

12 May, 1967.

REPORT NO. 29, 1967

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

Gentlemen:

Your Manager reports as follows:

1. Re: Municipal Debentures

The suggestion was made in Council late last year that since persons investing in private industry are entitled to claim a 20% exemption on their investment earnings, such an incentive if applied to earnings on municipal debentures would be helpful in the sale of such debentures.

A 20% dividend rebate can be applied to income tax for dividends on Canadian stocks. There is no income tax concession applicable to the income received from bonds, including Government of Canada issues.

In the U.S., Municipal bond income is not subject to income tax. It is considered that this feature is beneficial to the municipalities as it has the effect of reducing the coupon rate.

It has been ascertained that the subject of tax exemption of income from municipal debentures was discussed by the Royal Commission on Banking and Finance. It was pointed out that the institutions which buy municipal debentures and are the main support of this market, are generally tax exempt. These institutions are insurance companies and large pension funds. Insurance companies pay a 2% tax on premiums and do not pay taxes on their earnings.

Tax exemption should permit municipalities to command a low coupon rate. The problem would be that a low coupon rate would reduce the attractiveness of municipal bonds to these institutional investors. This in turn could reduce the market for municipal bonds.

If this happened it would necessitate retailing such bonds, which is an expense which would be passed on to the issuer, naturally. To get any sort of an extension of the market bonds would have to be issued in lower denominations, another cost factor.

The main gain would be most likely to those in high income tax brackets.

It is difficult to see any advantage to municipalities.

Should Council consider that there is merit in pursuing the subject it is suggested that a Resolution go forward to the U.B.C.M. urging legislation at the Federal level to make earnings on municipal debentures tax exempt.

2. Re: Petition against the Construction of the Lane between Manor and
Dominion Streets between Douglas Road and Royal Oak Avenue

The above lane allowance is open to full 20 foot standard. Construction is not to standard and there was an unconstructed portion in the middle which was opened up by sewer construction in 1966.

Requests were received to have the lane properly constructed. Engineering agreed and a work order was issued to reconstruct the lane throughout its entire length.

A petition has now been received representing the owners or occupiers of 19 addresses on Dominion and Manor, requesting that the lane not be opened up for through traffic.

Engineering has given the opinion that the lane should be reconstructed for three reasons: continuity, garbage pick-up, and to remove a source of complaint about the condition of the lane after sewer construction.

.... Cont. Page 2.

(Item No. 2 - Re: Petition against the Construction of the Lane between Manor and
Dominion Streets between Douglas Road and Royal Oak Avenue cont.)

It is recommended that the proposed reconstruction be confirmed by Council.

3. Re: Burnaby's Official Flower

The following recommendation has been received from the Parks & Recreation Commission:

"The Horticultural Committee of the Parks and Recreation Commission has received a suggestion from the Burnaby Chamber of Commerce that new firms might be interested in incorporating the official flower in their landscaping theme.

It is, therefore, recommended that information regarding the Rhododendron be supplied to all firms applying for or inquiring about commercial or industrial permits.

We are attaching a draft notice which, if acceptable, we will have printed for distribution by the Licence Department."

4. Re: Water Lot 6317

The Corporation owns Lots 186 & 187, D.L. 165, Group 1. The lots are located east of Sussex Avenue and south of Mountbatten Street. The lots are leased to Weldwood of Canada Ltd. The lease expires on 15 May, 1971.

The Company also leases a portion of Water Lot 6317 which is at the south boundary of Lots 186 & 187. This lease expired on 16 October, 1966.

MacMillan, Bloedel & Powell River Industries Ltd. lease another portion of Water Lot 6317 which is immediately west of the portion leased by Weldwood of Canada Ltd. This lease expired on 16 October, 1966.

Both Companies desire to renew the water lot leases and are prepared to renew from 16 October, 1966, to 15 May, 1971, the latter date being the terminal date for the lease of Lots 186 & 187.

The annual rental for the water lots is as follows:

Weldwood of Canada	\$3,262.83
MacMillan Bloedel	2,173.46

being the cost of the head lease to the Corporation plus 20%.

It is recommended that the water leases for both Companies be extended from 15 October, 1966, to 15 May, 1971, at the annual rentals indicated above and that the Reeve and Clerk be authorized to sign the necessary documents.

5. Re: Letter from Mrs. W.E. D'Altroy concerning the Keeping of Animals
and Stabling for Animals

There are really two different subjects in Mrs. D'Altroy's letter though these subjects relate closely:

1. A Municipal building at the corner of Sperling Avenue and the Grandview-Douglas Highway.
2. A criticism of the content of Municipal by-laws which provide for the control and stabling of animals within the Municipality.

.... Cont. Page 3.

(Item No. 5 - Re: Letter from Mrs. W.E. D'Altroy concerning the Keeping of Animals and Stabling for Animals cont.)

These two subjects are dealt with in this Report in reverse order since an attitude toward Subject 2 could have an influence on a decision respecting Subject 1.

The comments offered by Mrs. D'Altroy are quite sweeping -- to the extent that your Municipal Manager considered that the time becomes appropriate for a complete look at the question so that the subject can be ventilated at this time.

By-laws Pertaining to Keeping of Animals

Rather than attempting any editing or paraphrasing of the report of the Medical Health Officer to your Municipal Manager it has been duplicated and copies are supplied herewith.

Your Municipal Manager concurs in the recommendations of the Medical Health Officer.

Municipal Building at Sperling and Grandview-Douglas Highway

The Corporation became the owner of this building when it bought the property from the B.C. Hydro. It was formerly a barn.

On direction of His Worship, the Reeve, the Land Agent prepared a proposal for Mrs. D'Altroy for the rental of the barn and that portion of the lot upon which it stands, east of a line drawn parallel to Sperling Avenue approximately 50' west of the barn, together with a parcel of land lying to the north comprising some 2.04 acres and described as Lot "B", Block 17, D.L. 79/85, Group 1, Plan 3574.

The rental of these premises would be subject to the following conditions:

- (1) The stabling area be confined to the ground floor of the barn only.
- (2) The occupancy not to exceed four horses at any one time.
- (3) The operation of this stable to be subject to all requirements of Burnaby's Building and Sanitation Departments.
- (4) The tenant is to be responsible for the construction and upkeep of all fences and gates plus maintenance of the building.
- (5) The driveway through the property to be maintained clear and unobstructed at all times.
- (6) The tenants to install, at their own expense, a suitable water supply and toilet facilities in conformance with Municipal by-laws.
- (7) An annual rental of \$1.00 plus an amount equal to the annual taxes which would be levied on the property if said property were privately owned.

(Note: the rental charge would approximate \$30.00 per month)

The Chief Building Inspector made a structural analysis of the building which resulted in the proposal for using only the ground floor for stabling. He also gave the opinion that the size, age, and state of repair of the building did not justify the necessary expenditure of funds to make it suitable for stabling.

It would appear that as a result of the Land Agent's letter outlining a rental proposition Mrs. D'Altroy made investigation as to the requirements to satisfy the Health and Building Departments.

.... Cont. Page 4.

(Item No. 5 - Re: Letter from Mrs. W.E. D'Altroy concerning the Keeping of Animals and Stabling of Animals cont.)

Mrs. D'Altroy then addressed her letter of 21st February, 1967, to Council. It was passed to the appropriate departments for comment so a comprehensive report could be submitted with the letter.

The Medical Health Officer has reported separately on Mrs. D'Altroy's letter and this report has been reproduced for the information of Council.

6. Re: Claim - Mr. L. McCartney
4338 East Pender Street

A claim has been received from Mr. McCartney for damages to the basement of his home due to flooding on 16 December, 1966. Copies of accounts totalling \$201.53 have been submitted.

There was a saucer-like depression in the lane at the rear of the property and there is a tile draining this depression running from the south side of the lane northward toward the storm sewer located on Pender Street. This tile passes through 4840 Pender Street which is east of Mr. McCartney's property.

There was a wooden box at the entrance of the tile at the south end of the lane which had collapsed and it was this that caused the flooding. When the crew attended the complaint, the box was reconstructed and the tile cleared.

It is recommended that the claim be settled for the sum of \$150.00, which is acceptable to Mr. McCartney.

7. Re: Temporary Borrowing

During the month of June it may be necessary to borrow temporarily pending the receipt of current taxes which are due and payable this year on 4 July.

To authorize the borrowing of the estimated sum required ---- \$900,000.00, it is recommended that a by-law be passed pursuant to Section 264 Municipal Act, which permits borrowing in anticipation of current revenue.

The limit of borrowing on the by-law will be \$900,000.00,
the maximum interest rate will be 5-3/4%
and the repayment date on or before 7 July, 1967.

8. Re: Clydesdale Street East from Boundary Road

It was mentioned at the Council Meeting of 17 April that some of the homes on the above mentioned portion of Clydesdale Street do not have rear access and therefore the vehicles owned by the residents must enter and leave from the front of the properties.

A comment was made that because of the volume of traffic on Clydesdale Street, the movements from the private properties are sometimes hazardous.

Council requested information as to the cost of providing a lane to the properties.

There is only one property on the north side of Clydesdale Street which is not using the lane for rear access.

One of the following methods could be used to provide rear access:

- (a) Leaving the garage in its present location, moving the doors to the opposite end, filling in where the present doors are, and constructing a driveway to the lane.

Estimated cost \$530.00

(Item No. 8 - Re: Clydesdale Street East from Boundary Road cont.)

- (b) Turn and move the garage to the rear to provide access from the lane.

Estimated cost \$330.00

In addition to either of the above methods it would be necessary to reinstate the curb drop to full curb at an estimated cost of \$50.00.

It is recommended that the Corporation should not participate in the cost.

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$30,100.

It is recommended that the estimates be approved as submitted.

10. Submitted herewith for your information is the Annual Report of the Burnaby Health Department for the year 1966.
11. Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of April, 1967.
12. Submitted herewith for your information is the report of the Chief Licence Inspector covering the operations of his Department for the month of April, 1967.
13. Submitted herewith for your information is the report of the Officer in Charge, Burnaby Detachment, R.C.M.P., covering the policing of the Municipality for the month of April, 1967.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

HWB:at

14. Re: Letter from R.C. and M.E. Baker

Mr. and Mrs. Baker have proposed that the Corporation buy their property located on the Grandview-Douglas Highway east of Deer Lake Avenue. It is difficult to quarrel with the suggested terms of sale.

The question was referred to the Parks & Recreation Commission and the decision of that body was "because of more pressing park acquisition proposals, the Commission does not wish to authorize purchase. The Commission would, however, appreciate being notified of any application for subdivision in order that appropriate steps may be taken to protect the property for future park use".


Only a portion of the Baker property is concerned with future park use. The long-term plan of the Planning Department is for Lot 11, a small portion of Lot 9, and a part of Lot 10 to be developed commercially in conjunction with the Municipal property on the north side of the Grandview-Douglas Highway. The major portion of Lot 9, and a part of Lot 10 is proposed for ultimate development (along with the "Dowad" property) as a part of Deer Lake park.

It is a fact, however, that the entire property is Zoned Residential. It is also a fact that it becomes increasingly difficult for the Corporation to protect all long-range plans by the means of purchase. This is so both financially, and for reasons of justification for purchase.

The owner of property has his rights and in this instance your Municipal Manager considers that it is incumbent upon the Municipality to indicate desired land use by establishing proper zoning, or permit the owner to make use of his property in accordance with the actual zoning.

It is recommended that the offer to sell to the Corporation be declined, and the owners left to dispose of their property in accordance with their own desires. If this involves subdivision of the property any Municipal interest in the land for park purposes can be dealt with at that time. In the absence of commercial zoning, this long-range objective might have to be sacrificed.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

HWB:at