

THE CORPORATION OF THE DISTRICT OF BURNABY

13 January, 1967

REPORT NO. 3, 1967

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

Gentlemen:

Your Manager reports as follows:

1. Re: Eglinton Street Walkway

Council directed that efforts be made to procure a 20' easement over Lot "A" S $\frac{1}{2}$, Block 8, D.L. 80S, Plan 4954 and the E $\frac{1}{2}$ of Block 7, except sketch 12133 and except reference plan 17074, D.L. 80S, Plan 792, for containment of a walkway to be constructed to serve the new Gilpin School.

Preliminary negotiations were favourable but it is now reported that the owners are opposed to the granting of easements.

It is recommended that the required easements be expropriated if construction of the walkway is to proceed.

2. Re: Tenders for:

One - 2400 Gallon Flusher Tank
One - Sanding Body

Sealed tenders were invited for the above equipment. The equipment is to be used as required on a T-800 Tandem Axle Truck previously approved for the purpose.

Tenders were opened by the Purchasing Agent in the presence of J.J. Kaller, R.J. Constable, and representatives of the firms tendering.

Tabulations of Tenders received are submitted herewith.

Both low tenders have been found acceptable by the Engineer.

It is recommended that the tenders be awarded as follows:

(a) Sanding Body - tender number one
Brantford Trailer & Body Limited
offering a model 23P for the sum of
\$2,767.44 including 5% Provincial Tax.

(b) Street Flusher Tank - tender number two
Willock Truck Equipment Company Ltd.
offering a model Willock SF(2400)
for the sum of \$9,297.75 including
5% Provincial Tax.

3. Re: Burnaby Local Improvement Debenture By-law 1967,
By-law No. 5054

Construction of local improvements authorized under sixteen separate by-laws, is complete as of this date.

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

.... Cont. Page 2.

(Item #3 - Re: Burnaby Local Improvement Debenture By-law 1967
 By-law No. 5054 cont.)

Schedule No.	By-law No.	Total Cost	Corporation Share	Owners' Share	Period of Frontage Tax Levy (Yrs.)
1	4503	\$ 7,014.26	\$ 6,015.18	\$ 999.08	15
2	4543	7,094.49	6,137.49	957.00	15
3	4548	6,872.79	6,018.17	854.62	15
4	4768	51,090.28	28,312.15	22,778.13	15
5	4769	47,993.60	35,562.10	12,431.50	15
6	4770	32,431.61	28,556.49	3,875.12	15
7	4771	103,622.33	86,918.98	16,703.35	15
8	4772	40,878.18	28,364.22	12,513.96	15
9	4773	12,424.69	10,467.19	1,957.50	15
10	4775	22,471.78	20,018.90	2,452.88	15
11	4778	24,536.75	8,705.07	15,831.68	15
12	4780	3,021.35	468.95	2,552.40	15
13	4834	6,300.00	2,520.14	3,779.86	15
14	4838	40,481.47	7,031.20	33,450.27	15
15	4483	11,691.87	6,822.38	4,869.49	10
16	4767	28,830.47	22,983.61	5,846.86	10
		<u>\$446,755.92</u>	<u>\$304,902.22</u>	<u>\$141,853.70</u>	

As Council is well aware, interest rates at this time are very high, and are likely to continue to be high for some time. Furthermore, even at high rates of interest, the market is not particularly receptive to new issues.

Nevertheless, in view of the backlog in financing to be done for Burnaby, it is deemed advisable that a debenture issue be prepared for readiness in the event an opportunity to market it presents itself.

Under the circumstances it is recommended that above expenditures be incorporated into a debenture issue as follows:

Sum expended	\$446,755.92
Temporary financing costs	16,650.00
Discount and by-law expenses	11,594.08
	<u>\$475,000.00</u>

The coupon recommended is 6-3/4% and the dating 15 March 1967, maturing serially over the years 1968 to 1981 inclusive.

By-law No. 5054 has been drawn for presentation to Council along with this report.

4. Re: By-law to Raise a Sum to Meet the Deficiency in Funds Raised by By-law No. 4698 - Section 604(2)(a) Municipal Act

On February 1965 debentures were sold as authorized by By-law No. 4698 to finance the estimated cost of a series of works of local improvement. The debenture issue was for \$1,280,000.00, 5-1/4%, 1 to 15 year serials maturing in the years 1966 to 1980 inclusive.

The estimated cost of the works was \$1,233,134.00 with the Corporation's estimated share being \$852,254.00 and the owners' estimated share \$380,880.00, with \$46,866.00 being the estimated cost of by-law expenses, temporary financing and discount on the sale of the bonds.

The actual costs were:

Construction \$1,374,834.45 with the Corporation's share being \$989,984.12 and the owners' share \$384,850.33. Interest earnings and Winter Works receipts amounted to \$5,360.65, and discount, temporary financing and by-law costs \$26,923.52, a total cost of \$1,396,397.32 or \$116,397.32 in excess of the sum raised by the sale of the debentures. There was no loss incurred in the sale of the debentures.

(Item #4 - Re: By-law to Raise a Sum to Meet the Deficiency in Funds Raised
by By-law No. 4698 cont.)

In accordance with Section 593(2) of the Municipal Act, your Municipal Treasurer hereby certifies the costs outlined in this report.

Section 604(2)(a) provides:

"If upon completion of the work it is found that the amount realized from the sale of the debentures is not sufficient, the Council may, by a further by-law or by-laws, borrow to meet the deficiency on like terms and conditions as those contained in the first by-law."

Therefore, to raise \$116,397.32, By-law No. 5057 has been prepared to permit the sale of a further set of debentures totalling \$120,000.00 (inclusive of provision for discount and by-law expenses estimated at \$3,602.68). The debentures will be dated 15 March 1967, bear a coupon of 5-1/4%, with coupons payable 15 March and 15 September in each year and mature serially over the years 1968 to 1982 inclusive.

For Council information are attached Schedules showing the works and completed costs of construction.

By-law No. 5057 appears on this Agenda for introduction and passing.

Market conditions are showing definite signs of improvement and it is considered advisable that Burnaby make a further test of the market and call for tenders returnable 23rd January 1967 for the sale of:

- (a) the second to fifteen year maturities of the debentures the subject of this Report Item (\$114,000.00 net) and
- (b) the second to fifteen year maturities of debentures under By-law No. 5054, (\$454,000.00 net).

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

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5. Re: Shops Closing Hours -
Barber Shops and Hairdressers

The T. Eaton Co. Ltd. and Simpsons-Sears Ltd., both operating department stores in Burnaby, have written to the Reeve asking him to look into the matter of taking steps to make it possible for the Hairdressing establishments operated in these stores to remain open during the same hours as the rest of the store.

By-law No. 3970, adopted on 28th June, 1958, provided for the closing of hairdressing shops on Mondays, and after 6 p.m. during the remainder of the week (Sunday excluded, of course). The Hairdressers' Association of B.C. presented a petition dated 28th March, 1962, to Council, requesting certain amendments to the By-law but also requesting that Monday closing be continued except where a holiday occurs in a particular week. By-law No. 4673, adopted 7th December, 1964, provided for Monday closing of hairdressing shops (unless a holiday occurred in any week when the shop could remain open until 6 p.m.), closing on Tuesday, Wednesday and Saturday at 6 p.m., and on Thursday and Friday at 9 p.m.

These By-law sections were enacted pursuant to Section 861(2) of the Municipal Act which provides that Council may by by-law provide that hairdressing shops shall be closed for the serving of customers at a specified hour on five specified days of each week and shall be closed for the entirety of a specified day of each week.

"Shop" is defined in Section 857(1) of the Municipal Act and includes any portion of a building where the business of a hairdresser is carried on. The hairdressing shops at Simpsons-Sears and T. Eaton (Brentwood) are quite clearly "shops" within that definition. If there was any doubt (and there is none) neither Eatons nor Simpsons-Sears operate the hairdressing shops. In Eatons, Seligman and Latz Ltd., and in Simpsons-Sears, Yvette Beauty Salons of Canada Ltd., operate the businesses.

Neither Eatons nor Simpsons-Sears own or operate the hairdressing shops and the owner and operator in each case is separately licensed.

Both Seligman and Latz Ltd. and Yvette Beauty Salons of Canada Ltd. were charged for remaining open on a Monday when there was no holiday in the week. Through their Solicitors they pleaded guilty and were fined \$50.00 each.

This has undoubtedly led to the request to His Worship, the Reeve, for reconsideration of the By-law requirements.

The City of Vancouver has enacted similar legislation for hairdressing shops, but it appears the hairdressing shops in Department Stores are being permitted to remain open on Mondays.

Council may repeal the hairdressing shop provisions of the Burnaby By-law. If it should do so, hairdressing shops would observe the same closing hours as other shops. Council may also exempt completely from the shops closing regulations any defined class of shop, including hairdressing shops.

6. Re: Acquisition of easements - Sanitary Sewer Projects

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

(1) Sullivan Heights Sanitary Sewer Extension

- (a) Owner - Ronald Stephen Smith and Bertha Smith,
9945 Casewell Street, Burnaby 2, B.C.
Property - East 10' Parcel 9 (Ref. Plan 15215) of Parcel 6, (Ref.
Plan 6704) of Parcel "A" of DL 8 S $\frac{1}{2}$, Group 1, N.W.D.
Location of easement - 9945 Casewell Street, Burnaby 2, B.C.
Consideration - \$1.00 plus restoration to the easement area.

(Item #6 - Re: Acquisition of easements - Sanitary Sewer Projects cont.)

- (b) Owner - James Laurence Gisbourns, 2949 North Road, Burnaby 2, B.C.
Property - West 20' of Lot 2 of Parcel "A", DL 8 S $\frac{1}{2}$, Group 1,
Plan 11217, N.W.D.
Location of easement - 2949 North Road, Burnaby 2, B.C.
Consideration - \$1.00 plus restoration to the easement area.
- (c) Owner - Garnet Howard Lawson and Nora Elsie Lawson,
2915 North Road, Burnaby 2, B.C.
Property - West 20' of East 161' of Parcel 8 (Expl. P1 12935)
of Parcel 6 of Parcel "A" of DL 8 S $\frac{1}{2}$, Group 1, N.W.D.
Location of easement - 2915 North Road, Burnaby 2, B.C.
Consideration - \$1.00 plus restoration to the easement area.

(ii) Oakalla Sanitary Sewer Area #21

Owner - Mary Ann McWilliams, 6042 Royal Oak Avenue, Burnaby 1, B.C.
Property - East 10' of Lot 3, Block "A" of EL 94, Group 1, Plan 1426A,
N.W.D.
Location of easement - 6042 Royal Oak Avenue, Burnaby 1, B.C.
Consideration - \$1.00 plus restoration to 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.

7. Re: Burnaby Hospital Sewer Project No. 20

There is an open watercourse between McDonald and Carleton Avenues, north of Pine Street and south of Kincaid Street, which could be enclosed and accommodated in the same right-of-way of the sanitary sewer during construction of the latter facility.

Enclosure of the watercourse and the construction of the sanitary sewer will enable the Corporation to sell two lots located in the area.

The Municipal Engineer recommends that the watercourse be enclosed during the construction of the sanitary sewer. The estimated cost is \$27,000.00.

It is recommended that the watercourse be enclosed during the construction of the sanitary sewer at an estimated cost of \$27,000.00.

8. Re: Cancellation of Easement

The Corporation has a 20 foot easement through the centre of Lot 3, Block 11, DL 129, Group 1, Plan 21782. The property is located north of Napier Street and east of Fall Avenue and has recently been subdivided. New easements were obtained through subdivision and the old easement is no longer required.

It is recommended that the 20 foot easement through the said Lot 3, as shown on Plan 21782, be abandoned and that the Reeve and Clerk be authorized to sign the necessary documents.

9. Re: Acquisition of Easement - North ten feet of Lot 91, easterly 7.5 feet of Lots 91 to 95 inclusive, and westerly 7.5 feet of Lots 96 to 99 inclusive of a subdivision of a portion of 2.399 acre part of Block 38, DL 189, Plan 4953

An easement is required, in order to finalize a subdivision, over the north ten feet of Lot 91, easterly 7.5 feet of Lots 91 to 95 inclusive, and westerly 7.5 feet of Lots 96 to 99 inclusive of a subdivision of a portion of 2.399 acre part of Block 38, EL 189, Plan 4953 from John Franklin Arthur and Isobel Winifred Arthur, 2007 West 29th Avenue, Vancouver 9, B.C. The location of the easement is 301 North Hythe Avenue. The easement is required for drainage purposes. There is no consideration payable by the Corporation.

(Item #9 - Re: Acquisition of Easement cont.)

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.

10. Re: Acquisition of Easement - North ten feet of Lot 198, westerly ten feet of Lots 198 to 203 inclusive, and the south ten feet of Lots 203 and 205 of a subdivision of Lots 147 and 148, DL 135, Plan 25679

An easement is required, in order to finalize a subdivision, over the north ten feet of Lot 198, westerly ten feet of Lots 198 to 203 inclusive, and the south ten feet of Lots 203 and 205 of a subdivision of Lots 147 and 148, DL 135, Plan 25679, from Wilfred Yorston and Fredda Yorston, 7212 Curtis Street, Burnaby 2, B.C. and Adoniram Harrington, 1112 Duthie Avenue, Burnaby 2, B.C. The location of the easement is approximately 250' east of Duthie Avenue south from Curtis Street. The easement is required for drainage purposes. There is no consideration payable by the Corporation.

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.

11. Re: Proposal to rename Brighton Avenue to Production Way

The Municipal Clerk advises that he has received a request from Western Pacific Projects Ltd. for Council consideration of a change in name of that portion of Brighton Avenue from the Lougheed Highway to Government Road, to "Production Way".

This request is prompted by the proposed plans for the development of the eastern end of the Lake City Industrial Park, in which a south-north route originating on the north side of Lougheed Highway at Brighton Avenue is to be designated "Production Way".

The applicant owns all the property on the east side of the portion of Brighton south of the Lougheed. On the west side there are nine parcels of land, with five of them being occupied by private residences and one by an industrial user. One lot is vacant.

Zoning throughout is R1 except the site occupied by Columbia Trailers which is Zoned M1. The east side of Brighton will likely become Industrial in the future.

Respectfully submitted,



H.W. Balfour,
MUNICIPAL MANAGER

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