac{1}{2}$  of Lot B, Block 3, D.L.136, Group 1, Plan 7333.

Location of easement - 2361 Duthie Avenue, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of easement area.

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(Item No. 13 - Re: Sperling-Halifax Sanitary Sewer Project 16/17.... cont..)

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.

Respectfully submitted,



H. W. Balfour  
MUNICIPAL MANAGER

HVB:gr