

THE CORPORATION OF THE DISTRICT OF BURNABY

4 March, 1966.

REPORT NO. 13, 1966.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Financing Works of Local Improvement

Submitted herewith in accordance with Section 593 of the Municipal Act is the required Statement of the Municipal Treasurer.

It is recommended that the recommendations of the Treasurer for the use of surplus funds and the financing of deficiencies in By-laws Nos. 4355 and 4403 be approved.

2. Re: Temporary Borrowing

Between now and 4 July when current taxes are due, it will be necessary to borrow temporarily between \$2,500,000. and \$4,000,000. to finance current and capital operations. The actual sum to be borrowed depends on whether or not the Greater Vancouver Sewerage & Drainage District is successful in marketing its issue of \$2,350,000. of which \$1,500,000. is for Burnaby.

Approximately \$1,000,000. of the money to be borrowed is for current operations. To authorize the borrowing of this sum it is recommended that a by-law be passed pursuant to Section 264 Municipal Act, which permits borrowing in anticipation of current revenue without the consent of the Inspector of Municipalities. The limit of borrowing on the by-law will be \$1,000,000., the maximum interest rate 6%, and the repayment date on or before 4 July, 1966.

By-law #4791 being "Burnaby Sewerage & Drainage Financing By-law 1965" which authorizes the borrowing mentioned above from the Sewer District, and By-law #4594 which authorizes the borrowing of \$4,500,000., of which \$3,350,000. including By-law #4791 has been taken up, authorizes Council to borrow temporarily pending the sale of debentures.

Various local improvement by-laws include similar power.

The promissory notes to be issued require to be signed by the Reeve, the Municipal Clerk and the Municipal Treasurer.

It is recommended that the Municipal Treasurer be authorized to negotiate the sale of promissory notes on the open market, or to The Royal Bank of Canada, as the case may be, as and when required to the limit of \$2,500,000. if the Greater Vancouver Sewerage & Drainage District is successful in marketing its issue, and \$4,000,000. if it is not; and that the Reeve, the Municipal Treasurer and the Municipal Clerk be authorized to sign the notes.

3. Re: Date of Local Court of Revision - Business Tax

It is recommended that Council sit Friday, April 29th, 1966 at 10:00 A.M. and again at 1:30 P.M. (if a second sitting is required) in the Committee Room as the date, time and place of the 1966 sitting of the Local Court of Revision for the purpose of hearing all complaints against the 1965 Supplementary Business Tax Roll and the 1966 Business Tax Assessment Roll.

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4. Re: Water Connection Fees

On 17th January, 1966 during initial discussion on a report on Temporary Water Mains in Burnaby it was brought out that the cost of water connections was being reviewed with the possibility of a recommendation coming forward to increase the fees for water connections as set out in By-law #3325.

An analysis of unit costs of water connections for the years 1964 and 1965 shows:

Size	1964		1965	
	No. of Conns.	Unit Cost	No. of Conns.	Unit Cost
3/4"	373	\$ 98.33	335	\$ 114.10
1"	12	101.75	13	126.15
1 1/2"	25	180.00	13	188.75
2"	18	372.76	16	312.42
4"	N.A.	-	1	400.00
6"	N.A.	-	5	1,664.00
8"	N.A.	-	1	808.00

By-law #3325 establishes the following fixed charges for Water Connections:

3/4"	-	\$ 80.00
1"	-	100.00
1 1/2"	-	150.00
2"	-	170.00
4"	-	400.00
6"	-	500.00
8"	-	650.00

The By-law also provides that meters in excess of 6" and detector check valves in excess of 8" shall be installed at full cost to the applicant. The Corporation provides meters and detector check valves of smaller size and charges rentals therefor.

For Council's information the following are the fees charged in Vancouver and New Westminster:

Size	Vancouver	New Westminster
3/4"	\$ 110.00	\$ 40.00
1"	140.00	(Cost.
1 1/2"	200.00	(Meters up to 2"
2"	300.00	(provided and rental
3" or 4"	625.00	(charged. Meters in
6"	800.00	(excess of 2" are
8"	1,025.00	(charged to applicant
10"	1,100.00	(as part of
12"	1,200.00	(cost.
Plus Meter Rentals		

It is recommended that the Connection Fees as established in By-law #3325 be amended as follows:

Size	Present	Recommended
3/4"	\$ 80.00	\$ 120.00
1"	100.00	130.00
1 1/2"	150.00	190.00
2"	170.00	325.00
4"	400.00	full cost
6"	500.00	full cost
8"	650.00	full cost

Such an amending By-law requires the approval of the Lieutenant-Governor-in-Council and may require approval of the Public Utility Commission.

5. Re: Burnaby Sewerage and Drainage Financing By-law 1966

The Corporation of the District of Burnaby obtained borrowing authority in 1964 for the sum of \$6,500,000. for the financing of Sewerage and Drainage facilities.

Council immediately passed a by-law for \$4,500,000. under this authority, leaving a balance of \$2,000,000.

Despite the many problems encountered in implementing a crash program to take maximum advantage of the Municipal Development Loan Act the results achieved have been most gratifying.

At the end of 1965 there were 27,583 water services in Burnaby. Projecting the present approved program to its completion the Engineer calculates that only 1,377 of these will remain unsewered, which represents only 4.99% of the properties with water service. In other words, 95.01% will be sewered.

Another interesting statistic which is felt proves the acceptance of the sewer program is 19,076 connected services, being 69.16% of the connections available. This has been achieved without any compulsion to connect except in cases where the Health Department has detected Septic Field nuisances.

When the original program and the program now underway was established by Council, the objective was to expend the sewer monies to serve the maximum number of properties. The program has been successful in this regard. Inevitably, and as was predicted, there are some "pockets" within an otherwise completely sewered area where there has been no sewer service provided due to land configuration with excessive costs of sewerage such small pockets.

There also remain certain areas within the Municipality where the subdivision pattern has not proceeded to a stage justifying a sewer system. Under existing policy a subdivider is responsible for constructing his own lateral system and the Corporation, where possible has extended the public system to the edge of the subdivision.

Within the \$6,500,000. authority it was proposed to expend \$1,500,000. on storm drainage and three areas were selected in which complete systems were to be installed. Area A is in process but no work has been done in Areas B and C.

A financial analysis shows that it is now time for Council to pass a by-law for the remaining \$2,000,000. under its 1964 legislative authority.

Of the 1964 program only Area #21 - Oakalla remains to be financed. In addition to this area it is proposed that Pockets #1 and #5 be constructed, together with Drainage Areas B and C. It is further proposed to reserve \$250,000. for unspecified Utility Work such as servicing of Subdivisions and miscellaneous Sanitary and Storm Sewer extensions.

The picture would then be:

By-law		\$ 2,000,000.
Area #21 Oakalla	\$ 334,000.	
Drainage Area B	190,000.	
Drainage Area C	450,000.	
Reserve as above	250,000.	
Pocket #1	22,000.	
Pocket #5	40,000	1,286,000.
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Balance		\$ 714,000.
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*All costs estimated.

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(Item #5 - Re: Burnaby Sewerage and Drainage Financing By-law 1966
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The Engineer is now proceeding with extending his Flow Diagrams with the possibility in view of recommending certain "spine" extensions of the sewer system to encourage and in fact make possible subdivision where such is now being impeded by soil conditions et cetera.

Regrettably it is necessary to inject a note of caution into an otherwise pleasant situation. The passing of a by-law does not in itself make the funds available for the construction. It is an understatement to say that the market has not improved. Nevertheless the Corporation must take the preliminary steps to ensure that it can move with despatch when borrowing both temporarily and long-term eases. In the meantime it might become necessary to tailor the construction program to the monies available.

It is recommended that "Burnaby Sewerage and Drainage Financing By-law 1966" be passed.

6. Re: Boundary Road Reconstruction and Asphalt Surfacing
E. R. Taylor Construction Co. Ltd.

Burnaby entered into a contract with E. R. Taylor Construction Co. Ltd., for reconstruction and asphalt surfacing on Boundary Road.

Provision was made in the original contract for the deletion of the surface works over the section from Lougheed Highway to 1st Avenue. This section is underlain by peat and requires a somewhat indefinite settlement period.

Settlement readings to date indicate that these surface works may be completed in June or July this year.

A summary showing the original contract price, payments, holdback, and the estimated cost of the supplementary contract is tabulated below:

Original 1965 Contract price	\$ 465,409.16
Payments made to Contractor	\$ 363,397.19
Accumulated Holdback	<u>64,128.91</u>
Total value of accepted works completed by Contractor	\$ 427,526.10
Estimated cost of Outstanding Surface Works included in New Contract	<u>27,692.22</u>
	<u>\$ 455,218.32</u>

Rather than delete the Lougheed to 1st Avenue section from the contract, and to protect the Municipality for the 1965 prices, the Company has agreed to cancellation of the original contract and to enter into a new contract covering the uncompleted works under the same terms and conditions as applied in the original contract. This would permit Burnaby to pay out the Holdback which would be of benefit to the Company.

It is recommended that this arrangement be approved and the Reeve and Clerk authorized to sign the new contract.

7. Re: Ornamental Street Lighting - Electrification

The matter of a frontage tax for a local improvement street lighting project has been reported upon 18 February, 1966, - (Item #3, Manager's Report No. 9, 1966).

In conjunction with this frontage tax for the repayment of the owners' share of construction and financing costs, it is Council policy to levy an additional frontage tax to defray street lighting electrification costs in excess of that supplied at the expense of the municipality at large. This tax totals \$3.00 per property per annum.

The by-law to put this tax into effect is being drawn for submission to Council.

8. Re: Burnaby Local Improvement Frontage Tax By-law 1966

Certain works of local improvements have been, or will be, completed by the time the 1966 tax bills are in the mail. The taxes therefore should appear on the 1966 Tax Rolls.

The Municipal Solicitor has prepared the necessary By-law covering various works under 22 Construction By-laws.

It is recommended that "Burnaby Local Improvement Frontage Tax By-law 1966" be passed.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$34,650.

It is recommended that the estimates be approved as submitted.

10. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 20 February, 1966 in the total amount of \$1,536,256.

It is recommended that the expenditures be approved as submitted.

11. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period of January 31st to February 25th, 1966.

12. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of January, 1966.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB: gr

13. Re: Acquisition of Easements - Sanitary Sewer Projects

Easements are required in connection with the undernoted Sanitary Sewer Projects as follows:

(1) Gilpin-Grandview Sanitary Sewer Area 10/11

- (a) Owner - Joseph Uzelac, 5336 Gilpin Street, Burnaby 2, B. C.
Property - Portion of Block 34 as shown outlined in red on Plan filed in Land Registry Office under #29064, D.L. 83, Plan 1267, Save and Except Parcel "A" (Explanatory Plan 24741), N.W.D.
Location of Easement - 5316 Gilpin Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.
- (b) Owner - Bessie Perley Choate, 5458 Gilpin Street, Burnaby 2, B. C.
Property - Portion of Lot 30, as shown outlined in red on plan filed in Land Registry Office under #29064, D.L. 83, Group 1, Plan 1267, N.W.D.
Location of Easement - 5484 Gilpin Street, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(11) Sixth Street Sanitary Sewer Area #18

Owner - The Veterans' Land Act
(H. J. Peterson, Veteran, 7969 Goodlad Street, Burnaby 1, B.C.)
Property - Portion of Parcel 1 as shown outlined in red on plan filed in Land Registry Office, (Exp. Pl. 11708) of Lot "D", D.L. 90, Group 1, Plan 4904, N.W.D.
Location of Easement - 7969 Goodlad Street, Burnaby 1, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(111) Newcombe Sanitary Sewer Area #19

Owner - John Kondas and Myrna Leone Kondas,
8006 - 18th Avenue, Burnaby 3, B. C.
Property - The Northeasterly 10' of the remainder of Lot 2, being measured perpendicularly to the Northeast boundary thereof, and adjoining Lot 3; Block 24, D.L. 27, Group 1, Plan 2007, Except the Southerly 90' thereof, N.W.D.
Location of Easement - 8006-18th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iv) Buckingham-Sperling Sanitary Sewer Area #8

Owner - McGowan Investments Ltd.,
7624 Sussex Avenue, Burnaby 1, B. C.
Property - Portion of Lot 4 as shown outlined in red on plan filed in Land Registry Office, D.L. 85, Group 1, Plan 16697, N.W.D.
Location of Easement - East of 5389 E. Grandview-Douglas Highway,
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.

14. Re: Lane Acquisitions - Sixth Street Sanitary Sewer Area #18

The following lane acquisitions are required for the above noted Sanitary Sewer Project as follows:

- (a) The Southeasterly 10' of Lot 13 E $\frac{1}{2}$, Block 4, D.L. 90, Group 1, Plan 555, N.W.D., owned by John Alfred Chapman and Helen Olena Chapman of 7870 Rosewood Street, Burnaby 1, B. C. The consideration is \$1.00.
- (b) The Northwesterly 10' of the Easterly Half of Lot "C", Block 2, D.L. 90, Group 1, Plan 5241, being all that portion of said Lot "C" lying to the East of a straight line bisecting the Northerly and Southerly boundaries thereof, Except Parcel 1, Explanatory Plan 9914, said Northwesterly 10' being measured perpendicularly to the Northwest boundary thereof, and adjoining the Easterly Half of Lot 18, N.W.D., owned by Clarence Stobbe and Fay Katherine Stobbe, both of 7931 Elwell Street, Burnaby 1, B. C. The consideration is \$47.50 for 50' of fence at 75¢ per foot and \$10.00 for moving a compost box.
- (c) The Northwesterly 10' of Lot 33 E $\frac{1}{2}$, Block 4, D.L. 90, Group 1, Plan 555, N.W.D., owned by John William Rezansoff and Frances Rezansoff, 7873 Wedgewood Street, Burnaby 1, B. C. The consideration is \$1.00.
- (d) The Southeasterly 10' of Lot 13 W $\frac{1}{2}$, Block 4, D.L. 90, Group 1, Plan 555, N.W.D., owned by James Markin and Pauline Markin, 7860 Rosewood Street, Burnaby 1, B. C. The consideration is \$1.00.

It is recommended that the portions of property referred to be acquired for lane purposes and that the Reeve and Clerk be authorized to sign the necessary documents.

15. Re: Local Improvement Financing

The Municipal Treasurer reports as follows:

"On 7 February 1966, Council passed By-law No. 4877 being 'Burnaby Local Improvement Financing By-law No. 1, 1966' which permitted the use of funds from the Local Improvement Fund to temporarily finance works of local improvement pending the issue and sale of debentures.

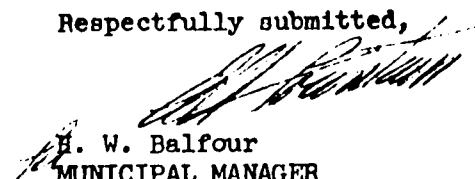
Since there was not enough money on hand in the fund to permit the financing of all works in need of financing, the Inspector of Municipalities was asked to give his permission pursuant to Section 607 for the issue and sale of \$1,000,000. in promissory notes.

This was the practice in the few times in the past that it has been necessary to borrow both from the fund and from the market.

The Inspector now advises that a better practice would be to bring down one by-law to cover borrowing from all sources. Therefore, it is recommended that Council rescind By-law No 4877 and enact a new by-law to authorize the temporary borrowing for local improvements of \$1,500,000.

This borrowing forms part of the sum referred to in the Manager's Report of today."

Respectfully submitted,


H. W. Balfour
MUNICIPAL MANAGER

HWB: gr .