

THE CORPORATION OF THE DISTRICT OF BURNABY

November 13, 1970

MANAGER'S REPORT NO. 68, 1970

HIS WORSHIP, THE MAYOR,
AND MEMBERS OF THE COUNCIL.

Gentlemen:

Your Manager reports as follows:

1. Re: 1971 Assessment Roll.

By Item #8 of the Municipal Manager's Report #59, 1970, Council was informed of newspaper items referring to a possible amendment to the Assessment Equalization Act to place a 10% limitation on assessment increases.

The matter was referred to the U.B.C.M. which in turn protested to the Premier and Minister of Finance.

Mr. Goode has now prepared another report on the impact of the proposed retroactive feature of the 10% limitation. A copy of Mr. Goode's report is attached hereto.

It is obvious that the placing of such limiting controls on assessments with a retroactive feature compounds the problems of the Assessor in compiling the Assessment Roll as he has no alternative but to compile the Roll in accordance with existing legislation while, at the same time, being required to anticipate substantial changes. In addition to the work-load so created, there will be the problem of Assessment Notices and Appeal Procedures.

Rec'd
Your Municipal Manager checked with the Deputy Minister of Municipal Affairs about the problem and received assurance that if the Assessor used the 10% limitation in accordance with the suggestion of the Commissioner of Assessment and returned the Assessment Roll to the Municipal Clerk without the required declaration by the Assessor, the Government will validate such a Roll at the next sitting of the Legislature.

In order to minimize procedural problems, Mr. Goode will prepare the 1971 Roll for Burnaby using the 10% limitation and it will require subsequent validation by the Legislature. This applies only to the Assessment Roll for School Purposes prepared under the Assessment Equalization Act.

2. Re: Boarding Home Rates.

The Department of Rehabilitation and Social Improvement has issued a Directive, Serial No. 455-364 advising that the monthly maximum rate for boarding home care is increased by \$15.00 per month to \$150.00 per month, or \$4.95 per day, effective November 1st, 1970.

*accepted
16/11/70*
It is recommended that this increase be approved by Council as the Burnaby Social Service Administrator considers that the increase is merited. This recommendation is on the understanding that in determining the rate payable, the standards of the Home and services will be considered.

3. Re: Rezoning Reference #42/70.

The land involved in this rezoning is located at the south-west corner of Loughheed and Keswick Avenue. The address is 3687 and 3809 Keswick and the land area is approximately 3.47 acres.

Continued --

3. Re: Rezoning Reference #42/70 --- Continued ---

This application is from R1 Residential to RMI Multiple Family.

Submitted below is a further report and recommendation from the Planning Director with respect to this application:

"On October 26, 1970, Council gave the above rezoning two readings but tabled the application pending presentation of plans in detail showing existing homes and topography, in relation to the proposed Horne Street extension.

*Bring all
plans for
3rd Reading*

The attached sketch #1 outlines the area involved in rezoning #42/70. Sketch #2 illustrates the Horne Street extension in location A and a suggested alternate location B. Sketch #3 shows the topography of the area and the existing homes in relation to the road locations. The sketch further illustrates the boundaries of the park-trail system and a future low density housing site, as recommended in the Community Plan adopted for this area.

As discussed in our memo of October 23, 1970, regarding the subject matter, location B would result in very substantial grades, in some places exceeding 13% which is not acceptable. Further, location B would result in an undesirable situation in that a housing site would be created under a major powerline.

We would, therefore, recommend that the original location A, as established in the Community Plan, be confirmed."

4. Re: Social Welfare Recipients.

Council required the Social Service Administrator to produce a report indicating the geographical origin of those single men and women who received Social Assistance from this Municipality during the months of July, August and September, 1970, plus the length of time they had been in residence in Burnaby when receiving the assistance.

Your Municipal Manager has discussed this assignment with Mr. Coughlin.

The work involved in the preparation of such a report would seriously impede the normal work of the Department. The reasons for this are that such information can only be gleaned from a study of the narrative in each individual file. It is not recorded as basic information. This would mean that 1864 case files would have to be drawn and perused. The picture obtained would be further clouded by the fact that during that three-month period, 843 cases were opened and 758 were closed.

It is requested that as an alternative, the Social Service Administrator be required to:

- Approved*
- a) produce an analysis of the Single Employable roll for the month of November, 1970;
 - b) maintain on a regular basis, to be reported to Council with the regular reports of the Department, a record of the Out-of-Province Single Employable applicants who are granted assistance in Burnaby.

5. Re: Tax Sale - H. & H.E. Miller,
214 S. Beta Avenue - Code 5000139.

Through an error in the application of a payment of taxes made by Mrs. H. E. Miller, the above property was sold for taxes on 30th September, 1970.

Continued --

5. Re: Tax Sale - H. & H. E. Miller --- Continued ---

Section 409(2) of the Municipal Act provides that when a manifest error has occurred, Council, by resolution, may order that the taxes, as they appeared on the real property tax roll prior to such sale, be restored to the said roll.

It is recommended that Council so order this, by Resolution.

The Municipal Treasurer advises that this is the first case of its kind in Burnaby over a period of 20 years.

*Adopted
16/11/70*

6. Re: Business Tax.

Submitted herewith for the information and consideration of Council, is a report on Business Tax prepared by the Municipal Treasurer on the direction of Council.

In 1969 Council decided against any increase in the percentage rate for Business Tax. The circumstances in 1970 are not too dissimilar to those pertaining in 1969 with the possible exception that the 1970 budget picture at this point in time would definitely indicate a need for additional revenue if the present General Tax Rate is to be maintained. It would appear to be an impossibility without either a reduction in services or increased revenue.

Business Tax, however, should be considered on the basis of equity. This means that this Tax should be used with fairness and not considered as an open-ended source of revenue without preserving the element of equity.

This was recognized in the Municipal Act when the date of 30th November in the preceding year was established for the setting of the Business Tax Rate. Your Municipal Manager is in agreement with this approach by the Legislation as it could have an adverse effect if the Business Tax were to be used as a "balancing" feature in the Municipal Budget.

From the material prepared by the Municipal Treasurer, it would appear that some increase in the Business Tax Rate for 1971 is indicated and can be justified.

*Municipal Treasurer's
notice by 1/20.
Carried 5-3.
Municipal Treasurer
no M.M. Reporting on
petition to Govt. to
bring main to city
- Budget
not of Motion*

*Municipal Treasurer
Budget before 1971
bring in a complete
report on
Budget*

7. Re: Burnaby Animal Shelter -
3202 Norland Avenue.

Due to soil settlement at the Animal Shelter, difficulty has been experienced with the sanitary sewer to the extent that it collapsed.

On an emergent basis, repairs were made at a cost of \$1,510.27.

The sewer connection at the property line to the Municipal main should now be lowered to prevent any back-flow. This additional work is estimated at \$600.00.

It is recommended that this work be approved.

Provision has been made in the Recast Budget.

*Adopted
16/11/70*

8. Re: Rezoning Reference #46/70. ✓
Lots 14, 15 & 16, Block 22, D.L.s 151/3, Plan 3741.

This is a proposed rezoning from C2 Commercial to Comprehensive Development. The property is located on Bonsor Avenue between Beresford and Brief Streets, fronting on Bonsor Park and backing onto Simpsons-Sears property.

Continued --

8. Re: Rezoning Reference #46/70 --- Continued ---

On 21st September, 1970, Council agreed to advance the proposal to public hearing, the date to be set after the applicant produced an acceptable development plan.

The Planning Director now advises that plans have been submitted which basically reflect the criteria set out in the Planning Director's Report of 18th September, 1970.

It is, therefore, recommended that Council now set the date for a Public Hearing with respect to this rezoning application.

9. Re: Imperial Street - Royal Oak to Kingsway.

The C.I.P. for 1970 includes provision for property acquisition on Imperial Street between Royal Oak and Kingsway at a cost of \$55,000. There were 41 properties to be acquired of which 23 were obtained by negotiation, leaving 18 to be expropriated. The Expropriation By-law has been passed.

The C.I.P. for 1971 includes the development of this portion of Imperial to 46' standard at a cost of \$121,000 with a local improvement proposed.

On 5th October, 1970, Council approved Work Order No. 32-813 in the amount of \$33,000 for a storm sewer between Kingsway and Antrim, as a charge to C.I.P. Storm Sewers.

When dealing with the current C.I.P., Council ordered proposed works relating to the southward extension of Willingdon held in abeyance. These totalled \$128,000. Stride Avenue access, in the amount of \$20,000 was also held in abeyance. A savings in construction costs of \$30,000 in the construction of Winston, Lozells to Bainbridge, and Wayburne Way. The total sum from 1970 which is thus made available is \$178,000.

Road Work on Imperial is estimated at \$85,000.

Because of the urgency of improving Imperial Street, an anticipated question as to the acceptability of a local improvement on this particular street because of its arterial nature and the necessity of so many expropriations; and the availability of Capital Improvement funds, it is now recommended that:

- accepted 16/11/70*
- a) the \$33,000 charged to sewers be transferred to C.I.P. Major Roads;
 - accepted 16/11/70*
b) road-work on Imperial be proceeded with as a charge to Major Roads at an estimated cost of \$85,000.

This would still leave possible the consideration of advancing the construction of Winston - Lozells to Piper, at an estimated cost of \$73,100. This question is still in the hands of a Committee of Council.

10. Re: Rezoning Reference #16/70. - Lots 1 & 2, Block 2, D.L.s 151/3, Plan 5475.

This is a Comprehensive Development proposal of the DeVall's Auto Villa Ltd. property on Grange Street.

A 10' wide easement is required over Lots 110 and 111 of D.L. 153, Group 1, as indicated on the accompanying sketch.

The easement is required for storm sewer works and is to be provided at no cost to the Corporation. The address is now 4361 Kingsway.

It is recommended that Council grant authority to accept this easement.

accepted 16/11/70

Continued --

11. Re: Pacific Coast Woodworking Industries.

Pacific Coast Woodworking Industries has written to Council asking Council if the Industrial Development Bank could sub-lease this property under certain circumstances.

The lease with Pacific Coast Woodworking Industries provides that the Company may sub-lease subject to approval of the Corporation.

There does not appear to be any reason why the request of Pacific Coast Woodworking Industries cannot be agreed to.

12. Re: Estimates.

appd. 1/16/70
Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$118,600.00.

It is recommended that the estimates be approved as submitted.

13. Re: Revenue & Expenditures.

appd. 1/16/70
Submitted herewith for your approval is the Municipal Treasurer's report covering Revenue and Expenditures for the period 1 January to 25 October, 1970.

It is recommended that the expenditures be approved as submitted.

14. Re: Building Department.

Rec'd. 1/16/70
Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period October 13 to November 6, 1970.

15. Re: Personnel Department.

Submitted herewith for your information is the report of the Personnel Director covering the activities of his Department for the four-week period ending October 25, 1970.

16. Re: Rezoning Applications.

Submitted herewith for your consideration are reports submitted by the Planning Director covering various rezoning applications, as itemized on the attached covering report.

Respectfully submitted,

H. W. Balfour

H. W. Balfour
MUNICIPAL MANAGER

HB:mc

17. Re: Section 868 of the Municipal Act.

The Municipal Solicitor, on the direction of Council, wrote to the Deputy Minister of Municipal Affairs as follows:

"The Council has a Pollution Committee and has asked me to propose the following amendment to section 868 of the Municipal Act. You may recall that I wrote the Department about this matter some years ago, on July 14, 1966, as a matter of fact. The amendment which is sought would be in the following or similar language:

"868 The Council may by by-law regulate or prohibit

(e) the deposit on or filling of any parcel of land or land covered by water within the municipality of or by soil, sand, gravel, rock, metal, lumber, sawdust, discarded or waste material, rubbish, garbage or any other material whatsoever, and may require the holding of a permit for such purpose and fix a fee for such permit and different regulations and prohibitions may be made for different areas."

The Office of the Deputy Minister has replied that the Department is considering making some such recommendation for legislation at the next Session and Mr. Stirling's letter is being placed in the legislation file.

Respectfully submitted,

H. W. Balfour

H. W. Balfour,
MUNICIPAL MANAGER.

HB:ep

*Rec'd
16/11/70*

*Refer to
Poll. Comm.*