

THE CORPORATION OF THE DISTRICT OF BURNABY

2 June, 1967.

REPORT NO. 33, 1967.

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

Gentlemen:

Your Manager reports as follows:

1. Re: Burnaby Temporary Borrowing By-law No. 5139

A question was raised in Council during consideration of the above By-law as to why it is necessary to borrow money in this manner with all the reserve funds available. The question was answered in principle but the details were not available. These are now presented for the information of Council.

First - it must be recognized that the Corporation has two kinds of reserves - current and statutory. In addition there are several by-law accounts with credit balances.

Statutory reserves and by-law credit balances are subject to certain restrictions under the Municipal Act. Funds reserved in accordance with Part VII of the Municipal Act; funds held in trust by the Municipality; and funds obtained from the issue and sale of debentures must be used for the purpose for which they were set up or deposited, and for no other purpose. As example - Tax Sale Monies cannot be used for temporary financing of waterworks, and monies borrowed for sewers cannot be spent for Social Assistance, and so on.

Current reserves are not subject to these restrictions and the money in them can be used to temporarily finance current operations pending receipt of taxes. The current fund also temporarily finances capital projects pending permanent financing.

The following is a cash flow statement of the general funds of the Municipality, including Waterworks. The Waterworks Utility is self-liquidating but for operating purposes it is treated as part of the General Municipal Fund.

Cash on Hand - 31/12/66	\$ 568,851.
Investments on Hand - 31/12/66	3,153,398.
Receipts	3,725,751.
Recoveries from Capital & Loan Funds	<u>1,779,000.</u>
	<u>\$9,227,000.</u>
Disbursements:	
Payrolls	\$1,791,000.
School Board	1,750,000.
Social Assistance	906,000.
Debt	983,000.
General	<u>3,306,000.</u>
	<u>\$8,736,000.</u>
Cash and Investments on Hand - 12/5/67	<u>491,000.</u>
	<u>\$9,227,000.</u>

Between 12 May, 1967 and 26 June, 1967 it is estimated that it will be necessary to pay out \$4,123,000., against which receipts together with the cash balance shown above will be \$3,510,000. This leaves \$600,000. to be found by borrowing for a short time. The By-law is for \$900,000. to provide a margin of safety. Borrowing is only done as necessary.

2. Re: Demolition of Buildings

The Corporation has acquired Lots 163, 164 and 165, D.L. 175, Group 1, Plan 31053, formerly the property owned by Mr. Kurt Papke, 4037 S.E. Marine Drive.

There are several large old mushroom sheds located on the property which are to be demolished.

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(Item No. 2 - Re: Demolition of Buildings cont.)

A quotation of \$5,500.00 has been received from Johnson & McKinnon Ltd. to demolish all the buildings on the three lots and remove the debris. The concrete slabs and foundations are to remain. The area of the buildings to be demolished is 16,568 square feet.

Johnson & McKinnon Ltd. has been the only company to bid on the last three tender calls for demolition of buildings. Their work has always been very satisfactory.

It is recommended that Johnson & McKinnon Ltd. be engaged to demolish the buildings on the said property, as outlined above, for the sum of \$5,500.00.

3. Re: Neonette Sign Company Ltd.

A request has been received from the above mentioned company to erect a sign at 7341 Kingsway (Lots 12, 13 & 14, of Block 6, D.L. 29, Group 1, Plan 3035).

The necessary agreement has been executed by the company which provides that the sign shall be removed at the expense of the company after 30 days notice by the Corporation.

It is recommended that the request be granted and that the Reeve and Clerk be authorized to sign the agreement on behalf of the Corporation.

4. Grandview-Douglas Widening Project

The Corporation has expropriated a portion of the following properties for the above mentioned project.

- (a) Parcel "B" (Reference Plan 32281) of Lot 1, D.L. 80,
Group 1, Plan 792, 4442 E. Grandview Highway.
- (b) Lot 5, Block "R", D.L. 85, Group 1, Plan 11109,
5017 Dale Avenue.

A final review of the design of the Grandview-Douglas Highway widening determines that an additional portion is required from each of the above described properties. Negotiations have not been successful.

It is recommended that the additional portions required for the right-of-way for the project be expropriated. Negotiations will continue.

5. Re: Superior Signs Limited

A request has been received from the above mentioned company to erect a sign at 5072 Kingsway (Lot 19, Save and Except the north 16 feet thereof, Block 30, D.L. 152, Group 1, Plan 1520).

The necessary agreement has been executed by the company which provides that the sign shall be removed at the expense of the company after 30 days notice by the Corporation.

It is recommended that the request be granted and that the Reeve and Clerk be authorized to sign the agreement on behalf of the Corporation.

6. Re: The Burnaby Firefighters' Union, Local 323

Clause 5.01 of the current agreement with the above mentioned union reads as follows:

.... Cont. Page 3.

(Item No. 6 - Re: The Burnaby Firefighters' Union, Local 323 cont.)

"As soon as possible in 1967 the Corporation shall prepare a scale of remuneration (hereinafter called Schedule "B") which will be based upon the scale of remuneration, so far as same is applicable to employees covered by this agreement, that will be set out in an agreement to be drawn between the City of Vancouver and the Union for the year 1967. Schedule "B" will be signed by the Corporation and the Union and shall be attached hereto and form part of this agreement as if embodied therein."

A new agreement between the City of Vancouver and the Vancouver Firefighters' Union was executed on May 23rd, 1967.

The following is Schedule "B" as provided for in the Burnaby Agreement.

Firefighter and Fire Prevention Inspector	
1st 6 Months	\$413.00
2nd 6 Months	429.00
2nd Year	444.00
3rd Year	487.00
4th Year	535.00
5th Year	587.00
Lieutenants	\$646.00
Captains	\$704.00
Senior Motor Mechanic	
1st Year	\$607.00
2nd Year	633.00
3rd Year	666.00
Journeyman Motor Mechanic	\$565.00

The above rates of pay are effective March 1st, 1967.

It is recommended that Schedule "B" be signed by the Reeve and Clerk.

7. Re: Sale of Land - D.L. 87

Recently the Corporation exchanged land in District Lot 87 with another owner in order that the subdivision (replotting) of the area could proceed.

The subdivision, made possible by the land exchange, is proceeding which makes it possible for the Corporation to place an additional portion of D.L. 87 in a sale position.

It is recommended that a portion of D.L. 87, Group 1, outlined in Red on the attached sketch be offered for sale by public tender subject to the following:

- (a) Consolidation of the area to be sold with Lots 1 & 2 of Lot "A", Block 8 of D.L. 87, Group 1, Plan 4673. It being understood that the Corporation would not oppose to the closure of a portion of Stanley Street east of 6th Street lying between the subject properties.
- (b) The acceptance by the purchaser of the subdivision plan for the area outlined on the attached sketch.
- (c) The purchaser to enter into a servicing agreement with the Corporation in which he agrees to be responsible for servicing the area in accordance with the present subdivision servicing standards including underground wiring.

.... Cont. Page 4.

(Item No. 7 - Re: Sale of Land - D.L. 87 cont.)

- (d) The Corporation reserves the right to reject any tender or all tenders received.

8. Re: West Side Burnaby Mountain

Council has approved, in principle, a Planning Report on this section of Burnaby. The report was circulated to outside bodies for comment. Some organizations, including the A.P.C. have commented and endorsed the Plan. Others have so far not taken advantage of the opportunity.

The matter of land assembly has since been raised in Council, and any other Federal or Provincial methods which may be available for implementing the Plan. The area has been discussed in connection with University Housing proposals and it is known that the University has a great interest in the provision of housing accommodation in close proximity to the University. Residents in the area have shown considerable interest in the development of the area. Geoffrey Massey has recently written to the Reeve about the use of a fairly large area. The golf course is nearing completion and there is a large apartment development expected to start shortly just west of the golf course.

All these bring this section of the Municipality into one of obviously high priority.

It is proposed to have the Planning Department review the various methods available to the Council to implement the Plan with the possibility of preparing Terms of Reference for outside consultation if deemed necessary.

9. Re: Local Improvement Program

A. Phase 2 of Regular Program

The Municipal Clerk has now submitted his Certificate of Sufficiency for Phase 2 of the Local Improvement Program which was adopted by Council for Initiation on 26 February, 1967.

The program as submitted to the property owners totalled \$2,658,995.

Seven projects totalling \$127,120. have been fully rejected by the abutting property-owners. Five projects totalling \$304,830. have not been fully rejected and in these cases the Council has an option.

Projects approved by the property-owners represent a program of \$2,219,895., or 83.2% of the original program as submitted to them. Of the 104 projects there was 91.3% receiving full approval. Only 339 objections were received out of 2509 property signatures with 72 projects having nil objections.

It is not an easy, nor a pleasant task to select an actual construction program for 1967 with the existing shortage of funds which can be allocated for the temporary financing of any construction program. One of the objectives in the preparation of the original program was to provide an opportunity to cover most of our gravel streets. It is considered that first priority should be given to this group from the aspect of amenity to the property-owner but also from the Corporation's maintenance aspect.

A priority program has been prepared for the consideration of Council and the dollar value of this is \$611,835. It is recommended this program be approved.

B. Ornamental Street Lighting

Submitted herewith is the Treasurer's Report as required by Section 601 of the Municipal Act with respect to seven proposed Ornamental Street Lighting Projects.

The estimated cost is \$49,000.

(Item No. 9 - Re: Local Improvement Program cont.)

All these refer to subdivision where underground wiring has been installed and there are no poles.

It is recommended the report be received and the projects initiated or petitions supplied.

C. Industrial Local Improvement

Council has previously been informed that there were some streets of an Industrial category which would be put forward as a Special Local Improvement Program for Council's consideration. There is only one to be dealt with at this time as the others are in various stages of development.

The one which has now a great deal of urgency because of land transactions involving quite valuable improvements is Production Way.

Production Way is on the alignment of Brighton Avenue and is a major industrial road in the Lake City Complex, which will in time connect the Lougheed and Broadway.

The designed road is 2-23' strips with medians. Western Pacific Projects have agreed to accept 100% Local Improvement charges.

The estimated cost of the Local Improvement is \$231,000.

Before the Local Improvement could proceed the following underground work is required and the proposed cost sharing is:

- Water Main - Western Pacific Projects	\$34,000.
Sewer Main - Sewer Utility	50,000.

It is recommended that Council authorize that this Local Improvement be done subject to presentation of a sufficient petition.

10. Re: Proposed Rezoning to (P2) of Lots 32, 33, 34, Block C,
D.L. 151/3, Plan 1738

Submitted herewith is the recommendation of the Planner regarding the Post Office Site on Sussex Avenue.

Our Municipal Manager recommends that Council advance this proposed rezoning for further consideration and that it be placed on the next Public Hearing.

11. Re: Trans Mountain Oil Pipe Line Co.
Subdivision of Lots 4, 6, 8, 10, 56, 58 and 140,
Plan 22462, Group 1, N.W.D.

Subdivision of the above property requires approval of Trans Mountain Oil Pipe Line Co. which has a pipe line across it.

There is no problem except that the Company desires the presence of the pipe line on what will become dedicated streets to be covered by Permit from the Corporation.

It is recommended that Council authorize the Reeve and Clerk to execute the required permits on authority of Section 506 of the Municipal Act.

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12. Re: C.N. Tunnel Air Intake

By direction of Council an enquiry was made of C.N.R. as to the length of time required to complete sinking the shaft and to construct the housing at the top of the shaft.

C.N. advises that the drill rig now installed at the shaft site will complete its work in approximately one week.

There will be considerable sub-surface construction carried out on the site during the remainder of the year and it is not expected this phase of the work will be completed to a point where the surface cottage-type structure can be constructed until the Spring of 1968.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'H. W. Balfour', with a stylized flourish at the end.

H. W. Balfour,
MUNICIPAL MANAGER

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