

THE CORPORATION OF THE DISTRICT OF BURNABY

25 August 1967.

REPORT NO. 53, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Demolition of Buildings.

Tenders were called for the demolition of buildings located at:

- 3931 E. Pender Street - Lot 18, Block 11, N $\frac{1}{2}$  D.L.116, Group 1, Plan 1236.
- 4888 E. Grandview-Douglas Highway - Lot "A", Block 16, D. L. 79, Group 1, Plan 3574.

Two tenders were received and opened by Mr. R. J. Constable and representatives of the firms tendering. A tabulation of the tenders is attached.

It is recommended that the low tender of \$780,00 received from Harley's Truck and Tractor be accepted.

2. Re: Revised Report Under Section 601 -  
Ornamental Street Lighting - Local Improvement.

The Treasurer's Report pursuant to Section 601 of the Municipal Act for a proposed Initiative Program for Ornamental Street Lights was submitted to Council on 5th June 1967 and was adopted.

Item 1 on the Report referred to Buckingham #1 Project and provided the following information:

Estimated Total Cost	-	\$ 16,100.
No. of Lights	-	23
Cost per Light	-	\$ 700.
No. of properties	-	70
Cost per property	-	\$ 230.
Owners' share of Cost	-	\$ 6,698.
Corporation share of Cost	-	\$ 9,402.

It has been discovered that the number of Lots as shown above is in error and it is recommended that the following be adopted in lieu of the previous Report with respect to Buckingham #1:

Estimated Total Cost	-	\$ 16,100.
No. of Lights	-	23
Cost per Light	-	\$ 700.
No. of Properties	-	60
Cost per Property	-	\$ 268.
Owners' Share of cost	-	\$ 5,741.
Corporation share of Cost	-	\$ 10,359.

3. Re: Death of Const. T. E. Tomfohr, R. C. M. P.  
Coroner's Verdict.

A copy has been received of the Coroner's Verdict in connection with the death of Const. Tomfohr while in the performance of his duties.

The Jury attached no blame to any party or parties in the matter of the death of Const. Tomfohr but it did make the following recommendations:

1. That the Municipality of Burnaby be required to post adequate and appropriate signs to designate all hazardous areas in the ownership

(..... 2)

(Item 3...re death of Const. Tomfohr...continued)

of the Municipality, such signs to be erected upon the hazardous areas so designated.

2. That the R.C.M.P. Authorities in Burnaby take such steps as are necessary and/or desirable to inform all serving R.C.M.P. within the jurisdiction of the location of all hazardous areas in the Municipality of Burnaby.

In regard to Recommendation 2, the Officer-in-Charge, Burnaby Detachment, R. C. M.P. advises your Municipal Manager that steps have been taken and are in force to implement this recommendation.

Your Municipal Manager has given very serious consideration to Recommendation 1 and has reached the conclusion that it is impractical to implement it.

The matter of determination of hazardous areas is one of opinion largely and would depend greatly upon the decision as to the degree of hazard and the class of person to which it could be a hazard. For example - children vs. adults.

There is also the question of weather conditions and prevailing light. The land configuration in Burnaby is such that there are countless locations where a real hazard exists at all times, and more so in bad weather or darkness.

The matter of liability is also of concern, as an accident at an "unposted" location, should the Jury's recommendation be accepted, could give rise to a claim of negligence on the part of the Municipality to recognize the hazard. To do a sincere job with respect to the Jury's recommendation would lead to a multitude of signs with high initial cost and maintenance charges.

4. Re: George Derby Veterans' Hospital.

At its meeting on 1st May, 1967, the Council directed that an application be made for the acquisition of the facilities on the George Derby Health and Occupational Centre Site by the Municipality.

On 10th July 1967, Council received a reply from the Deputy Minister of Veterans' Affairs.

Council particularly noted that the Municipality would be advised in the event it is decided to dispose of the property in question. Council wished to be informed on the following questions:

- (1) Was the Corporation granted the right of first refusal as regards the re-purchase of the property by the Municipality, when the Federal Government acquired the site?
- (2) What is the current assessed value of the land, and improvements on the land?
- (3) What is the present zoning of the property?

Regarding Question (1), the Clerk has examined the files and has found that in 1959, Mr. C. B. Brown, then Municipal Clerk, searched the files for virtually the same purpose and the following is the substance of the submission he made at that time:

"There is no reference in the files to the Corporation having a legal right to re-purchase the site of the George Derby Health and Occupational Centre at the price paid by the Federal Government at the time of its acquisition of the property.

At the time the acquisition by the Federal Government was being negotiated (this commenced in 1944 and concluded in 1945), the price fixed for the land involved was based on 75 percent of the assessed value of it for the year 1944. When the Federal Government decided to complete the acquisition of the property (this was in 1945), it expropriated the land and Council was advised at that time that  
(.....3)

(Item 4...re George Derby Veterans' Hospital.....continued)

the compensation for the acquisition would be established by the Exchequer Court.

It was intimated to Council during the protracted negotiations that, in the event the Federal Government abandoned any portion of the property, the Corporation would be given the first opportunity to re-purchase the land at approximately the same price as that paid originally.

The Corporation subsequently required a portion of the site (approximately 2.38 acres) for a right-of-way for 16th Avenue east of Cumberland Street. The price we paid then was \$1,200.00 for the 2.38 acres. However, when the Corporation later decided to purchase additional land (another 5.5 acres) from the site, the price set was \$1,250.00 per acre."

Mr. Brown offered the opinion that there was no way to determine the actual acreage price paid by the Federal Government originally because the assessed values of land involved in the site varied considerably. He also offered the opinion that the price of any land the Corporation desires to acquire from the George Derby site would need to be negotiated with the Crown Assets Disposal Corporation.

On Question (2) the answer is:

Land - \$577,145.00

Improvements - \$354,000.00

The answer to Question (3) is P6 - east of Elwell Street and R5 west of Elwell Street.

The legal description of the property is:

D.L. 11 and 88, Parcel "J", Plan 21856.

This parcel is 54.186 acres including approximately 17 acres of right-of-way.  
It is the R5 zone.

D.L. 25, Parcel 2 inc. Ref. Plan 15815.

This parcel is 162.98 acres including 2 acres of right-of-way and it is zoned P6.

5. Re: Interest Rate on Land Sales.

The Municipality's rate of interest chargeable on Agreements for Sale is 6%. This rate has been in effect for many years and was last reviewed by Council in November, 1964, at which time it was reconfirmed at 6%.

Debenture interest costs can now be taken at least 6 3/4% and there is no apparent prospect of the rate improving within the foreseeable future.

It is recommended that the rate to be charged on new Agreements for Sale with the Corporation be increased to 7%, effective immediately.

The Municipal Act is silent on the matter of the rate of interest chargeable on Agreements for Sale.

6. Re: Amalgamation of Parks and Engineering Service Centres.

A study has revealed that the amalgamation of the Parks and Engineering Service Centres in the Works Yard located in the Godwin Avenue and Laurel Street area is both feasible and practical.

The amalgamation is scheduled for Tuesday, 5th September 1967.

The major advantages are:

(a) It will eliminate the need for a supervisor of the trade functions in the parks department.

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(Item 6....continued)

- (b) Duplication of supervision, buildings, special tools and equipment, communication services, clerical help, transportation and stores will be eliminated.
- (c) There will be a more effective use of men and equipment.
- (d) The telephone and radio services to the parks service centre can be eliminated.
- (e) The telephone and radio communications centre in the Laurel Street yard is operational 24 hours every day of the year and can adequately handle the additional requirements of the Parks and Recreation Department.
- (f) It will provide additional area required for the expansion of the parks nursery operation.
- (g) The buildings located in the parks yard will be available for storage purposes.
- (h) There will be direct supervision of all tradesmen (carpenters, mechanics, painters, plumbers) by competent trades foremen.

There are no apparent disadvantages to the amalgamation.

7. Re: Superannuation.

In September 1964, the U.B.C.M. established a Municipal Advisory Committee on Pensions. The Committee consists of nine members, three representing the U.B.C.M., three representing the Municipal Officers' Association and three representing the employee groups.

The Committee was established for the purpose of assessing the effect of the Canada Pension Plan and making recommendations to the Executive of the U.B.C.M.

The employee groups insisted on having both pension plans (Municipal Superannuation and Canada Pension) commonly referred to as "decking". Subsequently "decking" was supported by the Executive of the U.B.C.M. The estimated cost of "decking" was three percent of payroll shared equally by the employer and the employee.

However, the U.B.C.M. Convention in September 1965 did not support the "decking" principle and referred the matter back to the Advisory Committee with the request that a formula be established for the integration of the two pension plans.

The Committee agreed on a formula for the integration of the two pension plans which was adopted by the Executive of the U.B.C.M. and the Provincial Government enacted legislation in the spring of 1966 to give effect to the recommendations of the Committee.

The basic recommendation of the Committee was as follows:

"The Municipal Advisory Committee on Pensions recommends the adoption of the principle of the 30 percent offset formula, providing that the minimum pension will not be less than two percent of the final five years up to the Canada Pension ceiling (presently \$5,000.00) for service after April 1st, 1958, plus 1.3 per cent for service prior to April 1st, 1958, less the amount payable by the Canada Pension Plan; provided further that the additional cost of providing the above benefit shall be shared equally by the employer and employees and shall not exceed one per cent of salaries up to the Canada Pension Plan ceiling each."

The result of the above recommendation was that contributions of both the employer and the employee to the municipal superannuation plan were reduced by an amount equal to the cost of the Canada Pension Plan. Superannuation benefits were increased and the cost of the increased benefits were not to exceed two percent to be shared equally by the employer and the employee.

It was also agreed that the superannuation rates would not be increased commencing in 1966 up to the proposed ceiling of two percent until some time after the Committee had an opportunity to assess the cost of the increased benefits. In the meantime the cost of the increased benefits were to be and are being

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(Item 7....re Superannuation)

charged to the excess earnings of the Superannuation Fund. (The excess earning is the amount earned in excess of the four percent guarantee of the fund. The actual earning is over five percent).

The Committee has now presented the final report to the Executive of the U.B.C.M. Thirty-three thousand copies of the report have been distributed throughout the Province for the information of each employer and employee. The actual report is contained in the enclosed booklet commencing at page 39.

Recommendations in the report will eventually provide a pension including Canada Pension, of 2% of the final or highest ten years of earnings up to a ceiling of \$15,000.00 times the years of service. The average increased cost is estimated to be three-quarters of one percent of all earnings for both the employer and the employee, a total additional cost of one and one-half percent.

Reactions to the report will be assessed by the Committee in October or November and the Executive of the U.B.C.M. will be advised accordingly.

It is recommended that the report of the Municipal Advisory Committee on Pensions be adopted in principle and that the Executive Director of the U.B.C.M. be so informed.

8. Re: Government-Winston Street.

The Corporation requires a small truncation of land from Lot 73, D. L. 43, Group 1, Plan 24488 to improve the intersection of Government Street and Lozells Avenue. The area of the truncation is 202 square feet.

The consideration is \$1.00.

It is recommended that the truncation be acquired and that the Reeve and Clerk be authorized to sign the necessary documents.

9. Re: Request of Capitol Hill Alliance Church.

Council has received a request from the above mentioned organization to use Lot 1, Block 90, D. L. 127, Group 1, for parking purposes. The property is owned by the Corporation and is located at the north-east corner of Hythe Avenue and Capitol Drive.

The size of the lot varied in width from 27.06' to 63.43 with a frontage on Hastings Street of 134.7 feet. Approximately 50% of the property is taken up by the road which provides access from Hythe to Hastings Street in an easterly direction.

The Land Agent considers the property too small and its location above Hastings Street would make it extremely difficult to develop for parking purposes.

The Planning Director reports as follows:

- "(a) the lot slopes sharply from north to south and extensive regrading would be necessary.
- (b) the lot is of limited size.
- (c) in order for the lot to be used for parking it must be rezoned to P8.
- (d) any parking lot for more than 4 cars must be suitably curbed and paved.
- (e) all four sides of the lot must have a six foot wide landscaped yard and on the interior side of the landscaping, six foot high screening is required.

Because of the small size of the lot, the crossfall and the awkward shape, only limited use could be made of the lot for parking and only after substantial work in preparing, paving and curbing of the site. It is our opinion that the expense would not be warranted for the small number of cars which could be parked."

10. Re: Storage of Explosives.

Northern Construction Co. Ltd. has applied for permission to store 50 pounds of blasting powder and 500 caps on a job location at the north-east corner of Frances Street and Ingleton Avenue.

The powder and caps will be stored in a wooden lined steel box and securely locked. The storage area is surrounded by a 10-foot high wooden fence.

The Inspector for the Federal Bureau of Explosives recommends that permission be granted.

It is recommended that the request be granted.

11. Re: Tenders - Alterations to Municipal Offices.

Eight tenders were received to the Tender Call for Alterations to Municipal Offices. These were opened by the Purchasing Agent in the presence of Mr. M. J. Jones, Mr. R. J. Constable, Mr. Peter Smith, and representatives of the firms tendering.

Submitted herewith is a tabulation of the bids received.

The estimate for this construction work was \$74,400. and the low tender received was for \$79,474.00.

The scope of the work was then reviewed by the Architect and the K. and F. Construction Ltd. and a letter has now been filed with the Corporation amending the tender price to \$73,085.00 through substitution of Domtar 100 Series Demountable Partitions by Movawall Demountable Partitions through the entire renovated areas, with the exception of Room M6, Foyer 402, and the screen wall in Room G15 will be Domtar series 100 as originally specified.

Mr. Peter Smith has written that the appearance of Movawall is almost identical to that of the 100 Series, and is demountable and salvageable almost to the extent of the original specified. He feels that this substitution will be quite satisfactory both from a stand point of appearance and use, and is a considerable saving over that specified.

It is recommended that the amended tender of K. and F. Construction Ltd. in the amount of \$73,085.00 be accepted.

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER.

HB:EB

12. Re: Weiser Lock of Canada Ltd.

This item is submitted with reference to Item 2(a) on the Agenda for 28th August, 1967, which in turn refers to Item No. 24 of the Municipal Manager's Report No. 52, 1967.

Officials of Weiser Lock of Canada Ltd. have conferred with the owners of Lots 23 and 24 facing Beresford Street. The owners, Mr. and Mrs. J. D. Drummond are also purchasing Lot 25 facing Hedley Avenue. It has been agreed between them that the complete east-west lane south of Beresford should be closed between Hedley and Hawthorne, together with the lane at the rear of Lot 25. The attached sketches show the actual closures for the two sets of owners, and also the apportionment of the closed portions between them as agreed between the parties.

There is a sanitary sewer main on the lane at the rear of the Drummond property (Lots 24 and 23) and it will be necessary for the Corporation to retain an easement/contain the main. If the main is to be abandoned within its life-time, Mr. and Mrs. Drummond would be required to pay the Corporation for the book-value of the main at the time of abandonment.

Weiser Lock of Canada Ltd. have submitted a letter offering to provide the necessary property for a turn-around on the north-south lane should the Corporation be forced to open this lane for any reason. It is not anticipated this will be necessary.

The proposals have been examined by Planning and Legal Departments and there is no objection raised to the proposals.

13. Re: Burnaby Horsemen's Association.

Council has approved the use of the building at Sperling Avenue and Grandview-Douglas Highway (north-west corner of the intersection), including that portion of the parcel upon which the building stands lying east of a lane drawn parallel to Sperling Avenue approximately 50 feet west of the building together with a parcel of land lying to the north comprising some 2.04 acres, described as Lot "B", Block 17, D. L. 79 and 85, Group 1, Plan 3574, for the keeping of not more than five horses.

The consideration is \$1.00 annually plus an amount equal to the annual taxes which would be levied if the property was taxable.

The area described in the first paragraph includes the creek and the Association has agreed that this should be deleted from the leased area.

It is recommended that:

- (a) The creek area be deleted from the proposed lease. This will mean that the south boundary of the area to be leased to the Association will be one hundred feet north and parallel to the south boundary of the property on which the creek is located.
- (b) The term of the lease be for a period of three years with either party having the right of cancellation upon 90 days notice.
- (c) The Parks and Recreation Commission be requested to maintain the creek portion of the property as a public park.

14. Re: Tenders for Storm Sewer Construction on Sundry Streets.

Tenders were called for a program of storm sewer construction.

Five tenders were received and opened by the Purchasing Agent in the presence of Mr. E. E. Olson, Mr. V. Kennedy, Mr. R. J. Constable, and representatives of the firms tendering.

A tabulation of the bids received is submitted herewith.

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(Item 14.....re Tenders for Storm Sewer Construction....continued)

The scope of the program is for the supply and installation of a storm sewerage system, manholes, house connections and catch-basins, consisting of approximately:

3750	lineal feet	of 6"	house connections
4530	"	"	of 8" main
2600	"	"	of 10" main
3976	"	"	of 12" main
1570	"	"	of 15" main
379	"	"	of 18" main
374	"	"	of 24" main

It is recommended that the bid of W. Felix Construction Ltd. at \$203,162.00 with final payment to be based on unit prices tendered be accepted subject to:

(a) a favourable credit rating

-and-

(b) the contractor undertaking to submit payrolls as required for any works qualifying under the Winter Works Incentive Program.

No details are as yet available with regard to the 1967-68 Winter Works Incentive Program but it is expected to be shorter and more restrictive than previous programs.

15. Re: Proposed Rezoning -#31 - 1967, - Brunette Investments Ltd.

Submitted herewith for your consideration is the Municipal Planner's report regarding the above rezoning.

Respectfully submitted,



H.W. Balfour,  
MUNICIPAL MANAGER.

HB:eb