

THE CORPORATION OF THE DISTRICT OF BURNABY

February 13, 1970.

MANAGER'S REPORT NO. 11, 1970

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

Gentlemen:

Your Manager reports as follows:

1. Re: Possible Juvenile Detention and Remand Home

The Executive Committee of the Regional Board has reviewed a report from the City of Vancouver which deals with a proposal for a Juvenile Detention Home operated on a Regional basis.

The Committee has agreed that the proposal has a great deal of merit and recommended, and the Regional Board has agreed, that the member municipalities of the District be asked to state whether or not they wish the Board to adopt this as a function.

Financial sharing of the Capital cost of such a structure was recommended by the Committee to be on the basis of assessment as set forth in Section 782(1) of the Municipal Act. Operating costs were proposed to be on a daily rate based on usage.

The Committee and the Board have also recognized that if the Regional District should agree to build and operate a Detention Home for Juveniles, it will be necessary as a first step to undertake a study, possibly in conjunction with the Provincial Government, to determine the exact nature of the proposed institution and the scope of its operation.

Your Municipal Manager recommends that Burnaby support the idea of the Greater Vancouver Regional District building and operating a Remand-Detention Home for Juveniles with the capital cost being distributed on the basis of assessments per Section 782(1) of the Municipal Act and operating costs being distributed on a per diem rate, providing the Regional District is able to make satisfactory arrangements with the Provincial Government for financial support with respect to any non-municipal responsibility for any function of the facility.

2. Re: Lougheed Highway

A portion of Lot "X" of Lots 42 and 53 plan 21743 except part subdivided by Plan 21900 is required for the Lougheed Highway right-of-way. The portion required varies in width from 8.29' to 10' as shown on attached sketch.

The owners have agreed to convey the widening strip referred to for \$1.00.

It is recommended that the portion of Lot "X" be acquired for \$1.00 and that the Mayor and Clerk be authorized to sign the necessary documents.

3. Re: Letter from B. D. Hoy, L.L.B.
Lot 1, Blk. 7, D.L. 151, Plan 1895

Miss Hoy has written to Council on behalf of her client offering \$10,000. for Lot 1, Blk. 7, D.L. 151, Plan 1895. This is an irregular-shaped lot on the south-east corner of Kingsway and Patterson.

An intention to make a commercial site when combined with Lot 2 to the south, with Kingsway frontage was expressed.

Lot 1 is now zoned P3.

(Continued....)

*City Manager
approved*

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16/2/70*

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3. Re: Letter from B. D. Hoy, L.L.B.
Lot 1, Blk. 7, D.L. 151, Plan 1395 --continued--

Your Municipal Manager reported at some length regarding this municipal property by Item #4, Report #17-1964. The Report contained the following recommendations that Council:

- a) Officially withdraw the property from sale so future requests can be dealt with accordingly;
- b) Instruct Mr. Miller to remove his building from the property;
- c) Consider rezoning Lot 2 from General Commercial to Residential Multiple Family Type 1 to remove this one-lot commercial zone fronting on Patterson Avenue;
- d) Dedicate the new widening strip and truncation as Highway;
- e) Assign the balance of the Lot 1 as Park.

This Report Item was adopted by Council on 9th March, 1964.

As a result:

- a) The property has not been considered for sale;
- b) The building has been removed;
- c) Lot 2 is shown in the Community Plan adopted by Council as Residential;
- d) This will be done in conjunction with other widenings;
- e) Lot 1 is now zoned P3.

It is recommended the offer to purchase be rejected.

Handwritten note:
Mund. del. would only be considered in conjunction with a Community Plan.

4. Re: Employment Application Form

In response to a question raised in Council concerning information requested on Corporation Application for Employment Forms, copies of the four forms in use are submitted herewith.

Application form information is to serve two main purposes:

- a) it provides basic information for use in initial screening of the very many applications received;
- b) it provides material for use in personal interviews if an applicant gets to this stage.

The standard four-page Application Form is the most common in use and has been used in this format for about 15 years. It is now in course of being redesigned, not for change of desired information, but to reduce it to a two-page document.

It might well appear that some of the information requested is irrelevant. As individual items the facts are not too significant, but taken together they give a trained Personnel man a good idea of the applicant without having seen him or her.

Municipal employment is quite varied and there are certain limitations placed upon individual classifications of jobs. For example:

1. Employees at the Police Station and in the Justice Court section must be "security" cleared.

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4. Re: Employment Application Form --continued--

2. Employees in the Treasury Branch must be "insurable".
3. School employees such as School Janitors must have an acceptable personality stability.

When the use of application forms is viewed in this light the forms in use in Burnaby, which are the same for male and female applicants, appear to serve their purpose for the Corporation without invasion of privacy unduly.

5. Re: Housing

Last fall the Municipal Clerk passed the following directive from Council to your Municipal Manager:

"to provide a list of Bylaws and other documentary legislation pertaining to housing to enable Council to set aside an area where individuals can lease land from the municipality for the purpose of having their home built."

The Clerk's memo added that Council wishes to conduct the study mentioned because of a dire need for housing and the high cost of providing such accommodation.

Your Municipal Manager has now filed with Council a long report on the subject of Disposition of Surplus Municipal Lands. In this report there is a recommendation that Council do not adopt a policy of leasing municipal land for residential purposes except in very large tracts and with a single expiry date of leases if possible.

This appears to partially answer Council's directive but not fully.

Mention of "the high cost of providing such accommodation" infers that there is a belief that leasing per se is an answer to at least part of this problem. The report referred to deals with this aspect and it would appear that it is fallacious to believe that leasing would have the hoped-for effect as there are so many factors which offset the apparent advantage of not having to own a lot on which to build.

It is granted that less capital may be required, depending upon the terms of the lease, but the impact on mortgage possibilities and monthly payments make it very restrictive because of ratios established for payments to income. This would in effect eliminate those persons for whom the designed advantage would be provided.

In Burnaby it is generally accepted that one has to figure on \$8,000 for a building lot. C.M.H.C. advise that a basic house value is now \$18,000. It is an unfortunate fact of these times that to support carrying charges on a total commitment of \$26,000, no matter whether there is leased land or not, is beyond the reach of too many people.

The answer does not appear to be a simple one of leasing a lot. It is apparent that other measures, and they are available through the N.H.A. are the only reasonable methods. For some this may and would mean subsidized rentals. In other cases it could mean greater acceptance of the condominium concept or row-housing. Machinery is available for purchase of row-houses and while this again is somewhat foreign to the western canadian way of life it may well have to come about if the housing crisis is to be met.

Real Estate values and building costs dictate a greater use of land and the benefits of mass building.

There is considerable activity in the field of new concepts in prefabricated dwellings. It will undoubtedly entail revisions in the National Building Code, and, as new materials are proven, in the Plumbing and possibly Electrical Codes also. Outside of condominium apartments and row housing this possibility

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*Read
14/2/70*

*Probably be
other policy
then is mentioned
to Council*

5. Re: Housing --continued--

of prefabrication offers the best hope.

Co-incident with prefabricated housing there will likely arise a need for re-examination of lot size requirements to permit greater densities. And with the tremendous growth in population expected in urban areas this in turn could emphasize the need for more attention to a study of what your Municipal Manager calls "proxemics".

In metropolitan areas or megalopoli the day of the man and his acre of land seem doomed except for those already in possession or the very wealthy. And even in these cases the impact of taxes is going to have an effect. Improvement and protection of the environment are going to prove costly.

It is perhaps pertinent, or at least appropriate to point out that the idea of freehold in itself is somewhat contradictory. In actual fact, property is held by an owner only by paying a form of rental to the municipality by way of taxes. If he ceases to pay taxes he loses his property.

It is very difficult to list all the various Acts, Codes, and Bylaws which relate to Housing, at some stage of inception or completion and occupancy. The following come easily to mind but the list is likely far from complete:

Municipal Building Code (National Building Code)
Plumbing Code
Electrical Code
Sewer Connection Bylaw
Waterworks Bylaw
Zoning Bylaw
Subdivision Control Bylaw
Licensing Bylaw
Health Bylaw
Garbage and Refuse Bylaw
Fire Prevention Bylaw

National Housing Act

Provincial Housing Act
Home-Owner's Grant Act
Home Acquisition Grant Act
Health Act
Fire Marshal's Act
Assessment Equalization Act
Municipal Act
Land Registry Act

If the term Housing is extended to include accommodation such as for Senior Citizens, Group Homes, Foster Homes, Boarding Homes etc. another category of Acts comes into play.

6. Re: Municipal Subdivisions

Subdivision, Servicing, and Registration procedures on three Municipal Subdivisions are nearing the stage where the lots may now be placed in a position for disposal. These Subdivisions are:

J. Miller
D.L. 86 - Stage 2B

Contains 38 lots of prestige property.

Possibly consideration should be given to some form of protective covenant such as a Development should be required to protect present and future builders.

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6. Re: Municipal Subdivisions --continued--

Sapperton - Wilberforce

Contains 38 lots of average to better property.

Of these 38 the following can now be offered.

11 lots on Sapperton.
13 lots on Monroe.

Penzance

Ultimately 19 lots of average to better property.

Of these 13 lots can now be offered.

It is recommended that Council place the above lots in a sale or lease position depending upon the decision of Council. Actual action to implement this decision would take place only upon Registration of Subdivision Plans.

Respectfully submitted,


H. W. Balfour,
MUNICIPAL MANAGER.

HWB:bp

Attachments