

THE CORPORATION OF THE DISTRICT OF BURNABY

May 1, 1970.

MANAGER'S REPORT NO. 30, 1970.

His Worship, the Mayor,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Provincial Government Grants.

A question was raised in Council on 20th April, 1970, concerning the Provincial Government's grant structure, and specifically whether the Government used the last census figure or current estimated population.

The Provincial Government uses the latest official census figures for the purpose of calculating per capita grants. The figure then remains constant, except for boundary changes, until the next census is taken. It follows the same procedure in calculating per diem charges to Municipalities for Social Assistance.

Your Municipal Manager is advised that at one time municipalities were required to estimate their population for grant purposes. Inter-censal estimates are difficult and there is always a tendency to overstate population due to natural pride. The Provincial Government then decided to adopt the present method of using the 5-year Dominion Bureau of Statistics' census figures.

*Rec'd.
4/5/70*

2. Re: Newcombe Street and 10th Avenue.

The Council received a report from its Housing Committee on 23rd March, 1970, indicating that this site is unsuitable for public housing purposes, and recommending that the site be placed in a sale position for RMI use, subject to a number of conditions.

Council determined to ask the Parks and Recreation Commission to offer its comments on the possible use of the site for Park purposes.

The Parks and Recreation Commission now advises that there is ample land in this area, and also that the three parcels cannot be consolidated into one large site, and in view of these facts the Commission does not wish to make use of the property.

The subject originally arose through interest in the site by Gillespie Investments Limited to permit the extension of their apartment complex, Parkwood Terrace. It is not known whether Gillespie Investments Limited is now interested.

The decision of the Parks and Recreation Commission returns the Housing Committee's recommendation that the site be placed in a sale position for RMI use.

*The above was
in a sale position
4/5/70*

Continued - -

3. Re: Local Improvement Street Lighting
Section 601 of the Municipal Act.

Submitted herewith is the report of the Municipal Treasurer prepared in accordance with Section 601 of the Municipal Act respecting Local Improvement Street Lighting on Montecito Drive from Duthie to Phillips; and on Halifax Street from Duthie to Phillips.

Rec'd. 11/5/70.

	Montecito Drive Duthie to Phillips	Halifax Street Duthie to Phillips
Estimated cost	\$ 5,600	\$ 7,700
Estimated owners' share	\$ 1,120	\$ 718
Estimated Corporation share	\$ 4,480	\$ 6,985
No. of lights	8	11
No. of properties	14	9
Actual frontage	2,246.6'	2,545.48'
Taxable frontage	358'	594'
Years of levy	10	10
Estimated lifetime of works in years	20	20
Annual rate per property	\$ 13.00	\$ 13.00
Annual rate per property for electrification for indefinite period	3.00	\$ 3.00 "

4. Re: Local Improvement - Sidewalk
Parker Street from Willingdon Avenue to Holdom Avenue.

In its report to Council on 19th December, 1969, the Traffic Committee recommended:

"A local improvement sidewalk program be initiated along both sides of Parker Street from Willingdon Avenue to Holdom Avenue."

Council, at its meeting 22nd December, 1969, accepted this recommendation.

There was no time limit placed on the "initiation" by Council but your Municipal Manager considers that Council should be made aware again of its previous decision to place a limit on the amount of money it is prepared to borrow in 1970 for work undertaken, and with increased costs it will be difficult to stay within the limitation.

The proposed new work is almost one mile in length and a very rough estimate of the cost is \$220,000.

Rec'd. 11/5/70.

Council's acceptance of the Traffic Committee's recommendation therefore has been taken as a basis of priority when a new program is prepared.

5. Re: Wage Negotiations -
Local #23, C.U.P.E.

On 11th April, 1970, a Memorandum of Agreement was entered into between all Municipal negotiators and all union negotiators representing the Municipalities and Unions negotiating jointly in 1970.

The major items in this Memorandum of Agreement were reported verbally to Council. They are:

- (1) A 2-year Agreement from 1 January 1970 to 31 December 1970.
- (2) A general increase of 7% effective 1 January 1970; and a further general increase (based on 1970 rates) of 5% on 1 January 1971; and a further general increase of 2% (based on 1970 rates) as of 1 July 1971.

5. Wage Negotiations -
Local #23, C.U.P.E. (Cont'd)

- (3) 4 weeks holidays after 14 years for 1970 and 4 weeks after 13 years in 1971.
- (4) Pay plus compensating time off of one and one-half for work on a statutory holiday.
- (5) Immediate pay for acting in a higher position.

The Memorandum of Agreement was voted upon by Local 23 on 28th April, 1970, and the Chief Negotiator for C.U.P.E. has notified the Corporation that Local 23 voted to accept the Memorandum of Agreement.

It is recommended that Council formally adopt the Memorandum of Agreement, which will then be a binding contract between the two parties.

Some local items remain to be resolved but these are in hand and a new contract will be prepared.

*Added
4/15/70*

6. Re: Architectural Institute of B.C. and Land Sales.

The Architectural Institute of British Columbia has written to Council recommending conditions to be applied where land sales competitions are initiated. A letter which accompanied the "conditions" explains the reasoning, and why such was not possible previously.

Departments specifically concerned with land sale and development were asked to express opinions about the Institute's proposal. These are summarized below:

- Lands
 - No objection to notifying the Institute if and when any developer competition for land sales is contemplated by the Municipality.
 - Can't see any material benefit accruing to the Municipality in requesting the Institute or one of its members to take part in preparation of the conditions of such land sales. Burnaby has a competent staff.
 - Disagrees with the idea of the Institute or any of its members deciding the winner of a competition. There could be a conflict of interest and the decision should be Council's.
 - Adds another segment to an already cumbersome procedure.
- Engineering
 - Agrees with the Land Agent that there is no objection to making the Institute aware of contemplated sales but they should not become involved.
- Planning
 - Considers the intent of the Institute has been misinterpreted by Lands and Engineering.
 - States "They are concerned not with the sale of Municipal Land, nor with the decision as to whether land is to be sold or not, but with the growing practice, particularly in the case of Federal-Provincial schemes of requesting that an offer for land be accompanied by detailed plans, showing the proposed development. Our own Urban Renewal Scheme on Hastings Street will follow such an approach.

6. Re: Architectural Institute of B.C. and Land Sales. (Cont'd)

This requirement resulted in developers using architects at no cost to prepare speculative plans; the matter coming to a head in Vancouver with their F.P. 10 scheme, involving many architects preparing plans for the same site.

The result of this was that the Architectural Institute prohibited their members from entering such proposal calls, to the detriment of the community and the client (usually a Government partnership).

However this prohibition has now been relaxed under the conditions contained in Mr. Hollingsworths' letter, as follows:

1. Initiating authorities are requested to inform this Institute when they propose a developer competition for land sales which involve development proposals.

Planning Director's Comment We intend to do this on our Urban Renewal Scheme and I see no objection to this condition.

2. This Institute strongly recommends that it be asked to take part in the preparation of the conditions of such land sales.

Planning Director's Comment This is a recommendation only. There may be instances where the advice of the Institute will be useful in preparing development conditions.

3. That a member of this Institute, appointed by its Council, be a member of the jury to decide the winner of the competition. This condition is mandatory.

Planning Director's Comment The jury for our Urban Renewal Scheme will be comprised of representatives from the Municipal, Provincial, and Federal Governments, together with a member of the Architectural Institute whose role will be to assist in judging the submitted designs. There will be no conflict of interest as the jury member will, of course, not be permitted to submit a proposal.

4. All of the above services provided by this Institute will be supplied at no cost to the Municipal authorities.

Planning Director's Comment Excellent

In summary, the conditions proposed by the Institute are a very small price to pay for ensuring that the services of professional architects are available to developers wishing to take part in Proposal Calls.

For clarification, the Architectural Institute will only be involved in Municipal land sales where development plans and designs are to be submitted. To date this Municipality has been involved in no such land sale (other than the 15th Avenue Public Housing Scheme), and in the current Urban Renewal Scheme on Hastings Street, the Urban Renewal Co-ordinating Committee has agreed with the involvement of the Architectural Institute."

6. Re: Architectural Institute of B.C. and Land Sales. (Cont'd)

*Adopted
4/15/70*

It is recommended that the Architectural Institute be advised that whenever Burnaby intends to call for development proposals for Municipal land the Institute will be so informed, and a member of the Institute will be invited to sit on the jury to assist in deciding upon the winner of the Proposal Call.

7. Re: Financial Reports.

Submitted herewith for the approval of Council are the following financial statements as prepared by the Municipal Treasurer:

Statement A - Statement of Revenues and Expenditures for the period
1 January 1970 to 12 April 1970.

B - Statement of Current Reserve Funds as at 12 April 1970.

C - Statement of Statutory Reserve Funds as at 12 April 1970.

D - Statement of Bylaw Funds as at 12 April 1970.

*Approved
4/15/70*

E - Statement of Capital Improvement Program expenditures for
the period 1 January 1970 to 12 April 1970.

8. Re: Tenders for Janitorial and Security Services -
Municipal Hall and Justice Building.

Tenders were called and received for Janitorial and Security Services at the Municipal Hall and the Justice Building.

Six tenders were received and were opened by the Purchasing Agent in the presence of Mr. R.J. Constable and representatives of the firms tendering at 3:00 P.M. local time Wednesday, 29 April, 1970.

This contract is for a period of twenty-four (24) months commencing the 15th day of May, 1970. In addition to Janitorial services, the contract provides for watchman services in the Municipal Hall at all times other than business hours. It also includes window washing.

A tabulation of the six tenders received is submitted herewith.

The low tender, Number 2, was submitted by Smithrite Building Maintenance Limited and is complete. Their price is only 3% higher than the existing contract. A break-down of the contract is:

Justice Building	-	\$ 1,455.00 per month
Municipal Hall	-	\$ 3,285.00 per month
Total		\$ 4,740.00 per month

*Adopted
4/15/70*

It is recommended that the low tender of Smithrite Building Maintenance Limited be accepted.

9. Re: Trans Mountain Enterprises of B.C. Ltd. -
Jet Fuel Pipe Line.

Attached is a list of 24 easements on Municipally-owned land required to contain the Jet Fuel Pipe Line.

As previously reported to Council the Easement Agreement is favourable to the Corporation in that it permits the Municipality to order removal of the Line to a public right-of-way if such is considered necessary in the future.

Consideration of the Easements is \$14,720, which represents 75% of the assessed value.

*Adopted
4/15/70*

It is recommended that Council give approval for these easements.

Continued - -

10. Re: Service Commercial Districts (C4).

Item #16 of the Municipal Manager's Report #28, 1970 refers.

Item #16 was tabled for one week on 27th April, 1970, for the preparation of a further report of the Planner to deal with certain suggestions from Council.

Submitted herewith is the additional Report from the Planner, dated 1 May, 1970.

11. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$132,624.61.

It is recommended that the estimates be approved as submitted.

12. Re: Building Department.

Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period March 31st to April 24th, 1970.

13. Re: Fire Department.

Submitted herewith for your information is the report of the Fire Chief covering the activities of his Department for the month of March, 1970.

14. Re: Social Service Department.

Submitted herewith for your information is a report prepared by the Social Service Administrator indicating Social Allowance Disbursements and Case-loads for select months in 1970 as compared to those same months in 1969.

Respectfully submitted,

H. W. Dalfour,
MUNICIPAL MANAGER.

HB:ep

Attach.

*copy
4/15/70*

*Rec'd
4/15/70*