

THE CORPORATION OF THE DISTRICT OF BURNABY

2 October 1970

MANAGER'S REPORT NO. 57, 1970

His Worship, the Mayor,  
and Members of Council.

Gentlemen:

Your Manager reports as follows:

1. Re: 8669 - 12th Avenue  
Lot 47, Blocks 5/6, D.L. 13, Plan 13983.

Evelyn Wood has written to Council complaining about the fence erected by her neighbour at 8669 - 12th Avenue.

The Chief Building Inspector has had this fence examined and measured in detail. It has been found that this fence conforms with the height regulations set out in Section 6.14 of Burnaby Zoning Bylaw No. 4742.

In view of the fact that there is no breach of a Municipal Bylaw in the erection of the fence, the Corporation has no grounds on which to take any action. It would appear to be a matter of co-operation between neighbours to take care of a situation which although legal in all respects at the same time creates a difficult condition for one of the two parties concerned.

2. Re: Lot 39, except Parcel "A" Explanatory Plan 16876,  
D.L. 86, Plan 1203  
(Lesosky) Subdivision Reference No. 61/70.

Submitted herewith for the consideration of Council is a Report by the Director of Planning on the present status of this Subdivision Application.

3. Re: Proposed Commercial Development  
in D.L. 137 and 138.

The property concerned in this proposed Commercial Development is Municipally-owned property at the northwest corner of Halifax Street and Phillips Avenue.

Council decided to offer the property for commercial use on a lease basis.

Submitted herewith for the consideration of Council is Report by the Planning Director on the results of his negotiations with the two interested companies.

4. Re: Rezoning Reference No. 42/70.  
a) Parcel "A", Ref. Plan 4157 part south on Plan 4829  
except Pcl. 1, Expl. Plan 12334, Blocks 6 and 7, D.L. 4, Plan 345  
b) Lot 3, Pcl. 1, Sk. 11633, Block 6, D.L. 4, Plan 845.

This rezoning is for an RMI proposal at Keswick and Lougheed.

It has been the policy of Council that developers of multiple family housing projects in the Lougheed Mall area requiring rezoning be asked to provide a contribution to the development of school facilities and pedestrian underpass as a prerequisite to rezoning. It has also been the policy of Council to ask for consolidation of subject properties as a prerequisite to rezoning.

Continued --

*Br. full.  
Ref → TSC  
for consideration  
of the view  
of Board.*

*Rec'd. Advise  
Mr Anderson  
that he may  
appear to speak  
at City. Lesosky's  
behalf.*

*Planner to  
Advise Council  
of any proposals  
for rezoning  
that may come  
to him.*

4. Re: Rezoning Reference No. 42/70. (Cont'd)

As Council policy, these prerequisites apply to all rezonings in this area but for clarification purposes it is recommended that Council attach the following requirements to Rezoning Reference No. 42/70:

1. The deposit of monies to the amount of \$141.00 per suite to cover the applicant's portion of the cost of providing school and underpass facilities for the area.
2. The consolidation of the subject properties into one parcel.

For reference purposes a sketch of the proposed land exchange which was referred to in the Planner's Report of 18th September, 1970, concerning this rezoning application is attached.

*Approved*

*Include in 5.  
Public Hearing  
Thurs. 20th Oct.  
Sketch plans to  
be prepared.*

Re: Rezoning Reference No. 36/70  
Seton Academy - Proposed Senior Citizens' Project.

Submitted herewith for the consideration of Council is a further Report on this application, prepared by the Planner.

The required new zoning remains as Comprehensive Development (CD).

6. Re: Sewer Tender - Bainbridge Avenue.

Council directed that negotiations be conducted with Lang Log Limited -- "to determine whether a figure can be arrived at for the work to be done that would be mutually satisfactory to both the Corporation and the Company". If these negotiations were not successful, then negotiations on a similar basis were to be conducted with Construction Cartage Limited.

Lang Log Limited have now submitted new prices as included in their letter dated 25th September, 1970, attached. This letter is tantamount to a new offer resulting from negotiation, with the Company being aware of the expressed desire of Council, and in effect offers adjustments to contract prices which produce a new contract figure of \$45,979.18.

The Company's proposal in detail calls for the following:

1. A credit of \$1,711.90 resulting from the adjustment of manhole footage from 122 ft. to 88 ft.
2. A credit of \$1,543.00 resulting from a price reduction of 80¢ per foot on the called for total length of 1,935 ft. of main sewer line.
3. An increase in manhole prices of \$4.30 producing a debit of \$404.30 for the 88 lineal feet called for.

*Reject all  
tenders and  
start over  
again.*

The net effect, as mentioned above, is to produce a new contract figure of \$45,979.18. The tender submitted by Construction Cartage Limited with recognition of the manhole footage error is \$45,996.80. Lang Log's proposal results in a price of \$17.62 lower than that of Construction Cartage Limited.

The Company made the offer so it must be presumed it is satisfied - and since the new price is lower than the tender received for the project the Corporation can have no quarrel with the result.

The decision of Council is in essence a statement of policy that Council prefers not to make corrections or adjust figures in a tender once tenders have been opened. In general this is an excellent practice to follow.

6. Re: Sewer Tender - Bainbridge Avenue. (Cont'd)

It is considered, however, that the particular circumstances attached to this tender are worthy of re-statement:

- a) The gross value of the contract is calculated, not as a firm price, but as a figure representing firm unit prices for the items in the scope of work multiplied by the estimated quantities of each item as included in the tender call by the Engineer.

Payments on the contract are made on the basis of actual quantities at the quoted unit prices so the ultimate result may be lower or higher than the gross figure shown in the bids, depending upon the accuracy of the Engineer's estimates.

- b) In this case the Engineer made an error of about 30% in a determinable unit (Manholes). This figure is not subject to the usual variances in estimation.

These circumstances could leave the Corporation vulnerable to a charge of inviting price cutting or "bid-peddling".

Council's direction has been explicitly carried out and on this basis the tender should be awarded to Lang Log Limited at the revised price of \$45,979.18, with actual payments to be made on the basis of unit prices quoted.

7. Re: Tenders for One Triple Combination Fire Truck  
1050 I.G.P.M.

Tenders were called up to 3:00 p.m. local time, Wednesday, 30th September, 1970, for the supply of one Triple Combination Fire Truck - 1050 I.G.P.M. with equipment as specified.

Three tenders were received and opened by the Purchasing Agent in the presence of Fire Chief Auvache, Mr. R.J. Constable, and representatives of the firms tendering.

A tabulation of the three bids received is submitted herewith.

The bids received have been carefully examined by the Fire Chief and his staff and it is recommended that the contract be awarded to the low bidder as follows:

Silver Line Fire Equipment Limited - to supply one Thibault Model 15, 392-1000 on a Ford C900 Chassis for the sum of \$38,262.44 including Provincial 5% tax, licence and registration.

All bids received were on a Ford C900 Chassis.

Delivery date is 90 working days after receipt of the chassis at the Company's plant in Pierreville, Quebec.

8. Re: Outdoor Burning - Lougheed Highway.

The Fire Chief has supplied the following information with respect to this operation:

Following an inspection of the area and discussions with all parties concerned a special permit to burn approximately 20 acres of land clearing in the Lougheed Highway area east of Sperling Avenue was issued in strict accordance with the provisions of Amendment By-law #2, Burnaby Fire Prevention By-law 5096. The area where burning was to be carried out was a minimum of 1000' from the nearest residence and it was policed and checked periodically for smoke and fly ash nuisance.

Continued --

*Approved*

8. Re: Outdoor Burning - Lougheed Highway. (Cont'd)

"Coincidentally and unfortunately, slash burning on Eagle Mountain and climatic conditions created a smoke problem which has not as yet been alleviated and for which the burning at this site has been blamed even though the slash burning problem was reported over the local radio stations.

Prior to any special permit being issued for any burning whatsoever a number of factors are considered, i.e. distance from homes and built up areas, materials to be burned, protection, acreage involved, and the practicability of burning as opposed to hauling the materials away, and in this case, with no dumping area for stumps etc., and all other factors being compatible with burning, it was agreed that a permit could be issued.

It should be pointed out that this was a contract operation which was let to bidders and we were asked by several of the bidders if burning would be permitted.

We have had numerous calls from citizens and groups about this burning and in most cases have been able to satisfy the callers after explaining the by-law and the reasons the permits were issued, however, the primary complaint received was not the fact that the burning was creating a pollution or smoke problem but simply that the complainant was restricted from burning himself and in many instances the public complained that the by-law discriminated against the "little man" who only wanted to burn garbage in his yard.

The problem of this type of burning will continue to exist as long as there are large areas yet to be cleared and no dumping facilities in Burnaby and it is felt that the Department, under the terms of the by-law, must exercise its judgement and authority when requests to burn are received.

With regards the fire in question I must repeat, due to the location special attention and periodic inspections of the site and area have been carried out to ensure "clean" burning and other than some smoke, in our estimation, has contributed very little to the overall air pollution problem that exists in this area."

The Permits referred to in the above, contained these instructions:

16 September 1970 "Permit to burn stumps. S/Side Lougheed Highway 6600 Block - one pile only to be fed gradually and attended at all times with manned bulldozer. Nothing to be burned to cause offensive smoke or odor - combustible fill in immediate vicinity to be covered - Permit expires September 23, 1970."

23 September 1970 "Permit to burn stumps - 20 acre site - Landclearing purposes. Between Holdom and Sperling. S/Side Lougheed Highway. One pile only to be fed gradually on non-combustible base. Combustible fill in immediate vicinity to be covered. Fire must be attended at all times with manned bulldozer and in location indicated. Nothing to be burned to cause offensive smoke or odor - Permit expires October 3, 1970."

9. Re: Estimates.

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$102,600.

It is recommended that the estimates be approved as submitted.

10. Re: Medical Health.

Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of August.

Respectfully submitted,

*H. W. Salfour*  
H. W. Salfour,  
MUNICIPAL MANAGER.

ED:ep  
Attachs.

*Recd. info.*

*Approved*

*Recd.*

11. Re: Cabin "A", 7310 East Hastings Street.

The above noted property is owned by the Municipality and has recently become vacant.

This is a frame building, sitting right on grade - foundation unknown, with an area of approximately 450 square feet, and is non-conforming both for siting and construction.

The existing electrical wiring does not meet present day standards for additional appliance outlets.

The plumbing is only partly satisfactory, with the shower drain plugging often and toilet flushed only with difficulty.

Heating is by oil stove, but the former tenants have moved because the building is too cold in the winter.

The Land Agent is of the opinion that this building is substandard and is not worth renovating.

It is recommended that authority be granted to demolish the building.

*Approved*

12. Re: Social Welfare Per Capita Costs.

Your Municipal Manager reported to Council on 10th August, 1970, that the Province had increased the per capita charge to Municipalities to \$1.15 per capita per month.

Advice has now been received that, effective 1st September, 1970, the per capita charge is being increased to \$1.53.

This latest increase represents an increase in the monthly charge to Burnaby of \$48,163.87, a total of \$192,655.48 for the four month period September - December, 1970.

The shortfall created by the first increases amounted to \$131,864.00, so the 1970 Budget will now be deficient in this appropriation by:

\$131,864. +  
192,655. +

say \$324,520.

*Revised*

No reason was given for this latest increase other than that it represents current costs, which must be assumed to be from the spiralling number of Social Allowance cases.

In addition to bearing this increased cost the question naturally arises as to how long the \$1.53 figure will stand up.

13. Re: East Lake City - Rezoning No. 37/70  
Stoney Creek Park - School Site.

Council was kept advised that this Rezoning could not be returned for Reconsideration and Final Adoption because the condition attached to the rezoning that an elementary school be assured had not been met.

This situation still applies but progress has been made.

Submitted herewith is a late report on the matter by the Planner prepared after discussions with the School Board officials.

*Revised*

*Planning Liaison to meet with  
members of School Board to report  
back to Council and work on  
negotiations.*

Respectfully submitted,

*H. W. Balfour*  
H. W. Balfour,  
MUNICIPAL MANAGER.

HE:ep  
Attach.