

13 October 1967

REPORT NO. 67, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Added Protection of the Douglas Road Crossing
and the G.N.R.

At Council's request the matter of improving the protection of the Douglas Road Crossing of the G.N.R. was taken up with the Railway.

It was proposed that the gates at Willingdon, which would not be required when the Overpass is constructed, be re-located at Douglas Road, where there are no gates at present.

Dated 29th September 1967 the G.N.R. advises that the first action which would be required is to obtain authority from the Board of Transport Commissioners.

Assuming authority is granted, and dependent upon the signals actually being no longer required at Willingdon, the Company proposes to remove the complete signal system from Willingdon Avenue and re-install it at Douglas Road at a firm cost to Burnaby of \$10,590.00 including Sales Tax, British Columbia surcharge and currency exchange.

Should proper authority not be obtained for use of the material from Willingdon Avenue, or should the material still be required at that location, the G.N.R. proposes to install new crossing signals and gate at Douglas Road at a firm cost to Burnaby of \$15,865.00, with the same inclusions as above.

2. Re: Comparison of Taxable Values of Real Property.

Submitted herewith for the information of Council is a report prepared for your Municipal Manager by the Municipal Assessor on a comparison of taxable values of real property in Burnaby.

With respect to the observation made by Mr. Goode, in the last paragraph of his letter, the analysis made by the City of Vancouver regarding its change to the Two-Val System indicated that this change in relation would be approximately 0.3%.

3. Re: Assessment Limitation.

By circular letter dated 28th August 1967 from the Executive Director of the Union of B. C. Municipalities, information was requested as to examples of inequities which have already arisen in this Municipality as a result of the 5% limitation in the Assessment Equalization Act.

Council directed that the information required by the U.B.C.M. be prepared and submitted to Council.

A number of examples of inequities created by the limitations on assessments imposed by Section 37(a) of the Assessment Equalization Act have been listed as requested. This list illustrates the type of inequities which would be partially prevented by the adoption of the Two-Value System of assessment.

There is nothing within this list considered confidential as the problems are all created by the 5% limitation. There is no reason, therefore, that the U.B.C.M. cannot be granted the permission which they requested to indicate precisely where each property is located.

There is a notation on the lists themselves referring to the 1968 assessed values but it is repeated here that these must not be considered final as it may be necessary to alter them before the end of the year. The only additional comment is that the 1968 assessed values not restricted by 5% appearing in the list are considered conservative.

Re: Local Improvement on Clinton Street,
Gray Avenue to Dow Avenue.

A Local Improvement of pavement widening to 28 feet, with 5' curb sidewalks, on both sides of Clinton Street from Gray Avenue to Dow Avenue was initiated and defeated by an opposing petition of 100% of the property-owners.

The petition stated that the opposition really only applied to the sidewalk portion of the proposed work. The petitioners are in favour of the pavement widening with curbs and drainage.

Council ordered that the work be re-initiated on the next program on the reduced basis.

Mr. Russell of 4542 Clinton Street, on behalf of the petitioners, replied to advice as above by writing to Council protesting the delay in the work they are in favour of until the next Local Improvement program. The writer claimed that the Engineering Department had previously given the impression that it did not consider sidewalks practicable because of topography, and that this was substantiated by a letter in 1964 which promised to recommend that curbs be initiated with street widening.

On behalf of the property-owners, Mr. Russell asked that the decision of Council be reconsidered and that the work they desire be initiated and the work be reinstated in the current program.

Sidewalks are considered to be a protection to pedestrian traffic. The difference in cost (including grading) on contract work for curbs and curb sidewalks has dropped to \$ 0.62 per lineal foot of walk. Compared to the cost of subsequent sidewalk construction at a later time it is considered that curb sidewalks are a wise investment.

Consequently, when any letter or request for street improvement is received, it is judged from this point-of-view, and if curb sidewalks are feasible and practicable, they are recommended to Council. This was done in this case and the 1964 letter was not considered a commitment in this regard.

The decision has already been made by Council to initiate the reduced works. The question now is whether Council will await the next Local Improvement Program or initiate this work independently.

Strip widenings under Local Improvement have been given priority behind works to accomplish the improvement of gravel streets and streets in need of reconstructing, during the shortage of funds for Local Improvement works.

The Inspector of Municipalities has placed a limit on his approval granted for Local Improvement works and if the wish of the petitioners is granted, it would be necessary to get this limit extended.

Re: Sanitary Sewer Construction Program.

Having regard to recent events and transactions affecting the current and capital financing picture of the Municipality, and at the request of His Worship, the Reeve, your Municipal Manager has reviewed the present situation and submits the following report.

The events and transactions referred to above are:

- (a) the formation of the Regional Hospital District, which with the favourable vote on the Hospital By-law frees \$200,000.00 included in the 1967 Budget for Hospital accommodation.
- (b) the sale by the Corporation of Local Improvement debentures, the proceeds of which will be \$1,161,282.00.

The previously approved Sanitary Sewer Construction Program has all been completed and the Sixth Street project is now out to tender.

The Council approved the Sixth Street District and will transfer that amount to the Capital and create attention to the possibility of providing certain "spine" collection
(.....)

(Item 5....re Sanitary Sewer Const. Programme.....)

to assist in the completion of the eventual program while providing a service to encourage subdivision.

This has been done and the result is shown on the map attached. It will be noted that a new series of numbers has been used and this new series replaces all previous methods of designation of areas.

It is now calculated that the predicted amount to be financed by General Funds at the year end will be approximately \$400,000.00. This sum includes provision for the Sixth Street Project, and all other projects for which commitment has been made plus an amount of \$25,000. for extensions to subdivisions and \$25,000.00 for the provision of sewer connections.

With the sale of Local Improvement Debentures it is considered that a further program of Sewer Construction can be undertaken, at least up to the amount freed in the 1967 Budget for Hospital Purposes.

Spine #1 and Area #4 together total \$190,000. The Area #4 has been further broken down into 4(a) and 4(b), with 4(a) being that part more densely populated and with Septic Tank problems.

Spine #2 is the subject of cost sharing in the Agreement with Lougheed Mall Ltd. The Corporation's share of the cost is included in the year-end prediction.

Spine #3 is needed to serve the Penzance-Cambridge area which has been pressing for relief from septic tank problems for many months. This spine would also make possible a subdivision of some Municipal land.

Spine #4 would make possible a "wet" sewer as opposed to a "dry" one on the new Winston Collector Street.

Spine #5 would permit the development and sale of Municipal property in this area and more importantly would mean a start on sewer servicing of a larger area.

It is recommended that Council give favourable consideration to the following program to be put in hand forthwith:

Spine #	Cost	Area	Cost	Total	Description
1	\$70,000.	4(A)	\$ 18,000.	\$ 88,000.	Aubrey.
3	22,000.	1	6,000.	28,000.	Penzance-Cambridge
4	17,000.			17,000.	Phillips
5	35,000.			35,000.	Sapperton
		6	8,000.	8,000.	Morley
		3	30,000.	30,000.	Hillview
	<u>\$144,000.</u>		<u>\$62,000.</u>	<u>\$206,000.</u>	

It is further recommended that:

- the budget item of \$200,000. be transferred by the Recast Budget to Capital Works Reserve and that the sum be earmarked for temporary financing of sanitary sewer
- Associated Engineering Services Ltd. Contract for sewer design be extended to include the above works.

The above three recommendations do not take into account any desirability of retrenchment in capital spending as requested by the Minister of Finance.

Re: Buckingham Heights.

With the recent sale of municipal lots on Gordon Avenue completed, it is possible to examine the results to this time of the Municipal development in this area.

Even with the small number of lots sold to date a clear profit of some \$45,000.00 is calculated. While this may seem a relatively small sum it must be taken into account that servicing in the first stage was expensive but it provided facilities for opening up the whole area.

It is apparent that there is a limited demand for lots serviced to the calibre of Buckingham Heights.

The decision to be made now is whether the Corporation should continue its previous development policy or consider disposal of the remainder of the area for development by private interests.

Your Municipal Manager holds the opinion that the best interests of the Municipality at large would be served by the Corporation retaining control over this area and service and dispose of it progressively in keeping with demand for this type of building lot. In this way values can be sustained and the taxpayers would gain the benefit of sales. The point has now been reached when substantial revenues can be confidently predicted.

In keeping with this opinion your Municipal Manager recommends:

- (a) That the Corporation service the area to be designated as Stage 2B and shown outlined in the attached map. This area could contain 33 lots.
- (b) That the funds be provided from the Reserve for Servicing Municipal Lands. The estimated sum for servicing this area is \$170,000.
- (c) That the Reserve for servicing Municipal Lands be increased by a transfer of \$200,000.00 from the calculated Operating Surplus for 1967 in the Recast Budget.
- (d) That instructions be issued for all necessary survey work, subdivision and servicing of area Stage 2B.

The average cost of servicing is estimated at \$5,100. per lot, more or less, and a sale price averaging \$10,000. per lot is calculated. If these calculations hold up, the net revenue would be \$160,000.00.

The Reserve for Servicing Municipal Lands would then be reimbursed and funds would be available for servicing future stages of development.

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the period ended 1 October 1967 in the amount of \$3,048,222.

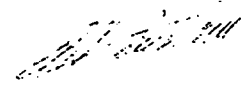
It is recommended the expenditures be approved.

Submitted herewith for your information is the report of the Chief Building Inspector covering the period 11 September to 6 October 1967.

Submitted herewith for your information is the report of the Chief Licence Inspector for the month of September 1967.

Submitted herewith for your information is the report of the Officer-in-Charge, Bunaby Detachment, R. C. M. P. for the month of September 1967.

Respectfully submitted,


H. U. Balfour,
Municipal Manager

11. Re: Parks and Recreation Commission - Century Gardens.

The Parks and Recreation Commission has received a copy of the Clerk's Memo to the Centennial Committee dated 14 September 1967.

The Commission wishes to be advised of any plans that Council or the Centennial Committee may have regarding the spending of the \$10,000. in view of the fact that this project is now the responsibility of the Commission.

It is suggested that the Centennial Committee consult with the Parks and Recreation staff as there are presently drainage problems at both James Cowan Memorial Hall and Ceperley Mansion and perhaps some of this money could be used to correct these.

12. Re: Burnaby Mountain Golf Course.

At its meeting of 4 October 1967, the Parks and Recreation Commission directed the Golf Course Committee to choose an Architect to prepare working drawings for a Pro Shop and Coffee Shop to be erected on the Burnaby Mountain Golf Course. A preliminary design has already been approved by the Commission. The Golf Committee met on October 6, 1967, and selected Mr. Peter Smith as the Architect.

Council is requested to approve the appointment of Mr. Smith and authorize the Mayor and Clerk to execute the necessary agreement.

13. Re: Stanley Street Sewer Area Project.

Tenders were received for the subject project up to 3.00 p.m. local time, Friday, October 13, 1967.

The work to be executed under this contract consists of the supply and installation of a sanitary sewerage system, manholes and house connections, consisting of approximately:

2,574 lin. ft. of 4" dia. main in 119 house connections.
11,157 lin. ft. of 8" dia. main
315 lin. ft. of 42" dia. manholes (50)

Eight tenders were received and opened in the presence of Mr. E. E. Olson, Mr. V. Kennedy, Mr. R. J. Constable, Mr. J. Hagen, Mr. F. F. Williams, and representatives of the firms bidding.

A tabulation of the tenders received is attached hereto.

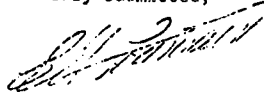
It is recommended that the lowest tender submitted by Fowles Construction Co. Ltd. be accepted.

14. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering estimates in the total amount of \$125,510.00.

It is recommended the estimates be approved.

Respectfully submitted,



E. A. Fountain,
ASSISTANT MUNICIPAL MANAGER

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