

THE CORPORATION OF THE DISTRICT OF BURNABY

April 10, 1970.

MANAGER'S REPORT NO. 24, 1970.

His Worship, the Mayor,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Renaming of Byrne Road between
Griffiths and Salisbury Avenues.

The Fire Department advises that it has experienced difficulties in responding to calls on the above portion of Byrne Road. There was a recent situation where the person calling, who was in an excited state, gave an incorrect address, with the result that the Fire Truck went to the portion of Byrne Road below Marine Drive.

The subject portion of Byrne Road is a considerable distance from the part south of Marine Drive, and it is not likely the two will ever be connected.

There is a family in that area which has resided there for over 30 years.

It is recommended that the portion of Byrne Road between Griffiths and Salisbury Avenues be renamed to Bancroft Street. If Council approves, the people on the street will be given an opportunity to express opinions. If the residents are in favour, a Bylaw would be required to formally rename the street.

2. Re: Section 411 of the Municipal Act.

As requested by Council the following is a statement of the use to which Section 411 has been put from 1965 to 1969:

<u>Year</u>	<u>No. Of Recipients</u>	<u>Total Amount</u>
1965	24	\$ 589.16
1966	20	605.77
1967	16	732.41
1968	15	270.62
1969	<u>7</u>	<u>271.06</u>
	<u>82</u>	<u>\$2,469.02</u>

Section 411 reads as follows:

"(1) The Council may by by-law extend the period for payment of or abate or rebate any taxes, rates, or local improvement assessments or any part thereof assessed, levied, or imposed upon the property owned by and held or used as the residence of a soldier, or widow or orphan of any deceased soldier, in case and to the extent that the Council deems such abatement, rebatement, or extension equitable under the circumstances.

(2) For the purposes of this section, the following expressions have, as the context may require, the following meanings respectively: The word "soldier" has the meaning ascribed to "member of the Allied Forces" in the Allied Forces Exemption Act, 1918, and the Allied Forces Exemption Act, 1939; the word "residence" includes all the land owned, occupied, and used with the building in which such person resides. The expressions "property owned" and "land owned" include lands held or occupied in the manner mentioned in sections 335 and 336.

Continued - -

*Obtain opinion
of local residents*

2. Re: Section 411 of the Municipal Act. (Cont'd)

(3) The Council may from time to time pass by-laws for authorizing agreements to be made between the municipality and the Soldier Settlement Board of Canada providing for payment by the Board of taxes in arrear on lands held by soldiers, or on lands on which the Soldier Settlement Board holds a charge, or on lands in which the said Board is interested, and in such agreements may provide for the remitting of penalties and reduction of interest included in such taxes. "

For many, many years, up to and including 1955 all veterans were given the privilege of having penalties and interests on taxes rebated whenever necessary. As a consequence, current tax collections were less than 90%. On 24 January 1955, Council instructed that this privilege be allowed only veterans or their widows who could satisfy the Municipal Treasurer that they were in straitened financial circumstances.

Prior to 1955, the dollar value of penalties and interests abated exceeded \$10,000 per annum. By 1956, the allowances had dropped to \$1,100 and by 1969 to \$271.

The Municipal Treasurer requires the applicants to file new applications for every year. Six of the seven currently making application have been given the allowances for many years, and all find it a struggle to pay their taxes. One claimant not on the list for 1969, has his property in tax sale, and as is his right in common with all other property owners in like circumstances, he paid 50% of the upset price in 1969, expecting to pay the balance in 1970. Because he is a veteran he expects to have the amount payable abated by the portion relating to penalty and interest charges.

Whilst it is true that the number of applicants is now down to seven, it is also true that the veterans of the last war are getting older and the chances are that if this privilege remains in force, there will be a gradual increase in the number of claims, particularly if economic conditions worsen.

No Action

Burnaby knows of no other municipality making use of Section 411. It is recommended that the current applicants be given a reasonable time in which to straighten out their affairs, after which time the privilege should be discontinued for the time being.

Section 411 is quite broad of application and can be invoked in full or in part should it become necessary.

The Social Service Administrator concurs with the above recommendation.

3. Re: Department of National Defence.

The Department of National Defence maintains Attack Warning Sirens at the following locations:

- (a) No. 1 Fire Hall - Willingdon Avenue and Hastings Street.
- (b) North side of Cambridge Street between Grosvenor Avenue and Howard Avenue.

The agreements covering the locations expired on March 31, 1970, and the Department requests that the agreements, which were for a five year period, be renewed for another five year term commencing April 1, 1970.

ch.

It is recommended that the agreements be renewed for a further term of five years as requested and that the Mayor and Clerk be authorized to sign the documents.

4. Re: Sale of Land.

The portion of Beta Avenue south of Parker Street to the lane is unopened and can be abandoned and sold. See attached sketch.

It will be necessary to retain a 10 foot wide walkway and two ten foot easements to contain underground services as outlined on the sketch.

It is recommended that the portion of Beta Avenue referred to be abandoned and that the east 28' and the west 28' of the abandoned portion be placed in a sale position subject to

- Adopted
except for fence.*
- (a) The Corporation retaining a 10 foot easement on each 28 foot wide portion as outlined on the sketch.
 - (b) Each 28' wide portion being consolidated with the adjacent lot.
 - (c) A minimum price of \$2,500.00 for each 28' wide portion.

It is further recommended that the Corporation construct and fence the walkway with a four-foot high chain link fence at a total estimated cost of \$2,400.00.

5. Re: Road Abandonment - 15th Street
Stride Avenue to 16th Avenue.

The portion of the 15th Street right-of-way between Stride and 16th Avenue is redundant and can be abandoned providing an easement is retained over the westerly 16 feet of the abandoned portion to provide a right-of-way for the B.C. Hydro pole line and a 10 foot wide easement is retained through the middle to contain a sanitary sewer. See attached sketch.

The abandoned portion will create two lots, one facing Stride Avenue and the other facing 16th Avenue.

It is recommended that the said portion of 15th Street be abandoned and that two lots be created.

It is further recommended that the Land Agent be authorized to offer the two lots for sale by public tender subject to the Corporation retaining the easements referred to above.

OK.

6. Re: Burnaby F.P.2.

Recd.

Burnaby F.P.2 relates to the rental housing project of 214 units at Kingsway and Edmonds.

A copy of the fully executed agreement for this project has now been received and forwarded to the Municipal Clerk for safe-keeping.

7. Re: Uniform Building Code.

The Board of the Greater Vancouver Regional District recently passed the following Resolution:

That the Board request each Municipality within the District to appoint a Building Inspector or related official to a Technical Sub-committee to study the possibility of achieving a uniform building code within the Regional District and that the Technical Committee be directed to meet from time to time with representatives from the construction industry.

7. Re: Uniform Building Code. (Cont'd)

OK.
By letter from the Regional District, Council has been requested to appoint the Building Inspector, or some other appropriate official, to the Technical Sub-Committee mentioned in the above resolution. The Technical Sub-Committee will be requested to study the possibility of achieving a uniform building code within the District and the District will arrange for the first meeting when all Municipalities have made their appointments.

It is recommended that Mr. Jones be appointed with Mr. Gerteman as his alternate.

8. Re: Proposed Senior Citizens Recreation Centre.
(Kingsway and Edmonds)

Council asked for the comments of the Recreation Director with respect to the above project. The matter was tabled until 13th April, 1970, for this purpose.

OK.
The Parks Administrator advises that there has been no opportunity for the Parks and Recreation Commission to consider the subject since the request was made, and asked that the Parks and Recreation Commission be given this opportunity at its meeting to be held 15th April, 1970.

Your Municipal Manager considers the request quite reasonable and recommends that the subject be further tabled pending a report from the Parks and Recreation Commission.

9. Re: Exempt Properties in Lower Mainland Communities.

Rec'd.
Submitted herewith for the information of Council is a comparison prepared by the Municipal Assessor of the ratio of exempt assessments to taxable assessments for a number of Lower Mainland Municipalities.

10. Bylaw No. 5673
Sullivan Street Closure.

The matter of the proposed closure of Sullivan was deferred by Council pending an overview of the road pattern in the area.

Planning subsequently submitted a Report to Council, dated 16th March, 1970, on the subject - Proposed Road Pattern, North-East Burnaby. This report was received by Council 23rd March, 1970, and was referred to both the Traffic Safety Committee and the Advisory Planning Commission.

Rec'd.
As shown on the plan accompanying the Planning report of 16 March, 1970, Sullivan Street is not involved in any of the road proposals for this area.

Bylaw #5673 will appear on the Agenda for Council 13 April, 1970.

11. Re: North Burnaby Branch Post Office.

A suggestion was made in Council on March 2nd that the building which formerly was used by the North Burnaby Post Office could perhaps be used as a community centre for Senior Citizens and others.

Rec'd.
The owner has leased the property and it will be used for a retail furniture business.

12. Re: C3 Zoning in the Community Plan Areas -
Problems of Plan Implementation.

Submitted herewith is a report of the Planning Director in connection with the above.

13. Subdivision Servicing
Municipal Sharing in Costs of Flankage Lanes.

Submitted herewith is the report of the Planning Director in connection with the subject matter.

"On September 14, 1964, Council unanimously adopted the following recommendations of their Policy Committee:

"That in every case the subdivider provide the following class of services:

- (a) Paved roads to the width that is dictated by the classification of the particular street concerned.
- (b) Concrete curbs.
- (c) Domestic water supply.
- (d) Storm and sanitary sewers.
- (e) Paved Lanes.

This policy, based upon the principle that a subdivider of land (irrespective of the size of the subdivision) should be responsible for the servicing costs required by his subdivision, is one that should not be weakened in any way; because if weakened, it can only lead to many arbitrary decisions, a shunting of costs from the subdivider to the general taxpayer, and the establishment of a loophole whereby subdividers can avoid their rightful responsibilities under the Municipal and Land Registry Acts.

In view of this, it is not possible to support the proposed amendment put forward recently suggesting that the requirement of paved lanes be amended by the following exception:

"that in the case of a subdivision creating four lots or less and requiring the dedication and construction of flankage lane, the subdivider shall not be required to pay for the cost of construction of more than 66" times the number of lots created by the subdivision, but this exception shall not apply when one or more lots created by the subdivision back onto the flankage lane."

Apart from recommending against this proposal for reasons of basic policy and cost responsibility, it also raises questions of "why not flankage roads on the same basis?" and "what is to prevent a subdivider creating his development in four lot stages in order to obtain cost sharing?"

It appears that this discussion of flankage lanes has resulted purely from the persistence of Mr. McLean who simply refuses to accept the decision of Council that there is to be no change in their subdivision servicing policy; a decision which Council made on September 29, 1969, and confirmed on January 12, 1970.

I have no hesitation in recommending strongly against a change in our subdivision servicing policy, and if Council agrees with this recommendation, I suggest that Mr. McLean be advised quite clearly that Council does not intend to change its policy."

Planned
Approved
Reviewed
Approved

14. Re: Proposed Road Abandonment - D.L. 59.

Submitted herewith is a report of the Planning Director in connection with the above. (See attached sketch).

15. Re: Lot "C" Block 24, D.L. 32, Plan 9968.
(P.P.A. #1163)

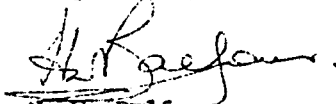
Council on 16th March, 1970, granted permission for approval of a development permit respecting a building to accommodate two small stores on the above property to be with-held for a period of 30 days pursuant to Section 707 of the Municipal Act.

It was expected that the Advisory Planning Commission would report to Council with its comments regarding Community Plan #4 - Area "L" Kingsway/Nelson.

The Advisory Planning Commission has now reported to Council and it will be necessary for Council to consider again P.P.A. #1163 as the 30 day period expires before the next Council meeting.

*Planned to
report by
April 15th*

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HB:ep

Attach.